

ORDINANCE NO. 2

Series 1995

AN ORDINANCE OF THE TOWN OF LAKE CITY, COLORADO AMENDING THE LAKE CITY MUNICIPAL CODE TO PROVIDE REVISED REGULATION FOR BUILDING CONSTRUCTION, AND OTHER RELATED MATTERS, AND ADOPTING BY REFERENCE THE UNIFORM BUILDING CODE, 1994 EDITION (VOLUME 1, 2 AND 3), AND PROVIDING A PENALTY FOR VIOLATIONS.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO, as follows:

SECTION 1:

Subsections 15.4-1, 15.4-2 and 15.4-4(A) of the Lake City Municipal Code are amended to read as follows:

15.4-1 Adoption of Codes:

(A) There is hereby adopted for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare, the Uniform Building Code, 1994 Edition (Volumes 1 through 3), as published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, the subject matter of which includes comprehensive specifications, regulations and standards governing the design, construction, quality of materials, use and occupancy, location, maintenance, erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, height, area and equipment of all buildings or structures in the Town of Lake City, Colorado and providing for the issuance of permits and collection of fees therefor. The adoption of such Uniform Building Code shall be deemed to include the generic fire-resistive assemblies listed in the Fire-Resistance Design Manual, 13th Edition, dated April 1992 published by the Gypsum Association as referenced in tables 7-A, 7-B and 7-C of said Uniform Building Code.

(B) One copy of the above referenced code and the above referenced manual are on file in the office of the Town Clerk and may be inspected during regular business hours. Additional copies are available for purchase.

15.4-2 Changes and Exceptions to the Code:

(A) Subsection 1806.1 of the Uniform Building Code, 1994 Edition, is amended to read as follows:

1806.1 General. Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry, concrete or treated wood in conformance with Division II and shall extend below the frost line. Footings

of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least six inches (152 mm) above the adjacent finish grade. The thickness of the footer shall be a minimum of eight inches. Soil suspected to support less than 2,000 pounds per square foot foundation pressure shall be tested for bearing strength, and the foundation designed accordingly by a registered engineer licensed in Colorado. Footing shall have a minimum depth below the finished grade of 30 inches unless a greater depth is recommended by a foundation investigation. Unless otherwise determined by the Building Inspector due to building size and related considerations, foundations shall not be required for unattached storage sheds and similar structures that are accessory to residential buildings and garages.

(B) Subsection 109.1 of the Uniform Building Code, 1994 Edition, is amended to read as follows:

109.1 Use or Occupancy. No building or structure of group A, E, I, H, B or R, Division I or III Occupancy shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy therefor as provided herein.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

(C) All appendixes of the Uniform Building Code, 1994 Edition, are hereby deleted.

(D) Uniform Building Code, 1994 Edition, Section 3103 is amended by the addition of the following paragraph:

Temporary permits shall be limited, as follows:

(1) No temporary permit shall be approved by the building inspector for any building or structure that is to be used for purposes involving retail sales, wholesale sales, manufacturing or providing of services to the public unless the building or structure is located upon the same property as and ancillary to the use of an existing permanent building that is contemporaneously used for the same business or commercial purpose as is proposed for the temporary building or structure. No temporary permit shall be issued for the business or commercial use of any such ancillary building unless its total floor space is less than the total floor space of the contemporaneously used

permanent building.

(2) Except for the temporary buildings or structures referred to in the proceeding subparagraph (1), and except for structures related to construction work in progress, no temporary permit issued by the Building Inspector shall exceed 120 days.

(E) Notwithstanding any contrary provisions in the Uniform Building Code, 1994 Edition, insulation required for all occupied buildings shall have a minimum thermal retention factor of R19 for exterior walls and R30 for attic spaces; provided, however, that the exterior wall insulation requirement shall be deemed to have been satisfied by walls constructed of pre-cut logs that are of nominal thickness (approximately 8 inches in diameter) and that are otherwise properly sealed in accord with the Uniform Building Code, 1994 Edition.

15.4-4 Penalties:

(A) The following penalty clause, as contained in the Uniform Building Code, 1994 Edition, is hereby set forth in full and adopted:

Section 103. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy or maintain any building or structure in the City (Town) or cause or permit the same to be done, in violation of this code.

Section 2.

If any provision of this ordinance or the application of it to any person or circumstance is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provisions or applications. The provisions of this ordinance are expressly declared to be severable.

Section 3.

The repeal and amendment of various provisions of the Town code in this ordinance shall not affect any offense or act committed, any penalty incurred, any contract, right, or duty established or accruing before the effective date of this ordinance.

Section 4.

This ordinance shall not be deemed to have repealed or modified the provisions of Section 15.4-3 or Subsections (B)

through (E) of Section 15.4-4 of the Lake City Municipal Code.

INTRODUCED, READ AND ADOPTED by the Board of Trustees of the Town of Lake City, Colorado on the 5th day of July, 1995.

TOWN OF LAKE CITY, COLORADO

By: Philip Mason
Mayor

ATTEST:

Michelle L. Lurie
Town Clerk