

TOWN OF PARKER, COLORADO  
BUILDING REGULATIONS  
1986

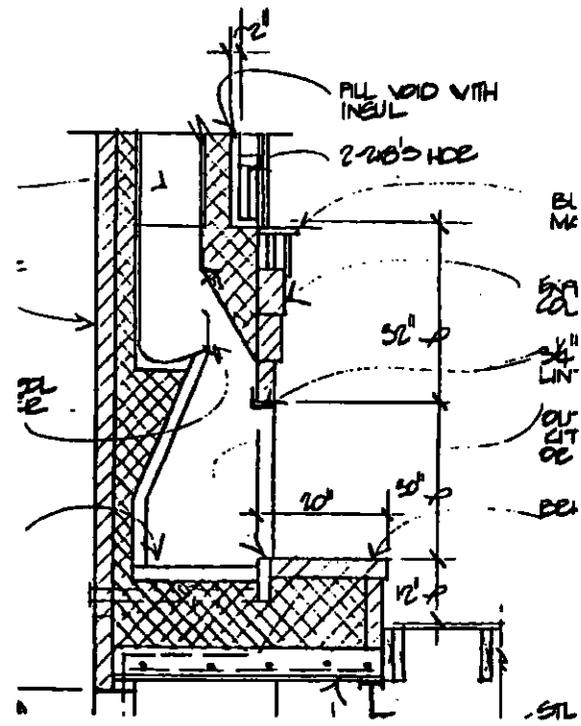


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I. TOWN COUNCIL AND EMPLOYEES

TOWN OF PARKER  
19319 Mainstreet  
P. O. Box 667  
Parker, Colorado 80134

Phone: (303)841-0353

Mayor	Dean Salisbury	
Town Councilmen	G. O. Baumgartner W. D. Brinker Edward Burns Greg Johnson Frederick Meyers Mary Ann Waterman	
Town Clerk	Carol Baumgartner	841-0353
Finance Director	Kevin Watson	841-0353
Planner	Mark Keifer	841-0353
Attorney	Cheryl Torpey	841-2752
Public Works Director	Frank Jaeger	841-4627
Building Official	Perry C. Tyree	841-1970 595-8461

II. KEY PERSONNEL WITH PHONE NUMBERS

Building Department Building Official	Perry C. Tyree	841-1970 595-8461
Inspectors	Robert M. Croft David P. Tyree Kathy R. Dunbar Jeffrey L. Pagnard	
Planning Department Planner	Mark Keifer	841-0353
Parker Water and Sewer District District Manager	Frank Jaeger	841-4627
Parker Fire Protection District Chief	Dan Qualman	841-2608
Tri County Health Department Environmental Health Director	Chris Wiant Administrative Office 7000 E Bellview Englewood, CO 80110	761-1340
	Marvin Berglund 301 S Wilcox Castle Rock, CO 80104	688-5145
Board of Appeals	Chuck Deaver, Chairman Frank Jaeger, Vice Chairman Bruce D. McClintock Dennis Niewohner Neal M. Price Mike Ward	
Ex-Officio Members	Dan Qualman Perry C. Tyree	

If an appeal is registered with the Town Clerk by noon Friday, a meeting may be called for the following Tuesday, 5:30 P.M.

III. BUILDING DEPARTMENT INFORMATION

A. Procedure Handout

PERMIT APPLICATION

Permits are required for all building, electrical, mechanical and plumbing construction. Only State Registered Master Electricians and Plumbers are eligible to take out permits for their respective fields. [Exception: A homeowner may apply for and receive any permit involving construction on the Group R, Division 3 or Group M Occupancy in which he is living or about to live.]

Prior to any start of construction, plans shall be approved by the Parker Building Department, and a permit shall be secured. (See plan check submittal).

Due to the relatively simple system used in new Group R, Division 3 or Group M Occupancies only a single "universal" permit is required. This permit shall cover the costs of all required inspections. Additions and alterations to Group R, Division 3 Occupancies will follow the schedule shown in Fees, paragraph 1.

For all other occupancies, a permit is required for each discipline being performed.

PLAN SUBMITTAL

Prior to issuance of any building permit, plans shall be submitted to the Parker Building Department for their review. At the time of the initial submittal, an estimated valuation of the building will be determined and the plan check fee will be established. One-half of this plan check fee shall be submitted at this time.

After a complete review of the plans has been made a more accurate valuation shall be made and the plan check fee adjusted accordingly. When the building permit is issued credit will be given for monies paid at the initial submittal.

If a permit cannot be issued because of abandonment of the project, substantial change of the plans or other reason the original plans examination fee will be forfeit.

FEEES

PLAN CHECK AND BUILDING PERMIT

1. Plan check and building permit fees will be based on the building valuation, as determined in "Building Standards Magazine", and applied to Table 3-A or 3-B of the Administrative Code of the Town of Parker.

A single Group R, Division 3 or Group M (universal) permit will have a multiplying factor of 1.4 times the fee computed from Table 3-A to cover the cost of the inspection of the additional trades. [Only one permit for all of the trades will be issued for these Occupancies.] Additions and alterations to Group R, Division 3 Occupancies shall require fees in accordance with the following schedule:

- |  |     |
|--|-----|
| 1. New Construction - all permits .....              | 1.4 |
| 2. Alterations involving only one discipline .....   | 1.0 |
| 3. Alterations involving two disciplines .....       | 1.2 |
| 4. Alterations involving three disciplines .....     | 1.3 |
| 5. Alterations involving more than three disciplines | 1.4 |
2. Mechanical and plumbing permit fees will be based on the contract installation price of the mechanical or plumbing work. This price will be applied to Table 3-B of the Administrative Code of the Town of Parker.
  3. Electrical permit fees will be based on the contract installation price of the electrical work. The cost of the permit will be determined using the fee schedule shown in Table 3-C of the Administrative Code of the Town of Parker.
  4. A use tax of 2½ percent will be collected at the time a building permit is issued for materials used in the job on all construction. The valuation of material will be established at one-half the job valuation as determined above in Section 1.
  5. An impact fee of \$0.25 per square foot of habitable space in all Group R Occupancies will be assessed at the time of permit issuance in accordance with Parker Ordinance 4.09.

PLAN CHECK: ALL OCCUPANCIES, OTHER THAN  
GROUP R, DIVISION 3 OR GROUP M OCCUPANCIES

Plans should be submitted in triplicate and should include the following information where applicable:

1. Plot plan showing distances of all exterior walls to property line.
2. Where the Colorado State Statutes designate, all sheets of submitted plans should bear the seal and signature of a Colorado State Registered Engineer or Architect.
3. A soils report with foundation details from the design engineer when necessary.
4. Complete structural plans along with one set of structural calculations.

5. Complete floor plans of all levels.
6. Elevations.
7. An appropriate number of cross sections.
8. Typical wall sections of:
  - a. Exterior walls
  - b. Interior fire rated walls
  - c. Corridor walls
  - d. Shaft walls
  - e. Area separation walls
9. A cross section of the typical floor/ceiling assembly.
10. Window schedule.
11. Door and hardware schedule.
12. Stair details.
13. Elevator details.
14. Electrical service one line drawing.
15. Reflected ceiling plan.
16. Ground fault study.
17. Electrical equipment schedule.
18. Plumbing isometrics.
19. Water piping diagram.
20. Plumbing fixture schedule.
21. Roof drainage diagram.
22. Gas piping diagram.
23. Heat loss calculations accompanied by a letter declaring compliance with the energy conservation requirements.
24. Heating and exhaust equipment schedule.
25. Duct, piping and vent layout.
26. Kitchen equipment details, schedule and specifications.

In addition to the above, the department may request additional data, calculations or information deemed necessary to confirm compliance with the code requirements.

PLAN CHECK: GROUP R, DIVISION 3  
OR GROUP M OCCUPANCIES

Plans should be submitted in triplicate for all Group R, Division 3 or Group M Occupancies and should include the following information where applicable:

1. Plot plan showing distances of all exterior walls from property line.
2. Complete floor plans of all levels.
3. Stair details specifying rise and run dimensions, hand-rail and/or guardrail details.
4. Window schedule.
5. Door schedule.
6. Typical cross section.
7. Typical exterior wall section.
8. Soils report to support foundation design.
9. Complete framing/structural details:
  - a. Floor
  - b. Roof
  - c. Decks
  - d. Canopies
  - e. Header schedule or details
  - f. Foundation
10. Elevations.

Due to the relative simplicity of R-3 or M Occupancies a review of the other trades (electrical, mechanical, plumbing) will not be required or performed during the plan check. These items will be handled during the field inspections. In cases where uncertainties may occur in these disciplines prior to their installation, the building department will be available to discuss the specific requirements.

The same set of plans may be used more than once for identical construction on different building sites without rechecking each time. These plans should be identified as "Master Plans" when submitted. A Master Plan will not be charged a plan check fee after the first initial review, however, there will be a \$10.00 handling charge for each additional use.

COORDINATING WITH TRI-COUNTY HEALTH DEPARTMENT

Any plan relating to Occupancies containing the following uses should also be reviewed by the Tri-County Health Department.

1. Pet Shop
2. Kennel
3. Restaurant
4. Public Swimming Pool
5. Day Care Center

The Tri-County Health Department contact is:

Mr. Marvin Berglund  
Tri-County Health Department  
301 South Wilcox  
Castle Rock, CO 80104  
Phone: 688-5145,

Prior to issuance of any building permit in these areas, a letter of acceptance of the submitted plans by the Tri-County Health Department should be presented.

B. Administrative Code

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ADMINISTRATIVE CODE  
(For The Building Department)

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conforms to that required for a new building or building service equipment and provided further that no hazard to life, health or safety will be created by such additions, alterations or repairs. Any building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories or area permitted by the Building Code for new buildings. Any building plus new additions shall not exceed the height, number of stories and area specified in the Building Code for new buildings.

Alterations or repairs to an existing building or structure which are nonstructural and do not adversely affect any structural member of any part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed, subject to approval by the building official.

Minor additions, alterations, renewals and repairs to existing building service equipment installations may be made in accordance with the technical code in effect at the time the original installation was made, subject to approval of the building official, and provided such additions, alterations, renewals and repairs will not cause the existing building service equipment to become unsafe, insanitary or overloaded.

**EXCEPTION:** The installation or replacement of glass shall be as required for new installations.

(c) Existing Installations. Building service equipment lawfully in existence at the time of the adoption of the technical codes where the equipment has been maintained in accordance with the original design, may have their use continued when it is determined that there is no hazard to life, health or property being created by such building service equipment.

(d) Existing Occupancy. Buildings in existence at the time of the adoption of the Building Code may have their existing use or occupancy continued if such use or occupancy was legal at the time of the adoption of the Building Code, provided such continued use is not dangerous to life, health and safety.

Any change in the use or occupancy of any existing building or structure shall comply with the provisions of Section 308 of this code and the Building Code.

(e) Maintenance. All buildings, structures and building service equipment, existing and new, and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by the technical codes shall be maintained in conformance with the technical code under which installed. The owner or his designated agent shall be responsible for the maintenance of buildings, structures and their building service equipment. To determine compliance with this subsection, the building official may cause any structure to be reinspected.

(f) Moved Building. Buildings, structures and their building service equipment moved into or within this jurisdiction shall comply with the provisions of the technical codes for new buildings or structures and their building service equipment.

#### Definitions

**Sec. 105. General.** For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster's Third International Dictionary of the English Language, Unabridged, Copyright 1961, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

**ADDITION** is an extension or increase in floor area or height of a building or structure.

**ALTER** or **ALTERATION** is any change or modification in construction or building service equipment.

**APPROVED**, as to materials, types of construction, equipment and systems, refers to approval by the building official as the result of investigation and tests conducted by him or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

**APPROVED AGENCY** is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the building official.

**BUILDING** is any structure used or intended to be used for supporting or sheltering any use or occupancy.

**BUILDING CODE** is the Uniform Building Code promulgated by the International Conference of Building Officials.

**BUILDING, EXISTING** is a building either erected prior to the adoption of this code, or one for which a legal building permit has been issued.

**BUILDING OFFICIAL** is the officer or other designated authority charged with the administration and enforcement of this code, or his duly authorized representative.

**BUILDING SERVICE EQUIPMENT** refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

**DANGEROUS BUILDING CODE** is the Uniform Code for the Abatement of Dangerous Buildings promulgated by the International Conference of Building Officials.

**ELECTRICAL CODE** is the National Electrical Code promulgated by the National Fire Protection Association.

**FIRE DEPARTMENT:** The Parker Fire Protection District.

**LISTED** and **LISTING** are terms referring to equipment and materials which are shown in a list published by an approved testing agency, qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current production and whose listing states that the equipment complies with recognized safety standards.

**MAY**, as used in this code, is permissive for compliance.

**MECHANICAL CODE** is the Uniform Mechanical Code promulgated by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials.

**OCCUPANCY** is the purpose for which a building, or part thereof, is used or intended to be used. The term "occupancy" as used in this code shall include the building or part thereof housing such use.

**OWNER** is any person, agent, firm or corporation having a legal or equitable interest in the property.

**PERMIT** is an official document or certificate issued by the building official authorizing performance of a specified activity.

**PERSON** is a natural person, his heirs, his executors, administrator or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

**PLUMBING CODE** is the Uniform Plumbing Code promulgated by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials.

**REPAIR** is the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

**SHALL**, as used in this code, is mandatory.

**STRUCTURE**, is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite matter.

**TECHNICAL CODES** refer to those codes adopted by this jurisdiction containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and building service equipment as herein defined.

**U.B.C. STANDARDS** are the Uniform Building Code Standards as promulgated by the International Conference of Building Officials.

**VALUATION** or **VALUE**, as applied to a building and its building service equipment, shall be the estimated cost to replace the building and its building service equipment in kind, based on current replacement costs, except as used in determining the cost of permits in Section 304(a).

#### Conflicting Provisions

Sec. 106. Wherever conflicting provisions or requirements occur between this code, the technical codes and any other codes or laws, the most restrictive shall govern.

Where conflicts occur between the technical codes, those provisions providing the greater safety to life shall govern. In other conflicts where sanitation, life safety or fire safety are not involved, the most restrictive provisions shall govern.

Where in any specific case different sections within any of the technical codes specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Where conflicts occur between any specific provisions of the code and any administrative provisions in any technical code which is then applicable within this jurisdiction, those provisions becoming law last in time shall prevail.

#### Alternate Materials and Methods of Construction

Sec. 107. The provisions of the technical codes are not intended to prevent the use of any material or method of construction not specifically prescribed by the technical codes, provided any alternate has been approved and its use authorized by the building official.

The building official may approve any alternate, provided he finds that the proposed design is satisfactory and complies with the provisions of the technical codes and that the material, method of work offered is, for the purpose intended, at least the equivalent of that prescribed in the technical codes in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

#### Modifications

Sec. 108. Whenever there are practical difficulties involved in carrying out the provisions of the technical codes, the building official may grant modifications for individual cases, provided he shall first find that a special individual reason makes the strict letter of the technical code impractical and the modification does not lessen health, life and fire safety requirements or any degree of structural integrity. The details of actions granting modifications shall be recorded and entered in the file of the code enforcement agency.

#### Tests

Sec. 109. Whenever there is insufficient evidence of compliance with any of the provisions of the technical codes or evidence that materials or construction do not conform to the requirements of the technical codes, the building official may require tests as evidence of compliance to be made at no expense to the Town.

The test method shall be as specified by the technical codes or by other recognized test standards. In the absence of recognized and accepted test methods for the proposed alternate, the building official shall determine test procedures.

All tests shall be made by an approved agency. Reports of such tests shall be retained by the building official for the period required for the retention of public records.

Chapter 2

ORGANIZATION AND ENFORCEMENT

Authority

Sec. 201.

(a) Creation of Enforcement Agency. There is hereby established in this jurisdiction a building department which shall be under the administrative and operational control of the building official.

(b) General. Whenever the term or title "administrative authority", "responsible official", "building official", "chief inspector", "code enforcement officer", or other similar designation is used herein or in any of the technical codes, it shall be construed to mean the building official designated by the appointing authority of this jurisdiction.

Powers and Duties of Building Official

Sec. 202.

(a) General. The building official is hereby authorized and directed to enforce all the provisions of this code and the referenced technical codes. For such purposes, he shall have the powers of a law enforcement officer.

(b) Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this code and the technical codes, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by such codes; provided that if such building or premises be occupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and demand entry. Should entry be refused, the building official or his authorized representative shall have recourse to every remedy provided by law to secure entry.

When the building official or his authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other person having charge, care or control of the building or premises shall fail or neglect, after proper demand is made as herein provided, to promptly permit entry therein by the building official or his authorized representative for the purpose of inspection or examination pursuant to this code.

(c) Stop Orders. Whenever any work is being done contrary to the provisions of this code and the technical code, the building official may order the work stopped by notice in writing served on any person engaged in the doing or causing such work to be done, and any such person shall forthwith stop such work until authorized by the building official to proceed with the work.

(d) Occupancy Violations. Whenever any building or structure or building service equipment therein regulated by this code and the technical codes is being used contrary to the provisions of such codes, the building official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use in the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of such codes.

(e) Authority to Disconnect Utilities. The building official or his authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure or building service equipment therein regulated by this code or the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

(f) Authority to Condemn Building Service Equipment. Whenever the building official ascertains that any building service equipment regulated in the technical codes has become hazardous to life, health, property, or becomes insanitary, he shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written notice itself shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner and occupant of such building, structure or premises.

When any building service equipment is maintained in violation of the technical codes and in violation of any notice issued pursuant to the provisions of this section, the building official shall institute any appropriate action to prevent, restrain, correct or abate the violation.

(g) Connection After Order to Disconnect. No person shall make connections from any energy, fuel or power supply nor supply energy or fuel to any building service equipment which has been disconnected or ordered to be disconnected by the building official or the use of which has been ordered to be discontinued by the building official until the building official authorizes the reconnection and use of such equipment.

(h) The building official, acting in good faith and without malice in the discharge of his duties, shall not thereby render himself personally liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of his duties. Any suit brought against the building official or employee because of such act or omission

performed by him in the enforcement of any provision of such codes shall be defended by legal council provided by this jurisdiction until final termination of such proceedings. Such codes shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building, structure or building service equipment therein for any damages to person or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by such codes or approvals issued under such codes.

(i) Cooperation of Other Officials and Officers. The building official may request, and shall receive so far as is required in the discharge of his duties, the assistance and cooperation of other officials of this jurisdiction.

#### Unsafe Buildings, Structures or Building Service Equipment

Sec. 203. All buildings or structures regulated by this code and the technical codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life and are for the purpose of this section unsafe.

Building service equipment regulated by such codes, which constitutes a fire, electrical or health hazard, or unsanitary condition, or is otherwise dangerous to human life is, for the purpose of this section, unsafe. Any use of buildings, structures or building service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in the Building Code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal as provided for in the ordinance of the Town.

#### Board of Appeals

Sec. 204.

(a) Board Responsibilities. In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of the technical codes, there shall be and is hereby created a Board of Appeals consisting of five or more members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment. The building official shall be an ex-officio member and shall act as secretary of the board. The Board of Appeals shall be appointed by the Town Trustees and shall hold office at its pleasure. The Board shall adopt reasonable

rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the building official with a duplicate copy to the appellant.

(b) Liability of Board Members. Any members of the Board provided herein, acting in good faith and without malice for the Town in the discharge of their duties shall not thereby render themselves personally liable. Said members are hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required, or by reason of any act or omission related to the discharge of their duties. Any suit brought against a member or members of the Board as provided for herein, because of such act or omission performed by them in the discharge of their duties, shall be defended by the Town until final termination of the proceedings.

PERMITS AND INSPECTIONS

Permits

Sec. 301

(a) Permits Required. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure or make any installation, alteration, repair, replacement, or remodel any building service equipment by this code and the technical code, except as specified in Subsection (b) of this section, or cause the same to be done without first obtaining a separate, appropriate permit for each building, structure or building service equipment from the building official.

(b) Exempted Work. A permit shall not be required for the types of work in each of the separate classes of permit as listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

1. Building Permits. A building permit will not be required for the following:
  - A. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar use, provided roof area does not exceed 120 square feet.
  - B. Fences not over 6 feet high.
  - C. Movable cases, counters and partitions not over 5 feet high.
  - D. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
  - F. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed two to one.
  - G. Painting, papering and similar finish work.
  - H. Temporary motion picture, television and theater stage sets and scenery.
  - I. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches.
  - J. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5000 gallons.

Unless otherwise excepted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

2. Plumbing Permits. A plumbing permit will not be required for the following:

A. The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.

B. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, not for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

3. Electrical Permits. An electrical permit will not be required for the following:

A. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.

B. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.

C. Temporary decorative lighting.

D. Repair or replacement of current-carrying parts of any switch, contactor or control device.

E. Reinstallation of attachment plug receptacles, but not the outlets therefore.

F. Repair or replacement of any overcurrent device of the required capacity in the same location.

G. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

H. Taping Joints.

I. Removal of electrical wiring.

J. Temporary wiring for experimental purposes in suitable experimental laboratories.

K. The wiring for temporary theater, motion picture or television stage sets.

L. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

M. Low-energy power, control and signal circuits of Classes II and III as defined in the Electrical Code.

N. A permit shall not be required for the installation, alteration or repair of electrical wiring apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

4. Mechanical Permits. A mechanical permit will not be required for the following:

A. Any portable heating appliance.

B. Any portable ventilating equipment.

C. Any portable cooling unit.

D. Any portable evaporative cooler.

E. Any closed system of steam, hot or chilled water piping within any heating or cooling equipment regulated by the Mechanical Code.

F. Replacement of any component part or assembly of an appliance which does not alter its original approval and complies with other applicable requirements of the technical codes.

G. Any refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.

H. Any unit refrigerating system as defined in the Mechanical Code.

#### Application for Permit Sec. 302.

(a) Application. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use or occupancy for which the proposed work is intended.

4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Subsection (b) of this section.

5. State the valuation of any new building or structure of any addition, remodeling or alteration to an existing building.

6. Be signed by permittee, or his authorized agent, who may be required to submit evidence to indicate such authority.

7. Give such other data and information as may be required by the building official.

8. Be accompanied by a recent survey, plat and legal description of the proposed building site or property, prepared by a registered land surveyor, licensed to practice in the State of Colorado at the time of application for a building permit. The surveyor making the plat shall certify thereon that it is correct and that the perimeter monuments described therein have been placed as described and affix his name and seal. Permanent reference monuments shall be set

and marked and shall be made of #5 reinforcing bar with a metal cap at least one and three-eighths (1-3/8) inches in diameter, and shall protrude no more than four (4) inches from the ground. The plat submitted shall reflect the type of monuments set on property corners and the location and the dimension of all easements or rights-of-way of record or known, except when a building permit is sought to reconstruct or remodel totally within the limits of an existing building or structure.

9. When construction is proposed in "a flood plain area", the application shall be accompanied by elevations or the lowest floor of new or substantially improved structures in said areas. If the lowest floor is below grade on one or more sides, the elevation of the floor immediately above must also be submitted.

10. Plans and specifications for fire alarm components are to be submitted to the Fire Department for approval. Specifications are to list components by brand name and type whenever possible, and drawings showing actual locations for system components are to accompany the specifications.

(b) Plans and Specifications. Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such.

EXCEPTION: The building official may waive the submission of plans, calculations, etc., if he finds that the nature of the work applied for is such that reviewing of plans or calculations is not necessary to obtain compliance with this code.

(c) Information on Plans and Specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations.

(d) Electrical and Plumbing Applications. Only State Registered Master Electricians and Plumbers may take out permits for their respective fields.

#### Permit Issuance

##### Sec. 303.

(a) Required. Plans shall be reviewed and a permit for the work issued prior to the start of any construction.

(b) Issuance. The application, plans and specifications, and other data, filed by an applicant for permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building offi-

cial finds that the work described in the application for a permit and the plans, specifications and other data filed therewith substantially conform to the requirements of this code and the technical codes and other pertinent laws and ordinances, and that the fees specified in Section 304 have been paid, he shall issue a permit therefore to the applicant.

When the building official issues the permit where plans are required, he shall endorse in writing or stamp the plans and specifications "APPROVED". Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans.

The building official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the technical codes. The holder of such permit shall proceed at his own risk without assurance that the permit for the entire building, structure or building service will be granted.

The building official may not issue a permit for any project that requires new or additional utilities without first receiving written evidence that service is readily available upon payment of all required tap fees, and that the proposed new construction can adequately be served.

(c) Retention of Plans. One set of approved plans and specifications shall be returned to the applicant and shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress. One set of approved plans, specifications and computations shall be retained by the building official until final approval of the work.

(d) Validity of Permit. The issuance of a permit or the approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or the technical codes, or of any other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel the provisions of these codes shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of these codes or of any other ordinances of this jurisdiction.

(e) Expiration. Every permit issued by the building official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained so to do, and the fee therefore

shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by the section for good and satisfactory reasons. The building official may extend the time for action by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

(f) Suspensions or Revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this code and the technical codes whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of these codes.

(g) Work Progress. Work equal to 10 percent of the valuation of the entire project must be completed in each 60 day period thereafter until completion of the project or said project will be deemed abandoned and the permit expired. In the event a permit shall expire, then all below-grade excavation shall be filled within 30 days of expiration, and all fences, railing, canopies and other protective structures shall be removed within 10 days of expiration.

(h) Term of Permit Abandonment. The applicant for a permit shall, at the time of application, provide the building official with an estimated date of completion, who shall consider the same along with other relevant factors, in his determination of the expiration date of said permit in those cases where completion of ten (10) percent of the valuation of the entire project within 60 day periods would work a substantial hardship on the applicant. A permit once issued shall expire on the expiration date set forth therein unless the applicant makes application to the building official more than 30 days prior to said expiration date.

Fees

Sec. 304.

(a) Permit Fees. The fee for each permit shall be as set forth in this section.

The determination of value or valuation under any of the provisions of these codes shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

EXCEPTION: R-3 Occupancies (Single Family homes and duplexes)

In order to simplify the permit/fee process for applicants only one permit will be required for work to be done either on the initial construction or subsequent alterations to R-3 Occupancies. The fee for this permit shall be computed using Table 3-B but shall use also the following multipliers in the computations:

1. New Construction - all permits .....	1.4
2. Alterations involving only one discipline .....	1.0
3. Alterations involving two disciplines .....	1.2
4. Alterations involving three disciplines .....	1.3
5. Alterations involving more than three disciplines	1.4

The valuation shall be based on the average cost figures per square foot shown in the Building Valuation Data Chart published bi-monthly in the Building Standards magazine of the International Conference of Building Officials.

(b) Plan Review Fees. When a plan or other data are required to be submitted by Subsection (c) of Section 302, a preliminary plan review fee shall be established at the time of submitted plans and specifications for review. One-half of this fee shall be paid to the Town at this time. After a complete review of the plans submitted a more accurate evaluation will be made and the plan check fee adjusted accordingly. The balance will be due at the time the permit is issued. Said plan review fee for buildings or structures shall be 65 percent of the building permit fee as shown in this section. The plan review fee for electrical, mechanical and plumbing work shall be based on the contract installation price of the work and using also 65 percent of the figure found in the tables in this section.

Where a technical code has been adopted by this jurisdiction for which no fee schedule is shown in this code, the fee required shall be in accordance with the schedule established by the legislative body.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in this section.

(c) Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

(d) Investigation Fees: Work Without a Permit.

1. Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

2. **Fee.** An investigation fee in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The permit investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in the tables in this section. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of either this code or the technical codes nor from any penalty prescribed by law.

(e) **Fee Refunds.**

1. The building official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

2. The building official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. The building official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

(f) **Additional Fees.**

1. **Use Tax.** A use tax for materials used in the construction will be collected by the Town at the time of the issuance of the permit. The amount collected will be based on two and one-half percent of the job material valuation. The evaluation of material is established as one-half of the job evaluation as determined in 304(a).

2. **Impact Fee.** An impact fee of \$0.25 per square foot on all usable space in all Group R (residential) Occupancies shall be collected prior to the issuance of the Certificate of Occupancy.

**Inspections**

**Sec. 305**

(a) **General.** All construction or work for which a permit is required shall be subject to inspection by the building official, and certain types of construction may have continuous inspection by special inspectors as specified in Section 306.

A survey of the lot may be required by the building official to verify compliance of the structure with approved plans. It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. Neither the building official nor this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

(b) **Inspection requests.** It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official

may require that every request for inspection be filed at least one day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspections required either by this code or the technical codes to provide access to and means for proper inspection of such work.

(c) **Inspection Record Card.** Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted an inspection record card in a conspicuous place on the premises and in such position as to allow the building official conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained in such position by the permit holder until final approval has been issued by the building official.

(d) **Approval Required.** No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the building official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required in Subsection (e).

There shall be a final inspection and approval on all buildings and building service equipment when completed and ready for occupancy or use.

(e) **Required Building Inspections.** Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building official.

The building official, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this code.

1. **Foundation Inspection:** To be made after trenches are excavated and forms erected and when all materials for the foundation are delivered on the job. Where concrete from a central mixing plant (commonly termed "transit mixed") is to be used, materials need not be on the job.

2. **Concrete Slab or Under-Floor Inspection:** To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the subfloor.

3. **Frame Inspection:** To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.

4. **Lath and/or Wallboard Inspection:** To be made after all lathing and wallboard, interior and exterior, is in place but before any plastering is applied or before wallboard joints and fasteners are taped and finished.

5. Final Inspection: To be made after finish grading and the building is completed and ready for occupancy.

(f) Required Building Service Equipment Inspections.

1. General. All building service equipment for which a permit is required by this code shall be inspected by the building official. No portion of any building service equipment intended to be concealed by any permanent portion of the building shall be concealed until inspected and approved. When the installation of any building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the mechanical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the building official.

2. Operation of Building Service Equipment. The requirements of this section shall not be considered to prohibit the operation of any building service equipment installed to replace existing building service equipment serving an occupied portion of the building in the event a request for inspection of such building service equipment has been filed with the building official not more than 48 hours after such replacement work is completed, and before any portion of such building service equipment is concealed by any permanent portion of the building.

(g) Other Inspections. In addition to the called inspections specified above, the building official may make or require other inspections of any construction work to ascertain compliance with the provisions of this code or technical codes and other laws which are enforced by the code enforcement agency.

(h) Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called for are not made.

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection may be assessed when the permit card is not properly posted on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee in accordance with Table 3-D.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

#### Special Inspections

Sec. 306.

(a) General. In addition to the inspections to be made as specified in Section 305, the building official may require the owner to employ a special inspector for the following:

1. CONCRETE: During the taking of test specimens and placing of all reinforced concrete and pneumatically placed concrete.

#### EXCEPTIONS:

A. Concrete for foundations conforming to the minimum requirements of Table No. 29-A of the Building Code and for Group R, Division 3 and Group M, Division 1 Occupancies, provided the building official finds no special hazards exist.

B. For foundation concrete when the structural design is based on an  $f'_c$  no greater than 2000 psi.

C. Nonstructural slabs on grade, including prestressed slabs on grade when effective prestress in concrete is less than 150 pounds per square inch.

D. Site work concrete fully supported on earth and concrete where no special hazard exists.

2. DUCTILE MOMENT-RESISTING CONCRETE FRAME: As required by Section 2626(h) of the Building Code.

3. REINFORCING STEEL AND PRESTRESSING STEEL:

A. During all stressing and grouting of prestressed concrete.

B. During placing of reinforcing steel, placing of tendons and prestressing steel for all concrete required to have special inspection by Item No. 1.

EXCEPTION: The special inspector need not be present during entire reinforcing steel and prestressing steel placing operation, provided he has inspected for conformance with the approved plans, prior to the closing of forms or the delivery of concrete to the job site.

4. WELDING:

A. A ductile moment-resisting steel frame. As required by Section 2722(h) of the Building Code.

B. All structural welding including welding of reinforcing steel.

#### EXCEPTIONS:

1. When welding is done in an approved fabricator's shop.

2. When approved by the building official, single pass fillet welds when stressed to less 50 percent of allowable stresses and floor and roof deck welding and welding studs when used for structural diaphragm or composite systems may have periodic inspections as defined in Section 306(e) of this code. For periodic inspection, the inspector shall check qualification of welders at start of work and then make final inspection of all welds for compliance prior to completion of welding.

5. **HIGH-STRENGTH BOLTING:** During all bolt installations and tightening operations.

**EXCEPTIONS:**

A. The special inspector need not be present during the entire installation and tightening operation provided he has:

(i) Inspected the surface and bolt type for conformance to plans and specifications prior to start of bolting.

(ii) And will upon completion of all bolting, verify the minimum specified bolt tension for 10 percent of the bolts for each "type" of connection for a representative number of total connections established by the plans and specifications.

(iii) In bearing type connections when threads are not required by design to be excluded from the shear plane, inspections prior to or during installation will not be required.

6. **STRUCTURAL MASONRY:** During preparation of masonry wall prisms, sampling and placing of all masonry units, placement of reinforcement, inspection of grout space, immediately prior to closing of cleanouts, and during all grouting operation. Where the  $f'_c$  is less than 2600 and special inspection stresses are used, test specimens may consist of either one prism test for each 5000 square feet of wall area or a series tests based on both grout and mortar for the first three consecutive days and each third day thereafter.

**EXCEPTION:** Special inspection will not be required for structures designed in accordance with the values in appropriate tables for non-continuous inspection.

7. **REINFORCED GYPSUM CONCRETE:** When cast-in-place Class B gypsum concrete is being mixed and placed.

8. **INSULATING CONCRETE FILL:** During the application of insulating concrete fill when used as part of a structural system.

**EXCEPTION:** The special inspections may be limited to an initial inspection to check the deck surface and placement of reinforcing. The special inspector shall supervise the preparation of compression test specimens during this initial inspection.

9. **SPRAYED-ON FIREPROOFING:** As required by U.B.C. Standard No. 43-9.

10. **PILING, DRILLED PIERS AND CAISSONS:** During driving and testing of piles and construction of cast-in place drilled piles or caissons. See Items Nos. 1 and 3 for concrete and reinforcing steel inspection.

11. **SPECIAL GRADING, EXCAVATION AND FILLING:** During earthwork excavations, grading and filling operations inspection to satisfy requirements of Chapter 29.

12. **SPECIAL CASES:** Work which, in the opinion of the building official, involves unusual hazards.

(b) **Special Inspector.** The special inspector shall be a qualified person who shall demonstrate his competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection.

(c) **Duties and Responsibilities of the Special Inspector.**

1. The special inspector shall observe the work assigned to be certain it conforms to the design drawings and specifications.

2. The special inspector shall furnish inspection reports to the building official, the engineer or architect of record, and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority and to the building official.

3. The special inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of his knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of these codes.

(d) **Waiver of Special Inspection.** The building official may waive the requirement for the employment of a special inspector if he finds that the construction is of minor nature.

(e) **Periodic Special Inspection.** Some inspections may be made on a periodic basis and satisfy the requirements of continuous inspection, provided this periodic scheduled inspection is performed as outlined in the project plans and specifications and approved by the building official.

(f) **Approved Fabricators.** Special inspections required by this section and elsewhere in this code or the technical codes shall not be required where the work is done on the premises of a fabricator registered and approved by the building official to perform such work without special inspection. The certificate of registration shall be subject to revocation by the building official if it is found that any work done pursuant to the approval is in violation of the technical codes. The approved fabricator shall submit a Certificate of Compliance that the work was performed in accordance with the approved plans and specifications to the building official and to the engineer or architect of record. The approved fabricator's qualifications shall be contingent on compliance with the following:

1. The fabricator has developed and submitted a detailed fabrication procedural manual reflecting key quality control procedures which will provide a basis for inspection control of workmanship and the fabricator plant.

2. Verification of the fabricator's quality control capabilities, plant and personnel as outlined in the fabrication procedural manual shall be by an approved inspection or quality control agency.

3. Periodic plant inspections shall be conducted by an approved inspection or quality control agency to monitor the effectiveness of the quality control program.

4. It shall be the responsibility of the inspection or quality control agency to notify the approving authority in writing of any change to the procedural manual. Any fabricator approval may be revoked for just cause. Reapproval of the fabricator shall be contingent on compliance with quality control procedures during the past year.

**Connection Approval**  
Sec. 307.

(a) Energy Connections. No person shall make connections from a source of energy, fuel or power to any building service equipment which is regulated by the technical codes and for which a permit is required by this code, until approved by the building official.

(b) Temporary Connections. The building official may authorize the temporary connection of the building service equipment to the source of energy, fuel or power for the purpose of testing building service equipment, or for use under a temporary Certificate of Occupancy.

**Certificate of Occupancy**  
Sec. 308.

(a) Use or Occupancy. No building or structure 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.

(b) Change in Use. Changes in the character or use of a building shall not be made except as specified in the Building Code.

(c) Certificate Issued. After final inspection when it is found the building or structure complies substantially with the provisions of the technical codes, the fire department requirements and the other requirements set forth herein the building official shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate was issued.
5. A statement that the described portion of the building complies with the requirements of this code and the technical codes for the group and division occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.

(d) Temporary Certificate. If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, he may issue a temporary Certificate of Occupancy for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure.

(e) Posting. The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

(f) In the case of buildings containing four or more units (residential or commercial) "as built" drawings and plans certified by the architect, engineer, soils engineer and owner as it pertains to structural, soils condition, plumbing, mechanical, electrical, landscaping, grading and any other requirements of the Town shall be approved by the building official before issuance of a Certificate of Occupancy.

(g) No Certificate of Occupancy shall be issued until cleanup, grading, drainage, paving and lighting have been completed. Provided, further, in the case of buildings, or structures, completed during months of November through April, a Temporary Certificate of Occupancy may be issued if necessary and cleanup and landscaping may be completed by the end of the ensuing June.

(h) Job sites shall be kept clean and orderly at all times. If it becomes necessary for the Town of Parker to clean and/or haul debris or material from the site, after reasonable notice to do so, a reasonable sum for such services shall be charged to the permit holder, which sum will be payable at the time a Certificate of Occupancy is issued. Construction debris shall be stored in one general location on the site and shall be removed weekly by the permit holder or his agent.

**Foundation Permits**  
Sec. 309.

(a) General. A foundation permit for Group A through Group B occupancies may be issued prior to the issuance of the construction permit for the building provided:

1. The total valuation of the product, excluding utilities, exceeds two hundred thousand dollars (\$200,000.00).

2. Drawings for the proposed superstructure containing sufficient detail relating to the design of the foundation or substructure are submitted to the building official. Complete calculations shall be submitted to validate the design of footings, caissons and all other structural elements.

3. All approvals required are obtained prior to the issuance of the permit.

(b) Fee. The fee charged at the time of issuance of the foundation permit shall be based on the total valuation of the construction for both the substructure and the superstructure, plus an additional 25 percent. See Table 3-B.

(c) Deviations. Any deviation from the approved foundation permit drawings must be approved by the building official.

(d) Responsibility. The contractor shall assume full responsibility for the installation of all utilities in the substructure. Any changes in design or construction to meet the requirements of this Building Code for combined substructure and superstructure shall be the sole responsibility of the contractor. A permit issued under this Section shall not be construed as approval for any portion of the structure not covered by the foundation permit.

Phased Construction Permits  
Sec. 310.

(a) General. The department may issue permits for the construction of a portion or a phase of the building, structure or utility prior to the submission of the complete drawings and specifications, provided:

1. The approval of the building official has been obtained prior to application for the initial permit.
2. The valuation of that portion of the work, including utilities, is stated on each application.
3. Drawings shall show on each sheet the note: "Phased Construction" with a brief description of the phase covered by the permit.

(b) Fees. Plan check fees shall be assessed in twice the amount of those specified in Section 303(b). A permit issued under this Section shall not be construed as approval for any portion of the structure not covered by the permit.

PERMIT FEE TABLES

TABLE 3-A  
PERMIT FEES FOR R-3 OCCUPANCIES

This fee shall cover the cost of the permits for all trades involved; electrical, mechanical, building, plumbing, etc. on single-unit residential occupancies. The permit fee will be the amount determined in Table 3-B using the multipliers listed below. Only one universal permit will be used.

1. New Construction - all permits .....	1.4
2. Alterations involving only one discipline .....	1.0
3. Alterations involving two disciplines .....	1.2
4. Alterations involving three disciplines .....	1.3
5. Alterations involving more than three disciplines .....	1.4

TABLE NO. 3-B - BUILDING PERMIT FEES  
FOR ALL OCCUPANCIES EXCEPT GROUP R, DIVISION 3  
(EXCEPT ELECTRICAL - SEE TABLE 3-C)

Total Valuation	Fees
\$1.00 to \$500.00	\$12.00
\$501.00 to \$2,000.00	\$12.00 for the first \$500.00 plus \$1.65 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2001.00 to \$25,000.00	\$36.75 for the first \$2,000.00 plus \$6.60 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$188.55 for the first \$25,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$313.55 for the first \$50,000.00 plus \$3.30 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$478.55 for the first \$100,000.00 plus \$2.75 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$1,578.55 for the first \$500,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.00 and up	\$2,828.55 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

TABLE 3-C  
ELECTRICAL PERMIT FEES

<b>Residential:</b>	This includes modular homes and travel trailers, also duplexes and condominiums; construction and extensive remodeling and additions to, (based on enclosed living area).
Not more than 1,000 sq.ft. ....	\$37.00
Over 1,000 sq.ft. and not more than 1,500 sq.ft. ...	53.00
Over 1,500 sq.ft. and not more than 2,000 sq.ft. ...	61.00
Per 100 sq.ft. in excess of 2,000 sq.ft. ....	3.00
ALL OTHER FEES, except for inspection in mobile home and travel trailer parks, shall be computed on the dollar value of the electrical installations, including fixtures and installations costs thereof, and such fees shall be as follows:	
Valuation of Work: (Actual Cost to Customer)	
Not more than \$300 .....	\$30.00
More than \$300 but not more than \$2,000 .....	37.00
More than \$2,000 but not more than \$50,000 .....	14.00 per
\$1,000 or fraction thereof of total valuation.	
More than \$50,000 but not more than \$500,000 .....	13.00 per
\$1,000 or fraction thereof of total valuation plus \$50.00.	
More than \$500,000 .....	12.00 per
\$1,000 or fraction thereof of total valuation plus \$550.00.	
Mobile home and travel trailer parks per space .....	\$30.00
Reinspections on all of the above .....	37.00

TABLE 3-D

<b>Other Inspections and Fees:</b>	
1. Demolition .....	\$10.00
2. Tents, Temporary Buildings, Mobile Units .....	\$10.00 per 1,000 square feet or fraction thereof
3. Inspections outside of normal business hours (minimum charge - two hours) .....	\$20.00 per hour*
4. Reinspection fees assessed under provisions Section 305(g) .....	\$20.00 per hour*
5. Inspections for which no fee is specifically indicated (minimum charge - one-half hour) .....	\$20.00 per hour*
6. Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one-half hour) .....	\$20.00 per hour*
*Or the total hourly cost to the jurisdiction whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

CHAPTER 5  
VIOLATIONS AND PENALTIES

Any person, firm or corporation violating any of the provisions of this Ordinance or any Code incorporated herein shall be deemed guilty of a misdemeanor, and any such person, firm or corporation shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation is committed, continued or permitted, and upon conviction of any such violations, such person, firm or corporation shall be punished by a fine of not more than \$300.00 or by imprisonment for not more than 90 days, or by both such fine and imprisonment.

CHAPTER 6  
SAVING CLAUSE

If any part, section, subsection, sentence, clause or phrase or phrase of this Ordinance or any of the Codes or Standards adopted hereby are for any reason held to be invalid, such decisions shall not affect the validity of the remaining sections of this Ordinance or any of the Codes or Standards adopted hereby; The Town Trustees hereby declare that it would have passed this Ordinance and adopted the Codes and Standards named in the title hereto in each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared to be invalid.

INTRODUCED, PASSED ON FIRST READING, APPROVED AND ORDERED POSTED, this \_\_\_\_\_ day of \_\_\_\_\_, 1983 and a public hearing on this Ordinance shall be held at the regular meeting of the Town Trustees of the Town of Parker, Colorado, on the \_\_\_\_\_ day of \_\_\_\_\_, 1982, at \_\_\_\_\_ P.M. in the Municipal Offices of the Town.

\_\_\_\_\_  
/s/  
Dean Salisbury, Mayor

ATTEST:

\_\_\_\_\_  
/s/  
Carol Baumgartner, Town Clerk

INTRODUCED, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED ONCE IN FULL, this \_\_\_\_\_ day of \_\_\_\_\_, 1982. This Ordinance will become effective on \_\_\_\_\_, 1982.

\_\_\_\_\_  
/s/  
Dean Salisbury, Mayor

ATTEST:

\_\_\_\_\_  
/s/  
Carol Baumgartner, Town Clerk

C. CODES AND AMENDMENTS

1. 1985 Uniform Building Code
2. 1985 Uniform Fire Code
3. 1985 Uniform Plumbing Code
4. 1985 Dangerous Building Code
5. 1985 Uniform Mechanical Code
6. 1985 Uniform Sign Code
7. 1984 National Electrical Code

ORDINANCE NO. 4.31

**AN ORDINANCE TO ADOPT BY REFERENCE  
THE 1985 UNIFORM BUILDING CODE**

THE COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS AS FOLLOWS:

Section 1: Purpose

This is an Ordinance providing for the protection of the public health and safety by regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, height, area and maintenance of the buildings or structures in the Town of Parker, Colorado by adopting, by reference, the 1985 Editions of the "Uniform Building Code" and the "Uniform Building Code Standards", and amending said codes.

Section 2:

CODE AND STANDARDS ADOPTED BY REFERENCE: Pursuant to the Parker Home Rule Charter there is hereby adopted by reference the Uniform Building Code of the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, 90601, 1985 Edition, and the Uniform Building Code Standards of the International Conference of Building Officials, 1985 Edition, a secondary code incorporated by reference in the Uniform Building Code. Three (3) copies of each Code are now filed in the office of the Clerk of the Town and may be inspected during regular business hours. The above Codes are being adopted as if set out at length, including the Appendixes, save and except the following sections which are declared to be inapplicable to the Town and are therefore expressly deleted:

- A. Sections 101 through 307 inclusive.
- B. Chapter 1, Division I, Appendix, Life Safety Requirements for Existing Buildings.
- C. Chapter 1, Division II, Appendix, Life Safety Requirements for Existing High-Rise Buildings.
- D. Chapter 12, Appendix, Requirements for Group R, Division 3 Occupancies.
- E. Chapter 23, Division II, Earthquake Instrumentation.
- F. Chapter 35, Appendix, Sound Transmission.
- G. Chapter 38, Appendix, Basement Pipe Inlets.
- H. Chapter 49, Appendix, Patio Covers.
- I. Chapter 51, Appendix, Elevators, Dumbwaiters, etc.
- J. Chapter 57, Appendix, Fallout Shelters.
- K. Chapter 70, Appendix, Excavation and Grading.

Section 3:

ADDITIONS AND MODIFICATIONS: The said adopted Codes are subject to the following additions and modifications.

- A. Section 403. Definition of "BASEMENT".  
At the end of the paragraph, add; "When the main living level is below grade it shall be classified as a story."
- B. Section 510(b).  
In the first sentence change "5 inches" to "4 inches".

- C. Add an additional Section to Chapter 11.

"Section 1107. Recreational Areas. Areas of buildings intended for recreational use, such as tennis courts, basketball courts, skating rinks, horse arenas, where the intended use makes it apparent that the occupant load will be light and where space or seats for spectators is not provided and where the contents are entirely non-combustible, may be classified as M-1 Occupancy when approved by the Building Official. When approved by the Building Official, the required occupancy separation between such areas and adjacent offices, showers, locker rooms and lounges or restaurants, ancillary to the above uses and having an occupant load of not more than one hundred (100) persons, may be omitted."

- D. Section 1204.

Add the following exception to the second paragraph:  
"EXCEPTION: In basements only one emergency exit complying with the requirements of this Section need be provided in addition to the main exit. Where possible such emergency exit shall be located a distance apart of not less than one-half (1/2) of the length of the maximum overall diagonal dimension of the area served. Where an area way or window well is used to provide such emergency exit the minimum dimension of the area way or window well shall be 30 inches."

- E. Section 1205(a).

Add the following exception to the first paragraph:  
"EXCEPTION: Basements may be provided with natural light by means of windows having an area equal to five percent (5%) of the floor area. Window wells for required windows shall be equal in area to the portion of the window below grade and shall extend out from the wall a minimum of sixteen inches (16"). Overhangs above required windows shall be a minimum of twenty four inches (24") above grade. Where not over required windows, overhangs shall be a minimum of eighteen inches (18") above grade."

Add the following exception to the third paragraph:  
"EXCEPTION: In Division 3 Occupancies the mechanical ventilation system may terminate in a properly vented attic.

Paragraphs 1 and 3. Delete "laundry rooms".

Add: "Where two (2) or more toilet facilities are ventilated by a single fan, it shall be wired to operate continuously when the light is on."

- F. Section 1207(a).

Add the following exception to the third paragraph:  
"EXCEPTION: The ceiling height in basements may be reduced to six feet eight inches (6'8") over a width of five feet (5'), under furred-down beams, pipes and ducts."

- G. Add a new Chapter 16 - TEMPORARY BUILDINGS AND MOBILE HOMES:

"Unprotected Type V buildings not more than one story in height or more than one hundred (100) square feet in area shall be permitted if the exterior walls are ten feet (10') or more from adjacent property lines and twenty feet (20') or more from any other building. These buildings shall be considered as temporary, and shall be placed on skids instead of foundations and permits shall be issued by the Building Official subject to annual review and shall be revocable."

"Temporary use of other non-conforming structures may be granted by the Board of Appeals, with concurrence of the Planning Commission, provided the Board determines that such

use will not be detrimental to public health, safety or welfare. Such a use shall be by special permit issued by the Building Official, subject to annual review and shall be revokable.

"Prior to the occupancy of any manufactured home, mobile home or trailer coach in a mobile home park, or mobile home subdivision, a permit shall be obtained. Said manufactured home, mobile home or trailer coach shall be inspected by the Building Department and shall be in conformance with the requirements of this Code and other applicable codes.

"No additions shall be made to an approved mobile home system unless the addition either meets the Building Code or is an approved system, also."

H. Section 1711.

Add the following as a second paragraph:

"Window wells located in patios, porches or along sidewalks and located within three feet of the normal path of walking, shall be protected either by a grate or a guard rail.  
EXCEPTION: When accessing an openable escape window.

I. Section 1717.

Add new Section 1717 as follows:

"Section 1717. Open Sides of Buildings. Where unprotected openings are permitted the walls of buildings may be omitted."

J. Section 2305(d).

Insert as the first paragraph:

"For all structures the snow load shall be thirty (30) pounds per square foot of horizontal projected area. Also, see Appendix Chapter 23, Division I.

K. Section 2308(b).

"A building permit shall be required for all retaining walls where there is a four foot (4') or more difference in elevation between grades. Any slopes greater than 2:1 shall be considered as earth surcharge whether a structure is involved or not."

"Any retaining wall over nine feet (9') difference in elevation and those four feet (4') or over involving a surcharge from buildings, highways, railroads or other structures require the seal of an engineer or architect registered in the State of Colorado. All retaining walls shall have no less than one and one-half inch (1 1/2") weep holes spaced not more than ten feet (10') apart.

L. Chapter 23. Figure No. 4.

Basic Wind Speed. The wind speed from Figure No. 4 shall be established as 85 miles per hour.

Table 23-G.

All portions of the Town of Parker shall be considered as being under the column "Exposure C" unless otherwise approved by the Building Official.

M. Section 2517(d).3.

Strike the last sentence in the first paragraph and substitute: "Solid blocking shall be not less than two inches (2") nominal in thickness and not more than one nominal size in depth smaller than the joists."

N. Section 2517(g). Add a paragraph 10 as follows:

"10. In Items 8 and 9 above, good workmanship is required in all cases. Studs having holes or notches larger than required to accommodate the piping shall be replaced or satisfactorily repaired. Where holes larger than indicated above are required to accommodate the piping in nonbearing studs, such studs may be reinforced by the addition of 1/8" x 1 1/2" steel straps fastened to each side of the stud with four 16 penny nails. Where holes or notches larger than allowed above are required to accommodate the piping in bearing studs engineering calculations shall be submitted in all cases to show that the stresses allowed by this Chapter are not exceeded under the design loads or install an approved correction device."

O. Chapter 29, Table 29A.

Change the figures in the last column to read thirty inches (30") in each case.

P. Section 2907(b). Bearing Walls.

Add the following to the exceptions:

"3. Open sides of existing patios, carports and porches may be enclosed with walls of light nonbearing construction (glass, plastic, wood, screen, metal or other light materials) without providing the required thirty inches (30") deep foundation. If the roof span is more than twelve feet (12'), the foundations at columns and bearing walls must be thirty inches (30") below finish grade. Where such enclosures are provided with a heat source (other than solar heat), they shall be considered as habitable rooms and shall comply with all other provisions of this Code."

"4. In existing dwellings the replacement of garage doors with walls (except masonry) does not require the installation of a thirty inch (30") deep footing across the door opening."

"5. A detached wood frame garage, not exceeding seven hundred fifty (750) square feet in area, in connection with an R-3 occupancy may be constructed on a thickened-edge slab extending twelve inches (12") below finish grade."

Q. Section 3701.

Add as second sentence:

"All solid fuel burning appliances shall conform to the requirements of this Chapter and the Uniform Mechanical Code. A building permit is required for such installation."

R. Chapter 53 Appendix.

For the purposes of using the "Code for Energy Conservation in New Building Construction" specified in this Chapter the following data base for the Town of Parker will be used:

Elevation:	5870
Latitude:	39°-45' North
Degree Days:	
Heating:	6000
Cooling:	725

#### Section 4:

APPLICATION: This ordinance shall apply to every building or structure within the corporate limits of the town, over the use of which the Town has jurisdiction and authority to regulate.

**Section 5:**

**INTERPRETATION:** This ordinance shall be so interpreted and construed as to effectuate its general purpose to make uniform the local building or structure regulations contained herein. Article and section headings of this ordinance and adopted Uniform Building Code and the Uniform Building Code Standards shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or extent of the provisions of any article or section thereof.

**Section 6:**

**SALE OF COPIES:** The Town Clerk shall delegate to the Building Department responsibility to maintain a reasonable supply of copies of the primary code and of any secondary codes incorporated in it by reference, available for purchase by the public at a moderate price.

**Section 7:**

**SEVERABILITY:** If any provision, article, section, sentence, clause or part of this Ordinance or the application thereof to any person or circumstance is adjudged by any court of competent jurisdiction to be unconstitutional or invalid, such adjudication shall not effect, impair or invalidate the Ordinance as a whole or any part hereof other than the parts so adjudged to be invalid, and to this end the provisions of this Ordinance are declared to be severable.

**Section 8:**

**REPEAL:** This Ordinance hereby repeals any legislation or parts of legislation previously adopted or approved by the governing body of the Town of Parker, which legislation in any way conflicts with the provisions of this Ordinance.

**Section 9:**

**PENALTY:** Violation of the provision of this Ordinance are punishable by fine up to but not exceeding \$1,000.00, imprisonment up to but not exceeding 90 days, or public service up to but not exceeding 100 hours, or any combination of fine, imprisonment or public service.

Done at a regular meeting of the Town Council of the Town of Parker, held on Monday June 14, 1986. Passed by a vote of 6 for and 0 against.

  
Dean Salisbury, Mayor

ATTEST:

  
Carol Baumgartner, Town Clerk

**ORDINANCE NO. 4.32**

**AN ORDINANCE TO ADOPT BY REFERENCE  
THE 1985 UNIFORM FIRE CODE**

THE COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS AS FOLLOWS:

**Section 1: Purpose**

An ordinance providing regulations to safeguard life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices and from conditions hazardous to life and property in the use or occupancy of buildings or premises, adopting the 1985 Uniform Fire Code, repealing all ordinances in conflict therewith and amending said code.

**Section 2:**

**CODE ADOPTED BY REFERENCE:** Pursuant to Title 31, Article 16, Part 2, C.R.S. 1973, as amended, there is hereby adopted by reference the Uniform Fire Code, of the Western Fire Chiefs Association and the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, 90601, 1985 Edition. Three (3) copies are now filed in the office of the Clerk of the Town and may be inspected during regular business hours. The above Code is being adopted as if set out at length.

**Section 3:**

**ADDITIONS AND MODIFICATIONS:** The said adopted Codes are subject to the following additions and modifications.

- A. Section 2.101. Responsibility for Enforcement, amend to read:  
"The Building Official of the Town shall be responsible for the enforcement of this Code. The Fire Chief of the Parker Fire Protection District may be delegated responsibility for the administration of and any investigation under this code, including but not limited to: ... Sections 2.101(a) through (h) shall remain as originally written.
- B. Section 61.106(c). Delete the entire Section (Unvented Heaters).
- C. Section 77.106(b). Amended to read as follows:  
"The storage of explosives and blasting agents is prohibited within residential zones, business zones, and commercial zones, and within one thousand (1000) feet of any road-way or area open to the public, except for temporary storage for use in connection with approved blasting operations, provided, however, this prohibition shall not apply to wholesale and retail stocks of small arms ammunitions, explosive bolts, explosive rivets or cartridges for explosive actuated power tools in quantities involving less than 500 hundred (500) pounds of explosive material.
- D. Section 79.109. Delete the entire Section (Gasoline Burning Appliances).
- E. Section 79.501. Amend to read as follows:  
"The storage of Class I and Class II liquids in above ground tanks outside of buildings is prohibited within business zones and commercial zones and all residential areas with containing lots less than one (1) acre.
- F. Add a new Section 79.601(d) titled: Monitoring Underground Tanks for Leakage and renumber paragraphs following:

(d) Monitoring Underground Tanks for Leakage. All flammable or combustible liquid storage tanks located underground, either existing or new, shall be monitored for leakage by an approved method. The monitoring records shall be made readily available for review by the designated representative from the Town. When it is determined that a tank is leaking it shall be repaired or removed from service as specified in Section 79.601(e), Leaking Tanks.

G. Section 82.105(a). Amend to read as follows:

"Bulk storage of liquified petroleum gas within all residential, business, and commercial zones is restricted for the protection of heavily populated or congested commercial areas. The aggregate capacity of any one installation shall not exceed two thousand (2,000) gallons water capacity except that in particular installations this capacity limit may be altered at the discretion of the Chief after consideration of special features such as topographical conditions, nature of occupancy and proximity of buildings, capacity of proposed tanks, degree of private fire protection to be provided, and facilities of the local fire department. The storage of liquified petroleum gas shall also conform to the provisions of the Town of Parker Zoning Ordinance".

H. Appendix Chapters as hereafter listed are specifically adopted:

Chapters IIA, IIB and IIIA, except as amended herein.

Section 4:

APPLICATION: This ordinance shall apply to every condition hazardous to life and property from fire, explosion, or improper use within the corporate limits of the Town, over the use of which the Town has jurisdiction and authority to regulate.

Section 5:

INTERPRETATION: This ordinance shall be so interpreted and construed as to effectuate its general purpose to make uniform the local building or structure regulations contained herein. Article and section headings of this ordinance and adopted Uniform Fire Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning of extent of the provisions of any article or section thereof.

Section 6:

SALE OF COPIES: The Town Clerk shall delegate to the Building Department responsibility to maintain a reasonable supply of copies of the primary code and of any secondary codes incorporated in it by reference, available for purchase by the public at a moderate price.

Section 7:

SEVERABILITY: If any provision, article, section, sentence, clause or part of this Ordinance or the application thereof to any person or circumstance is adjudged by any court of competent jurisdiction to be unconstitutional or invalid, such adjudication shall not effect or impair or invalidate the Ordinance as a whole or any part hereof other than the parts so adjudged to be invalid, and to this end the provisions of this Ordinance are declared to be severable.

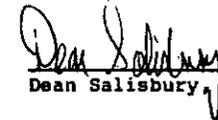
Section 8:

REPEAL: This Ordinance hereby repeals any legislation or parts of legislation previously adopted or approved by the governing body of the Town of Parker, which legislation in any way conflicts with the provisions of this Ordinance.

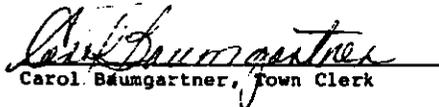
Section 9:

PENALTY: Violation of the provision of this Ordinance are punishable by fine up to but not exceeding \$1,000.00, imprisonment up to but not exceeding 90 days, or public service up to but not exceeding 100 hours, or any combination of fine, imprisonment or public service.

Done at a regular meeting of the Town Council of the Town of Parker, held on Monday, June 16, 1986. Passed by a vote of 6 for and 0 against.

  
Dean Salisbury, Mayor

ATTEST:

  
Carol Baumgartner, Town Clerk

ORDINANCE NO. 4.33

**AN ORDINANCE TO ADOPT BY REFERENCE  
THE 1985 UNIFORM PLUMBING CODE**

THE COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS AS FOLLOWS:

Section 1: Purpose

This is an Ordinance providing for the protection of the public health and safety by regulating the installation, alteration, repair and maintenance of plumbing and drainage systems and the inspection thereof in the Town of Parker, Colorado by adopting, by reference, the 1985 Edition of the "Uniform Plumbing Code" and amending said code.

Section 2:

**CODE ADOPTED BY REFERENCE:** Pursuant to Title 31, Article 16, Part 2, C.R.S. 1973, as amended, there is hereby adopted by reference the Uniform Plumbing Code, of the International Association of Plumbing and Mechanical Officials, 5032 Alhambra Avenue, Los Angeles, California, 90032, 1985 Edition. Three (3) copies of each Code are now filed in the office of the Clerk of the Town and may be inspected during regular business hours. The above Codes are being adopted as if set out at length save and except the following sections which are declared to be inapplicable to the Town and are therefore expressly deleted:

A. Part One. Administration.

Section 3:

**ADDITIONS AND MODIFICATIONS:** The said adopted Codes are subject to the following additions and modifications.

A. Section 103. Add:

"(P) Branch Interval - A branch interval is a length of soil or waste stack, corresponding in general to one-story height but in no case less than eight feet (8') or more than fifteen feet (15') within which horizontal branches are connected to the stack."

B. Table 4-3. Revise under 1½ inch pipe size:

Drainage piping, vertical - 4 and horizontal - 3.

C. Section 502. Add:

"(O) Each building drain in an Group R, Division 3 Occupancy may have one unvented floor drain if both of the following requirements are met:

- 1) The unvented floor drain must branch off of a three inch (3") or larger building drain or building drain branch.
- 2) The developed length of the floor drain branch must be between eighteen inches (18") and five feet (5') if two inch (2") floor drain.

D. Section 613. Add a new Subsection (d) to read:

(d) "Horizontal wet venting is permitted provided not more than 1 DFU discharges into a 1½ inch diameter pipe and 4 DFU discharges into a 2 inch diameter pipe.

E. Section 614. Amend:

Foot vents are not required.

F. Section 702(a): Add Exception to read:

Each building drain in a Group R, Division 3 Occupancy may have one (1) unvented floor drain provided:

- 1) The unvented floor drain connects to the building drain or building drain branch.
- 2) The building drain or building drain branch is three (3) inches in diameter or larger.
- 3) The developed length of the floor drain branch is between eighteen (18) inches and five (5) feet.

G. Section 1003. Approval of Devics. Add as a third paragraph:

All devices installed for the prevention of backflow shall remain accessible for inspection.

H. Section 1008(a). Substitute for the last two sentences:

All water lines shall be installed a minimum of four feet and 6 inches (4'-6") below the finished grade to reduce the possibility of freezing.

Section 4:

**APPLICATION:** This ordinance shall apply to every building or structure within the corporate limits of the Town, over the use of which the Town has jurisdiction and authority to regulate.

Section 5:

**INTERPRETATION:** This Ordinance shall be so interpreted and construed as to effectuate its general purpose to make uniform the local building or structure regulations contained herein. Article and section headings of this Ordinance and adopted Uniform Plumbing Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning of extent of the provisions of any article or section thereof.

Section 6:

**SALE OF COPIES:** The Town Clerk shall delegate to the Building Department responsibility to maintain a reasonable supply of copies of the primary code and of any secondary codes incorporated in it by reference, available for purchase by the public at a moderate price.

Section 7:

**SEVERABILITY:** If any provision, article, section, sentence, clause or part of this Ordinance or the application thereof to any person or circumstance is adjudged by any court of competent jurisdiction to be unconstitutional or invalid, such adjudication shall not effect, impair or invalidate the Ordinance as a whole or any part hereof other than the parts so adjudged to be invalid, and to this end the provisions of this Ordinance are declared to be severable.

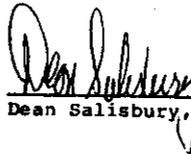
Section 8:

**REPEAL:** This Ordinance hereby repeals any legislation or parts of legislation previously adopted or approved by the governing body of the Town of Parker, which legislation in any way conflicts with the provisions of this Ordinance.

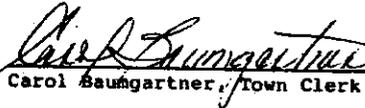
Section 9:

PENALTY: Violation of the provision of this Ordinance are punishable by fine up to but not exceeding \$1,000.00, imprisonment up to but not exceeding 90 days, or public service up to but not exceeding 100 hours, or any combination of fine, imprisonment or public service.

Done at a regular meeting of the Town Council of the Town of Parker, held on Monday, June 16, 1986. Passed by a vote of 6 for and 0 against.

  
Dean Salisbury, Mayor

ATTEST:

  
Carol Baumgartner, Town Clerk

ORDINANCE NO. 4.34

AN ORDINANCE TO ADOPT BY REFERENCE  
THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS  
1985 EDITION

THE COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS AS FOLLOWS:

Section 1: Purpose

This Ordinance is adopted to promote the health, safety, convenience, order, prosperity, and general welfare of the present and future inhabitants of Parker, Colorado by regulating the repair, completion, or demolition of buildings within the Town of Parker which endanger life, health, property, and public safety.

Section 2:

CODE ADOPTED BY REFERENCE: Pursuant to Title 31, Article 16, Part 2, C.R.S. 1973, as amended, there is hereby adopted by reference the Uniform Code for the Abatement of Dangerous Buildings of the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, 90601, 1985 Edition. Three (3) copies are now filed in the office of the Clerk of the Town and may be inspected during regular business hours. The above Code is being adopted as if set out at length.

Section 3:

ADDITIONS AND MODIFICATIONS: The said adopted Codes are subject to the following additions and modifications.

- A. Section 802 shall be deleted.
- B. Section 908(b) shall amend the interest rate from seven percent (7%) per annum to eight per-cent (8%) per annum.
- C. Section 910. The words "on or before August 10" shall be deleted.
- D. Section 912. Amend to read:

"All money recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the treasurer of this jurisdiction who shall credit the same to the general fund.

Section 4:

APPLICATION: This ordinance shall apply to every building within the corporate limits of the Town, over the use of which the Town has jurisdiction and authority to regulate.

Section 5:

INTERPRETATION: This ordinance shall be so interpreted and construed as to effectuate its general purpose to make uniform the local building or structure regulations contained herein. Article and section headings of this ordinance and adopted Uniform Code for the Abatement of Dangerous Buildings shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning of extent of the provisions of any article or section thereof.

**Section 6:**

**SALE OF COPIES:** The Town Clerk shall delegate to the Building Department responsibility to maintain a reasonable supply of copies of the primary code and of any secondary codes incorporated in it by reference, available for purchase by the public at a moderate price.

**Section 7:**

**SEVERABILITY:** If any provision, article, section, sentence, clause or part of this Ordinance or the application thereof to any person or circumstance is adjudged by any court of competent jurisdiction to be unconstitutional or invalid, such adjudication shall not effect, impair or invalidate the Ordinance as a whole or any part hereof other than the parts so adjudged to be invalid, and to this end the provisions of this Ordinance are declared to be severable.

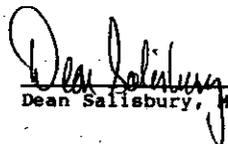
**Section 8:**

**REPEAL:** This Ordinance hereby repeals any legislation or parts of legislation previously adopted or approved by the governing body of the Town of Parker, which legislation in any way conflicts with the provisions of this Ordinance.

**Section 9:**

**PENALTY:** Violation of the provision of this Ordinance are punishable by fine up to but not exceeding \$1,000.00, imprisonment up to but not exceeding 90 days, or public service up to but not exceeding 100 hours, or any combination of fine, imprisonment or public service.

Done at a regular meeting of the Town Council of the Town of Parker, held on Monday, June 16, 1984. Passed by a vote of 6 for and 0 against.

  
\_\_\_\_\_  
Dean Salisbury, Mayor

ATTEST:

  
\_\_\_\_\_  
Carol Baumgartner, Town Clerk

ORDINANCE NO. 4.35

AN ORDINANCE TO ADOPT BY REFERENCE  
THE 1985 UNIFORM MECHANICAL CODE

THE COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS AS FOLLOWS:

**Section 1: Purpose**

This is an Ordinance providing for the protection of the public health and safety by regulating the installation and maintenance of heating, ventilation, comfort cooling and refrigeration systems in the Town of Parker, Colorado by adopting, by reference, the 1985 Edition of the "Uniform Mechanical Code", and amending said code.

**Section 2:**

**CODE ADOPTED BY REFERENCE:** Pursuant to Title 31, Article 16, Part 2, C.R.S. 1973, as amended, there is hereby adopted by reference the Uniform Mechanical Code, of the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, 90601, and the International Association of Plumbing and Mechanical Officials, 5032 Alhambra Avenue, Los Angeles, California, 90032, 1985 Edition. Three (3) copies of each Code are now filed in the office of the Clerk of the Town and may be inspected during regular business hours. The above Code is being adopted including the Appendices as if set out at length save and except the following sections which are declared to be inapplicable to the Town and are therefore expressly deleted:

- A. Sections 201 through 306 inclusive.

**Section 3:**

**ADDITIONS AND MODIFICATIONS:** The said adopted Codes are subject to the following additions and modifications.

(DO NOT COUNT EXCEPTION PROVISIONS AS SEPARATE PARAGRAPHS)

- A. Section 807(c). In the first sentence delete R Occupancies.
- B. Section 1002(c). Add an exception to the first paragraph:  
"EXCEPTION: Only crimp joints need to be sealed in R Occupancies."
- C. Section 1004. Add as paragraph 3:  
"supply or return air ducts shall not be penetrated by gas piping unless approved by the Building Official."

**Section 4:**

**APPLICATION:** This Ordinance shall apply to every building or structure within the corporate limits of the Town, over the use of which the Town has jurisdiction and authority to regulate.

**Section 5:**

**INTERPRETATION:** This Ordinance shall be so interpreted and construed as to effectuate its general purpose to make uniform the local building or structure regulations contained herein. Article and section headings of this Ordinance and adopted Uniform Mechanical Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning of extent of the provisions of any article or section thereof.

**Section 6:**

**SALE OF COPIES:** The Town Clerk shall delegate to the Building Department responsibility to maintain a reasonable supply of copies of the primary code and of any secondary codes incorporated in it by reference, available for purchase by the public at a moderate price.

**Section 7:**

**SEVERABILITY:** If any provision, article, section, sentence, clause or part of this Ordinance or the application thereof to any person or circumstance is adjudged by any court of competent jurisdiction to be unconstitutional or invalid, such adjudication shall not effect, impair or invalidate the Ordinance as a whole or any part hereof other than the parts so adjudged to be invalid, and to this end the provisions of this Ordinance are declared to be severable.

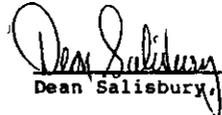
**Section 8:**

**REPEAL:** This Ordinance hereby repeals any legislation or parts of legislation previously adopted or approved by the governing body of the Town of Parker, which legislation in any way conflicts with the provisions of this Ordinance.

**Section 9:**

**PENALTY:** Violation of the provision of this Ordinance are punishable by fine up to but not exceeding \$1,000.00, imprisonment up to but not exceeding 90 days, or public service up to but not exceeding 100 hours, or any combination of fine, imprisonment or public service.

Done at a regular meeting of the Town Council of the Town of Parker, held on Monday, June 16, 1986. Passed by a vote of 6 for and 0 against.

  
Dean Salisbury, Mayor

ATTEST:

  
Carol Baumgartner, Town Clerk

**ORDINANCE NO. 4.36**

**AN ORDINANCE TO ADOPT BY REFERENCE  
THE 1985 UNIFORM SIGN CODE**

THE COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS AS FOLLOWS:

**Section 1: Purpose**

An Ordinance providing for the protection of the public health and safety; regulating the design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures, not located within a building, in the Town of Parker; adopting by reference the 1985 Edition of the "Uniform Sign Code"; repealing all ordinances in conflict therewith and amending said code.

**Section 2:**

**CODE ADOPTED BY REFERENCE:** Pursuant to Title 31, Article 16, Part 2, C.R.S. 1973, as amended, there is hereby adopted by reference the Uniform Sign Code, of the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, 1985 Edition. Three (3) copies are now filed in the office of the Clerk of the Town and may be inspected during regular business hours. The above Code is being adopted as if set out at length.

**Section 3:**

**ADDITIONS AND MODIFICATIONS:** The said adopted Codes are subject to the following additions and modifications.

A. Section 103(c).

Appeals. Strike the first paragraph and substitute the following: "As provided in the administrative code of the Town of Parker."

B. Section 401(a). General. Add a third paragraph:

"Nonconstrained signs having a wind moment at the base of 75,000 foot pounds or more shall be designed by or under direct supervision of an engineer registered in the State of Colorado. All plans and specifications submitted for the purpose of obtaining a building permit shall bear the seal of said engineer."

**Section 4:**

**APPLICATION:** This ordinance shall apply to every sign within the corporate limits of the Town, over the use of which the Town has jurisdiction and authority to regulate.

**Section 5:**

**INTERPRETATION:** This ordinance shall be so interpreted and construed as to effectuate its general purpose to make uniform the local building or structure regulations contained herein. Article and section headings of this ordinance and adopted Uniform Sign Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning of extent of the provisions of any article or section thereof.

**Section 6:**

**SALE OF COPIES:** The Town Clerk shall delegate to the Building Department responsibility to maintain a reasonable supply of copies of the primary code and of any secondary codes incorporated in it by reference, available for purchase by the public at a moderate price.

**Section 7:**

**SEVERABILITY:** If any provision, article, section, sentence, clause or part of this Ordinance or the application thereof to any person or circumstance is adjudged by any court of competent jurisdiction to be unconstitutional or invalid, such adjudication shall not effect, impair or invalidate the Ordinance as a whole or any part hereof other than the parts so adjudged to be invalid, and to this end the provisions of this Ordinance are declared to be severable.

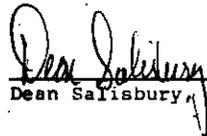
**Section 8:**

**REPEAL:** This Ordinance hereby repeals any legislation or parts of legislation previously adopted or approved by the governing body of the Town of Parker, which legislation in any way conflicts with the provisions of this Ordinance.

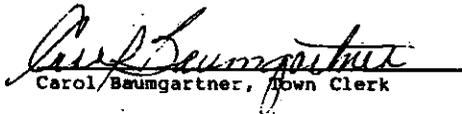
**Section 9:**

**PENALTY:** Violation of the provision of this Ordinance are punishable by fine up to but not exceeding \$1,000.00, imprisonment up to but not exceeding 90 days, or public service up to but not exceeding 100 hours, or any combination of fine, imprisonment or public service.

Done at a regular meeting of the Town Council of the Town of Parker, held on June 16, 1986. Passed by a vote of 6 for and 0 against.

  
Dean Salisbury, Mayor

ATTEST:

  
Carol Baumgartner, Town Clerk

**ORDINANCE NO. 4.38**

**AN ORDINANCE TO ADOPT BY REFERENCE  
THE 1984 NATIONAL ELECTRICAL CODE**

THE COUNCIL OF THE TOWN OF PARKER, COLORADO, ORDAINS AS FOLLOWS:

**Section 1: Purpose**

This is an Ordinance providing for the protection of the public health and safety; regulating the installation, alteration, repair and maintenance of electrical conductors and equipment within or on buildings and other premises including mobile homes in the Town of Parker, Colorado; establishing fundamental safeguards and examination of equipment and systems for safety; adopting by reference the 1984 Edition of the "National Electrical Code"; repealing all ordinances in conflict therewith and amending said Code.

**Section 2:**

**CODE ADOPTED BY REFERENCE:** Pursuant to Title 31, Article 16, Part 2, C.R.S. 1973, as amended, there is hereby adopted by reference the National Electrical Code of the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts, 02210, 1984 Edition. Three (3) copies are now filed in the office of the Clerk of the Town and may be inspected during regular business hours. The above Code is being adopted as if set out at length.

**Section 3:**

**ADDITIONS AND MODIFICATIONS:** The said adopted Codes are subject to the following additions and modifications.

- A. Add a new section: \*90-8. Application to Existing Wiring.
- "(a) When any additions, alterations or renewals of existing installations are made, that portion added, altered or renewed shall be made to conform with all requirements for new buildings except as provided hereafter in (b) and (c).
  - "(b) When more than 50 percent (50%) of the lineal footage of the wiring in any building is changed, the entire wiring installation in the building shall be made to conform with all the requirements for new buildings.
  - "(c) When more than 50 percent (50%) of the lineal footage of the wiring of any circuit is changed, the entire circuit shall be made to conform with all the requirements for new buildings.
  - "(d) When any part of a wiring installation has been disconnected due to the wiring having been damaged by fire, flood, etc., altered by unauthorized persons, nature, calamity, or otherwise becoming a hazard, such installation may not be reconnected without inspection and approval by the Building Official."
- B. Section 210-22C: Add a second paragraph:  
"A furnace installation shall be made on a separate circuit."  
Add an exception:  
"EXCEPTION: A furnace service light may be on the same circuit."

C. Section 210-24(b). Insert after the first paragraph:

"In all habitable unfinished areas, raceways will be provided for further finishing of the areas, or spare circuits will be run to an accessible area. In all habitable unfinished areas of single family dwellings, where concrete walls exceeding four (4) feet in height are to be built, conduit and boxes must be installed in such walls prior to placing concrete."

D. Table 220-2(b). Add on second footnote to Table 220-2(a):

"For dwellings, lighting outlets. The number of outlets per circuit shall not exceed eight (8) on a 15 ampere circuit nor ten (10) on a 20 ampere circuit."

E. Section 220-3(b)(1). Add after first sentence:

"Family rooms shall be wired with a 20 amp appliance circuit. If no family room is designated, the recreation room or the living room will be so designated."

Add as the last paragraph:

"One separate circuit shall be installed for supplying power to a dishwasher and/or disposal." See 210-22(a) as a basis.

F. Section 230-26. Change first sentence of second paragraph to read:

"A mast type riser is required if the eave of the house is less than twelve feet (12') above the finished grade."

G. Section 230-70. Add after first sentence:

"Disconnecting means shall be readily accessible. Readily accessible does not include cupboards, pantries, clothes closets, baths, normally locked rooms or stairways. Basements or cellars without grade access may be used on written approval of the electrical inspector only. See Accessible, Readily in Article 100, Definitions."

H. Section 305-1. Add to last sentence:

Temporary heat meter (THM) permits shall be limited to sixty (60) days. Such permits will require a G.F.I. on a dedicated circuit, the furnace must be complete with a fusestat and all bonding must be complete.

I. Notes to Table 310-16 through 310-19. Add as note 12:  
N.F.P.A. Standards Council Accepts I.A.E.I. Proposed T.I.A. On Ampacity Tables.

TIA 70-84-8. Delete Tables 310-20A, 310-23, 310-24 and amend the second paragraph of Section 310-15(a) as follows:

Effective January 1, 1987 ampacities for conductors rated 0-2000 volts shall be as specified in Tables 310-16 through 310-30 and their accompanying notes and figures.

J. Section 384-16(a). After paragraph one add:

"A main breaker or set of fuses must be provided in the panel or on the building for services regardless of whether or not the serving utility provides the same."

**Section 4:**

**APPLICATION:** This ordinance shall apply to every building or structure within the corporate limits of the Town, over the use of which the Town has jurisdiction and authority to regulate.

**Section 5:**

**INTERPRETATION:** This ordinance shall be so interpreted and construed as to effectuate its general purpose to make uniform the local building or structure regulations contained herein. Article and section headings of this ordinance and adopted National Electrical Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or extent of the provisions of any article or section thereof.

**Section 6:**

**SALE OF COPIES:** The Town Clerk shall delegate to the Building Department responsibility to maintain a reasonable supply of copies of the primary code and of any secondary codes incorporated in it by reference, available for purchase by the public at a moderate price.

**Section 7:**

**SEVERABILITY:** If any provision, article, section, sentence, clause or part of this Ordinance or the application thereof to any person or circumstance is adjudged by any court of competent jurisdiction to be unconstitutional or invalid, such adjudication shall not effect, impair or invalidate the Ordinance as a whole or any part hereof other than the parts so adjudged to be invalid, and to this end the provisions of this Ordinance are declared to be severable.

**Section 8:**

**REPEAL:** This Ordinance hereby repeals any legislation or parts of legislation previously adopted or approved by the governing body of the Town of Parker, which legislation in any way conflicts with the provisions of this Ordinance.

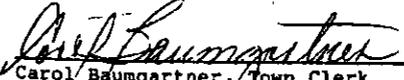
**Section 9:**

**PENALTY:** Violation of the provision of this Ordinance are punishable by fine up to but not exceeding \$1,000.00, imprisonment up to but not exceeding 90 days, or public service up to but not exceeding 100 hours, or any combination of fine, imprisonment or public service.

Done at a regular meeting of the Town Council of the Town of Parker, held on Monday, June 16, 1986. Passed by a vote of 6 for and 6 against.

  
Dean Salisbury, Mayor

ATTEST:

  
Carol Baumgartner, Town Clerk

**IV. RELATED ORDINANCES**

**A. Impact Fee For New Residences**

**B. Rowley Downs Moratorium**

**C. Underground Lines**

ORDINANCE NO. 4.09

AN ORDINANCE LEVYING A FEE OF TWENTY-FIVE CENTS (\$0.25) PER SQUARE FOOT FOR ALL BUILDINGS CONSTRUCTED WITHIN THE TOWN OF PARKER EXCEPT THOSE BUILDINGS IN THE B-BUSINESS, C-COMMERCIAL, LI-LIGHT INDUSTRIAL, AND GI-GENERAL INDUSTRIAL ZONING DISTRICTS AS DEFINED IN THE ZONING ORDINANCES OF THE TOWN OF PARKER, COLORADO, AND PROVIDING FOR THE COLLECTION OF THE SAME

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PARKER, COLORADO:

Section 1 - Purpose

The Town of Parker is experiencing rapid growth which increases the cost to the Town of providing facilities and services necessitated by the growth and it has been determined by the Board of Trustees that a fee upon such new construction which is causing said increased costs, is a proper method of paying for such costs.

Section 2 - Payment of Fees

Any person applying for a Certificate of Occupancy in accordance with the applicable ordinances of the Town of Parker, shall, as a condition of obtaining such Certificate of Occupancy, pay to the Town of Parker an impact fee of twenty-five cents (\$0.25) per square foot of floor area, as herein defined, as the same may be determined from either the plans and specifications submitted to the building official as part of the application for building permit, or, in the discretion of the building official, by actual measurement. This fee shall only apply to new construction, and shall not apply to buildings which are merely being added onto or remodeled.

Section 3 - P.D. Zoning

This fee shall specifically apply to all buildings within a P.D. zone except as is specifically excepted by the Board of Trustees. The impact fee shall be due and payable at the time the Certificate of Occupancy is issued. Under no circumstances shall the building official issue the Certificate of Occupancy until and unless the impact fee, as calculated above, has been paid in full.

Section 4 - Use of the Impact Fee

The impact fee shall be used to help defray the expenses to the Town which are caused by the influx of people to these new residential areas. All monies shall be deposited into the general fund of the Town.

Section 5 - Definitions

a. Building Official.

The person or persons charged with the administration and enforcement of building, electrical, plumbing, and other construction codes as they are adopted by the Town of Parker, or such other person as the Town may authorize.

b. Building.

Any structure without reference to use or occupancy for which a building permit is required by the ordinances of the Town of Parker.

c. Floor Area:

The area included within the surrounding exterior walls of a building or portion thereof, measured from the inside of all exterior walls, excluding parking garages, public hallways and public stairways.

Section 6 - Severability

If any part, section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Town of Parker declares that it would have passed this ordinance, and each part thereof, irrespective of the fact that any one of these parts, sections, subsections, sentences, clauses or phrases be declared invalid.

Introduced at a regular meeting of the Board of Trustees of the Town of Parker on Monday, April 11, 1983. Passed by a vote of 4 for and 0 against and ordered published.

/s/  
Dean Salisbury, Mayor

ATTEST:

/s/  
Carol Baumgartner, Town Clerk

ORDINANCE NO. 4.12

AN ORDINANCE TO DENY THE ISSUANCE OF CERTAIN BUILDING PERMITS IN ROWLEY DOWNS FILING NO. 1 PRIOR TO COMPLETION OF ALL ROADS, CURBS AND GUTTERS WITHIN ROWLEY DOWNS FILING NO. 1, PARKER, COLORADO

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PARKER, COLORADO:

Section 1

That no building permit for the construction of any new residence within Rowley Downs Filing No. 1 shall be issued prior to the completion of all platted streets, and curbs and gutters to Town's specifications within Rowley Downs Filing No. 1. This limitation shall not apply to building permit applications for the remodeling of or addition to homes already built and occupied within Rowley Downs Filing No. 1, as of the effective date of this ordinance.

Section 2

The purpose of this Ordinance is to protect the health, safety, and welfare of the present and future residents of Rowley Downs Filing No. 1 by providing that no further development of the Subdivision can be allowed without adequate roads and streets for the ingress and egress of residents, emergency vehicles and police.

Section 3

This Ordinance is necessary for the immediate preservation of the public health, safety and welfare of the Town of Parker in that the Town is in need of protecting present and future residents of Rowley Downs Filing No. 1 from the dangers posed by inadequate roads, and the attendant hazards caused for residents, emergency vehicles and police.

Therefore this Ordinance shall become effective immediately upon its adoption by the Board of Trustees of the Town of Parker and its execution by the Mayor and Town Clerk.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Parker, Colorado, on the 20th day of June, 1983, passed by a vote of 4 in favor, and 0 against, and 0 abstentions.

/s/  
Dean Salisbury, Mayor

ATTEST:

/s/  
Carol Baumgartner, Town Clerk

ORDINANCE NO. 4.14

AN ORDINANCE TO REQUIRE THE PLACEMENT OF ALL WIRES, CABLES, AND OTHER UTILITY TRANSMISSION LINES UNDERGROUND TOWN OF PARKER, COLORADO

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PARKER, COLORADO:

Section 1

All wires, cables, and any other utility transmission lines shall be placed underground and buried at such depth as may be required by the building department of the Town of Parker or other authorized representative of the Town. No above ground utility, telephone, cable TV, or other lines or the poles on which to hang the lines, wires, or cables shall be constructed above ground except as provided in Section II of this Ordinance.

Section II

In the event of severe hardship an applicant may apply to the Board of Trustees of the Town of Parker for a variance to this Ordinance. The matter will be set for a public hearing and notice of the hearing shall be sent by first class U.S. Mail, a minimum of seven (7) days prior to the public hearing, to all land owners within five hundred (500) feet of the property requesting the above-ground utility line. The Board of Trustees may consider as grounds for a variance geological or natural hardship, but will not consider financial hardship, unless it is extreme and to not grant the variance would be blatantly unreasonable. Self inflicted hardship shall not be a ground for variance.

Section 3

This Ordinance is necessary for the immediate preservation of the public health, safety and welfare of the Town of Parker in that above ground utility transmission lines are deemed to be a hazard to the safety of the public.

Therefore this Ordinance shall be come effective immediately upon its adoption by the Board of Trustees of the Town of Parker and its execution by the Mayor and Town Clerk.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the Town of Parker, Colorado, on the 18th day of July, 1983, passed by a vote of 5 in favor, and 0 against, and 0 abstentions.

/s/  
Dean Salisbury, Mayor

ATTEST:

/s/  
Carol Baumgartner, Town Clerk

V. RELATED AGENCIES

- A. Tri-County Health Department
- B. IREA
- C. Parker Fire Protection District



TRI-COUNTY DISTRICT HEALTH DEPARTMENT

4857 SOUTH BROADWAY  
ENGLEWOOD, COLORADO 80110  
303 761-1340

June 18, 1984

Perry C. Tyree  
Building Official  
Town of Parker  
P.O. Box 667  
Parker, CO 80134

Dear Mr. Tyree:

Tri- County District Health Department has recently signed a letter of agreement with the Colorado Department of Health which makes Tri-County responsible for the review and approval of all public and semi-public swimming pools.

We are requesting that no building permit be issued for a swimming pool until we have reviewed and approved the plans and specifications for the pool and associated equipment.

If you have a question as to whether a swimming pool is or is not a public pool please refer the pool to us and we will make that determination.

All referrals or questions should be directed to:

David Rogers  
15400 E. 14th Place  
Aurora, CO 80010  
(303) 341-9370

Sincerely,

Chris Wiant, M.A., M.P.H.  
Director  
Environmental Health Services

CW/kad



TRI-COUNTY DISTRICT HEALTH DEPARTMENT

4857 SOUTH BROADWAY,  
ENGLEWOOD, COLORADO 80110  
303 761-1340

June 18, 1984

Perry C. Tyree  
Building Official  
Town of Parker  
P.O. Box 667  
Parker, CO 80134

Dear Mr. Tyree:

This department is asking for the cooperation of all building departments within Adams, Arapahoe, and Douglas Counties in the processing of permits for all proposed, new, and remodeling projects for pet shops, kennels, and animal shelters.

Senate Bill 198, signed into law June 2, 1983 requires Health Department review and approval of plans for these categories of establishments as of March 1, 1984. Although this agency has been reviewing plans in these categories for several years on a voluntary basis, the new statute and regulations make mandatory the Health Department review and approval process. Many new structural and equipment requirements have been included that further increase the need for plan review prior to construction.

We ask that you refer those persons to submit such plans to Patsy Dunn at Tri-County District Health Department's Aurora Office, 15400 E. 14th Place, Aurora, CO 80011, Phone 341-9370.

We very much appreciate your help in this matter.

Sincerely,

Chris Wiant, M.A., M.P.H.  
Director  
Environmental Health Services

CW/kad

I.R.E.A.

The Intermountain Rural Electrical Association provides electrical service to the Parker area. Applications for service should be directed to the Parker Town offices, but may require coordination directly with the offices of IREA in Sedalia, as well.

Inspections for conformance to the electrical code within and on a structure are made by the Town of Parker. Temporary and permanent services to be supplied by IREA require permits and approval inspections by the Town. The telephone numbers and office location are listed under the Town departments in this document.

If electrical services are desired beyond those listed above, especially involving availability of special power requirements, contact should be made directly with IREA at 688-3100 or 1-800-332-9540 for their Sedalia office.

PARKER FIRE PROTECTION DISTRICT

The fire district has adopted rules and regulations governing the use of buildings, equipment and processes within their jurisdictional boundaries. Even though the Town of Parker at this time has not ratified those requirements so they do not apply within the Town, there are certain fire protection requirements that do apply.

The Town of Parker has adopted the 1985 Edition of the Uniform Fire Code which provides for certain decisions involving fire protection to be made by the Chief. The fire protection district has been delegated review privileges for all projects and is a part of the approval procedure for all building permits. If there are questions they should be directed to the district office in Parker; telephone 841-2608.