

ORDINANCE NO 2, 1971,

BEING AN ORDINANCE RELATING TO THE REGULATION OF ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE CITY OF FORT COLLINS, COLORADO, ADOPTING BY REFERENCE THERETO THE UNIFORM BUILDING CODE OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, 1970 EDITION, VOLUME 1, TOGETHER WITH THE UNIFORM BUILDING CODE STANDARDS, 1970 EDITION, REPEALING SECTIONS 4-1 THROUGH 4-5 AND SECTIONS 4-8 THROUGH 4-10, BOTH INCLUSIVE, OF THE CODE OF ORDINANCES OF THE CITY OF FORT COLLINS, COLORADO, 1958, AS AMENDED, OR PARTS OR SECTIONS OF ORDINANCES OF THE CITY OF FORT COLLINS IN CONFLICT OR INCONSISTENT HEREWITH, PROVIDING A PENALTY FOR VIOLATION OF THE PROVISIONS OF SAID BUILDING CODE, AND PROVIDING FOR A PUBLIC HEARING IN RELATION THERETO

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS, COLORADO, THAT

Section 1 Pursuant to the power and authority conferred on the City Council of the City of Fort Collins by Chapter 139, Article 34, Colorado Revised Statutes, 1963, as amended, and Article II, Section 7, of the Charter of the City of Fort Collins, Colorado, there is hereby adopted as the Building Code of the City of Fort Collins, by reference thereto, the Uniform Building Code, 1970 Edition, Volume 1, published by the International Conference of Building Officials, 50 South Los Robles, Pasadena, California, together with the Uniform Building Code Standards, 1970 Edition, of the International Conference of Building Officials, above address, all to have the same force and effect as though set forth herein in every particular Sections 4-1 through 4-5 and Sections 4-8 through 4-10, both inclusive, of the Code of Ordinances of the City of Fort Collins, Colorado, 1958, as amended, are hereby expressly repealed The adopted codes have comprehensive provisions and standards regulating the use, construction, repair, etc , of buildings and structures for purpose of protecting the public health, safety and general welfare

Section 2 The Uniform Building Code, 1970, Volume 1, hereby adopted, is hereby amended and changed in the following respects

A By deleting therefrom Section 204 and substituting therefor the following

"204 (a) In order to determine the suitability of alternate materials or alternate methods of construction and to provide for reasonable interpretations of the provisions of this Code, there shall be and is hereby created a Building Board of Appeals consisting of five (5) members who are qualified by experience and training to pass upon matters pertaining to building construction The Chief Building Inspector shall be an ex officio member and shall act as secretary of the Board without vote The Chief of the Fire Department shall be an advisory member of the Board without vote

(b) The members of the Building Board of Appeals shall be appointed by the City Council and shall serve for a term of four (4) years (or at the pleasure of the Council) Members shall serve without pay The appointment of any member may be terminated for non-attendance to duties or for cause The members of the Building Board of Appeals heretofore in existence are hereby appointed as members of the Building Board of Appeals herein created, to serve until their terms on said former Building Board of Appeals would have expired

(c) Whenever the Chief Building Inspector or other administrative official of the City charged with the enforcement of building regulations (but specifically not to include the zoning laws of the City of Fort Collins) refuses to issue a building permit for the reason that the proposed building or structure does not comply with the building regulations of the City, the person applying for the permit may file with the Building Board of Appeals a request for relief from the decision of the Chief Building Inspector, stating that the refusal to issue the building permit to him was based on an erroneous interpretation of the building regulations The Building Board of Appeals shall hear and decide all appeals made to it and shall have the duty to authorize and direct the Chief Building Inspector to issue a permit only under the following circumstances

(1) When the Board determines that the interpretation of the building regulations of the City by the Building Inspector was in fact erroneous

(2) When the Board determines that the alternate design, alternate materials, and/or alternate methods of construction are in fact equivalent to those prescribed by the Code considering quality, strength, effectiveness, fire resistance, durability and safety

(d) The Building Board of Appeals shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the design, alternate materials or alternate methods Unless specifically extended by the Board, the authorization for any variance shall be valid for not more than six (6) months from the date granted

(e) Persons desiring to appeal a decision of the Chief Building Inspector shall, at the time of filing his appeal, pay to the Director of Finance a docket fee in the amount of Ten and No/100 Dollars (\$10 00) Written notice of hearings shall be given to the parties concerned at least three (3) days prior to the hearing or by mailing the same to his last known address by regular mail The Board shall from time to time adopt such additional rules and regulations as it deems necessary and advisable for the conduct of its hearings and for carrying out the provisions hereof

(f) A quorum of three (3) regularly appointed members shall be necessary for any meeting of the Building Board of Appeals and the affirmative vote of at least three (3) regularly appointed members shall be necessary to authorize any action of the Board The said Board may exercise any power or perform any duty regardless of whether the number of qualified members appointed to the Board shall at any time be less than five (5) "

B By deleting therefrom the first line of Table No 3-A--Building Permit Fees and substituting therefor the following

TABLE NO 3-A--BUILDING PERMIT FEES

<u>TOTAL VALUATION</u>	<u>FEE</u>
Less than \$20 00	No Fee - Permit is required
\$20 00 to \$500 00	\$5 00

C By adding the following sentence at the end of Section 303(b)

"A plan checking fee will be charged when the scope of plans exceeds the capabilities of the Department and the outside agency utilized charges a fee for its services "

D By deleting therefrom the definition of FAMILY contained in Section 407 and substituting therefor the following (All other definitions in Section 407 remain unchanged)

"Section 407 FAMILY is an individual or two or more persons related by blood or marriage or an unrelated group of not more than three persons living together in a dwelling unit "

E By deleting therefrom subparagraph 503 (d) EXCEPTION 4 and substituting therefor the following

EXCEPTIONS

- 1 --- no change
- 2 --- no change
- 3 --- no change
- 4 In the indicated one-hour occupancy separation between a group I and J Occupancy, the separation may be limited to the installation of materials having an U L Class F-45 rating Fire Dampers shall not be required in ducts

piercing this separation provided they are constructed of
 number 26 guage galvanized steel
 5 --- no change

F By deleting therefrom Section 1311 and substituting therefor the following

"Sec 1311 Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature in all habitable rooms of 70° Fahrenheit measured at a point three feet (3') above the floor when the outside temperature is -15° Fahrenheit "

G By deleting therefrom Section 1410 and substituting therefor the following

"Sec 1410 Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature in all habitable rooms of 70° Fahrenheit measured at a point three feet (3') above the floor when the outside temperature is -15° Fahrenheit "

H By deleting therefrom Section 1412 thereof and substituting therefor the following

"Sec 1412 A one-story carport entirely open on two or more sides need not have a fire separation between the carport and the dwelling
 Windows located lower than twenty-four inches (24") above the level of the carport floor shall not be openable Doors having sash located in the hazardous zone shall employ fixed glazing only "

I By deleting therefrom Section 1504 thereof and substituting therefor the following

"Sec 1504 Under no circumstances shall a private garage have any opening directly into a room used for sleeping purposes "

J By deleting the last sentence of Section 2305 (c) and substituting therefor the following

"Design snow loading shall be thirty (30) pounds per square foot "

K By deleting therefrom so much of Table No 25-V--Allowable Spans for Rafters as pertains to 16 and 40 pound live loads

L By deleting therefrom Table No 25-W--Allowable Spans for Roof Rafters Using Nonstress-Graded Lumber and Table No 25-W-SL-40 (the effect of this change is to retain only Table No 25-W-SL-30)

M By deleting therefrom Table No 29-A--Foundations for Stud Bearing Walls--Minimum Requirements and substituting therefor the following

"TABLE NO 29-A--FOUNDATIONS FOR STUD BEARING WALLS MINIMUM REQUIREMENTS					
Number of Stories	Thickness of Foundation Wall (Inches)		Width of Footing (Inches)	Thickness of Footing (Inches)	Depth of Foundation Below Natural Surface of Ground and Finish Grade (Inches)
	Concrete	Solid Unit Masonry			
1	8	8	16	8	30
2	8	8	20	10	30
3	10	10	24	12	30

NOTE

For purposes of Table No 29-A only, 1 story means 1 roof load plus 1 floor load, 2 stories means 1 roof load plus 2 floor loads, 3 stories means 1 roof load plus 3 floor loads "

N By amending Section 3302 (a) (2) by adding at the end thereof the following

"In Group H and I Occupancies, the provision of roughed-in or finished plumbing or roughed-in or finished electrical wiring in basements or cellars indicates that the basement or cellar is for other than service of the building

EXCEPTION

In lieu of a second exit, basements or cellars of single family residences which are occupied only by members of the immediate family may be equipped with an emergency exit window conforming to the requirements of Section 1404 "

O By deleting therefrom the last sentence of Section 5004 and substituting therefor the following

"Connections between roofs and supporting walls shall be capable of withstanding an uplift force equal to the requirements contained in Chapter 23, entitled "General Design Requirements "

P By deleting therefrom Section 6003

Q By deleting therefrom Section 6004

R By deleting therefrom Chapter 70 and all tables and figures pertaining thereto

Section 3 Definitions

A Wherever the word "municipality" or "city" is used in the Uniform Building Code, it shall be held to mean the City of Fort Collins

B Wherever the word "building official" is used in the Uniform Building Code, the term shall be held to mean City Building Inspector

Section 4 The following sections of the Uniform Building Code contain a penalty clause which is herewith set forth in full as required by Chapter 139, Article 34, Section 4, of the Colorado Revised Statutes, 1963, as amended, and Article II, Section 7, of the Charter of the City of Fort Collins, to-wit

"Sec 205 It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the City or cause the same to be done, contrary to or in violation of any of the provisions of this Code

Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted and upon conviction of any such violations, such persons shall be punishable by a fine of not more than Three Hundred and No/100 Dollars (\$300 00) or by imprisonment of not more than ninety (90) days or by both such fine and imprisonment "

Section 5 Fire Zones Sections 4-6 51 through 4-6 55 of the Code of Ordinances of the City of Fort Collins, Colorado, 1958, as amended, establishing fire zones, are hereby made applicable to the Uniform Building Code herein adopted, and the fire zones therein created shall be the fire zones referred to in Part V of said Uniform Building Code

Section 6 A public hearing on the adoption by reference thereto of the Uniform Building Code, 1970 Edition, Volume 1, of the International Conference of Building

Officials, along with the amendments thereto, and together with the Uniform Building Code Standards, 1970 Edition, of the International Conference of Building Officials, be and the same is hereby scheduled in the Council Chambers, City Hall, 300 LaPorte Avenue, Fort Collins, Colorado at 1 30 o'clock P M on the 11th day of February, 1971, and that the City Clerk of the City of Fort Collins be and he is hereby directed to publish notice of said public meeting in the manner and style pursuant to the schedule for such publications prescribed in Chapter 139, Article 34, Section 3, Colorado Revised Statutes, 1963, as amended, and Article II, Section 7, Charter of the City of Fort Collins

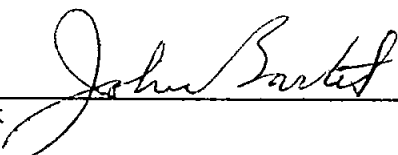
Section 7 At least three (3) copies of the Uniform Building Code, 1970 Edition, Volume 1, of the International Conference of Building Officials, and at least three (3) copies of the Uniform Building Code Standards, 1970 Edition, of the International Conference of Building Officials, all certified to be true copies, shall be on file in the office of the City Clerk of the City of Fort Collins, Colorado, at least fifteen (15) days preceding said hearing and may be inspected by any interested persons during normal business hours After the public hearing thereon, and final reading and adoption by reference, the Building Code as finally adopted shall be available for sale to the public through the office of the City Clerk at a price not to exceed the City's actual cost

Section 8 If any part, section, subsection, sentence, clause or phrase of this ordinance or of the Building Code and Uniform Building Code Standards adopted hereby is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance or of said Uniform Building Code or said Uniform Building Code Standards hereby adopted The City Council hereby declares that it would have passed this ordinance and adopted said Uniform Building Code and said Uniform Building Code Standards 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 invalid

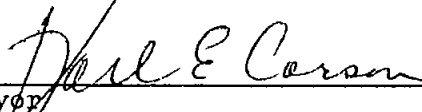
Introduced, considered favorably on first reading, and ordered published this 21st day of January, A D 1971, and to be presented for final passage on the 11th day of February, A D 1971


Assistant Mayor

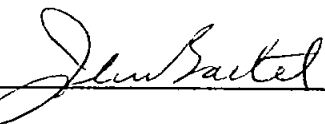
ATTEST


City Clerk

Passed and adopted on final reading this 11th day of February, A D 1971


Mayor

ATTEST

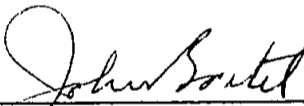

City Clerk

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that a public hearing will be held before the City Council of the City of Fort Collins, Colorado, on February 11, 1971, at 1 30 P M , or as soon thereafter as the matter may come on for hearing before the City Council, at the Council Chambers in the City Hall, 300 La Porte Avenue, Fort Collins, Colorado, on a proposed ordinance for the regulation of erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings or structures in the City of Fort Collins, adopting by reference the Uniform Building Code of the International Conference of Building Officials, 1970 Edition, Volume 1, together with the Uniform Building Code Standards, 1970 Edition, and repealing all ordinances in conflict therewith and providing penalties for violation thereof. The proposed ordinance will adopt Section 101 through Section 7020 of the Uniform Building Code of the International Conference of Building Officials, 1970 Edition, Volume 1, officially approved, adopted and published in 1970 by the International Conference of Building Officials, 50 South Los Robles, Pasadena, California, 91101, and a secondary code known as the Uniform Building Code Standards, 1970 Edition, published in 1970 by said International Conference of Building Officials. The purpose of the ordinance and the Codes proposed to be adopted by reference therein is to provide comprehensive regulations within the City of Fort Collins governing the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings or structures in the City. Copies of said Codes proposed to be adopted, together with the proposed ordinance, are on file and are available for public inspection in the office of the City Clerk at the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado.

Dated at the City of Fort Collins, Colorado, this 21st day of January, A D 1971

By order of the City Council



City Clerk