

ORDINANCE NO 175, 1980
OF THE COUNCIL OF THE CITY OF FORT COLLINS
BEING AN ORDINANCE AMENDING CERTAIN SECTIONS
OF THE UNIFORM BUILDING CODE, 1979 EDITION

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows

Section 1 That Section 1205(a) of the Uniform Building Code 1979 Edition is amended by adding an exception after the fourth paragraph to read as follows

EXCEPTION Light and ventilation for an interior room may be supplied from an adjoining exterior room provided the following conditions are met

- (1) The common wall is provided with openable interior openings with an aggregate area of not less than one-twentieth of the floor area of the interior room
- (2) The adjoining exterior room has openable exterior openings for light and ventilation as required in this section, plus additional such openings not less in area than twice the amount required for the interior room

Section 2 That Table No 29A of the Uniform Building Code 1979 Edition is amended to read as follows

TABLE NO 29A
FOUNDATION FOR STUD BEARING WALLS - MINIMUM REQUIREMENTS

NUMBER OF ¹ STORIES	THICKNESS OF FOUNDATION WALL (INCHES)		HEIGHT OF FOUNDATION WALL (IN FEET)	WIDTH OF FOOTING (INCHES)	THICKNESS OF FOOTING (INCHES)	DEPTH OF FOUNDATION BELOW NATURAL SURFACE OF GROUND AND FINISH GRADE (INCHES)
	CONCRETE	UNIT MASONRY (NOMINAL)				
1	5-1/2	6 ²	3 or less ^{3 5}	16	8	30
	7-1/2	8 ²	3-9 ^{4 5}			
2	Same as Required for 1 Story	Same as Required for 1 Story	Same as Required for 1 Story	20	10	30
3	9-1/2	10	Same as Required for 1 Story	24	12	30

¹ For the purpose of Table No 29A only, one (1) story means one (1) roof load plus one (1) floor load, two (2) stories means one (1) roof load plus two (2) floor loads, and three (3) stories means one (1) roof load plus three (3) floor loads

² The minimum reinforcement for masonry foundations shall be as follows

- (a) Footing shall be reinforced with two #4 bars located not less than three inches (3") from the bottom or sides of the footing
- (b) Foundation walls shall be reinforced with #4 vertical bars spaced a maximum of four feet (4') on center. Vertical bars shall be bent so as to form a minimum horizontal extension of six inches (6") and shall be tied to a longitudinal bar

All cells containing the vertical reinforcement shall be filled solidly with grout

- (c) Horizontal reinforcement shall consist of approved wire reinforcement with a minimum of 9 gauge side and cross runs. Such reinforcement shall be laid continuously in alternate bed joints

(d) The top course of foundation walls shall be a bond beam course. Bond beam courses for walls three feet (3') or less in height shall be reinforced with one #4 bar. Bond beam courses for walls three (3') to nine feet (9') in height shall be reinforced with two #4 bars. Vertical bars shall be tied to the bond beam longitudinal bars.

3 Concrete foundation walls three feet (3') or less in height shall be reinforced with one (1) #4 bar located not less than three inches (3") nor more than six inches (6") from the top of the wall and one (1) #4 bar located not less than three inches (3") nor more than six inches (6") from the bottom of the wall. The bars shall be centered within the width of the wall.

4 Concrete foundation walls three feet (3') to nine feet (9') in height shall be reinforced with two #4 bars located not less than three inches (3") nor more than six inches (6") from the top of the wall and two (2) #4 bars located not less than three inches (3") nor more than six inches (6") from the bottom of the wall. The bars shall be placed not less than one and one-half inches (1-1/2") from the vertical edges of the wall.

5 Minimum reinforcing for normal conditions. Walls subject to excessive surcharge loads or lateral pressures created by unstable soil or ground water conditions shall be designed with accepted engineering practices.

Section 3 That the Appendix to Chapter 11 of the Uniform Building Code 1979 Edition is amended by adding an exception at the end of Item 4 of Section 1107 to read as follows:

EXCEPTION Greenhouses and similar structures attached to Group R occupancies for the purpose of providing light and ventilation not exceeding 15% of the floor area of the dwelling unit may be classified as Group R occupancies.

Section 4 That the Appendix to Chapter 32 of the Uniform Building Code 1979 Edition is amended by adding to the last sentence of Section 3212 Item 1, the following:

"or other approved methods"

and by changing Item No. 3 to read as follows:

#3 Wood Shingle Application Wood shingles shall not be applied over existing wood shingles."

and by changing Item 5 to read as follows:

"5 Rusted, damaged or inadequate flashing, vent caps and metal edgings shall be replaced with new materials as necessary and as approved by the Building Official "

Introduced, considered favorably on first reading and ordered published this 16th day of December, 1980, and to be presented for final passage on the 6th day of January, 1981

Clayton Gray
Mayor

ATTEST

Wanda M. Kravcek
City Clerk

Passed and adopted on final reading this 6th day of January, 1981

Clayton Gray
Mayor

ATTEST

Wanda M. Kravcek
City Clerk