

**TOWN OF RICO
ORDINANCE NO. 2016-1**

ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF RICO, COLORADO ADOPTING TOWN BUILDING REGULATIONS AND ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2006 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION; THE INTERNATIONAL EXISTING BUILDING CODE, 2006 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION, AND THE INTERNATIONAL FIRE CODE, 2006 EDITION AND PROVIDING FOR PENALTIES FOR VIOLATIONS

WHEREAS, the Board of Trustees of the Town of Rico (Board) has the authority vested in it by the Town Charter, and by other pertinent state laws and regulations to adopt such regulations as are necessary to protect the health, welfare and safety of residents and visitors of the Town; and

WHEREAS, the Board has determined that the adoption of building codes for commercial, multi-family and single family residential dwellings is necessary to ensure that new construction in the Town meets certain minimal levels and standards to ensure the safety and health of occupants of those buildings and structures; and

WHEREAS, the Board has considered the increased costs associated with complying with a building code and finds that any increased expense in construction costs is justified by the assurance that construction is occurring according to generally accepted standards and will protect the health, welfare and safety of those occupying the building or structures. The Board further finds that building codes have been adopted by the majority of municipalities and counties in Colorado, and the standards of construction embodied in the building code adopted are generally accepted within the construction industry; and

WHEREAS, the Board find that adoption of the building code should be accomplished immediately to ensure that any construction during 2016 is subject to building code requirements and the Board specifically finds and determines that the immediate adoption and implementation of this Ordinance is necessary for the preservation of public health, safety, welfare and peace of the community and property within the community, and therefore finds that this Ordinance should be adopted as an emergency ordinance, as contemplated by Section 3.6 of the Town of Rico Charter; and

WHEREAS, a public hearing was held on April 13, 2016 at a regular meeting of the Board of Trustees of the Town of Rico prior to the adoption of this Ordinance for the purpose of taking public comment on the advisability of adoption of these building codes.

NOW THEREFORE, the Board of Trustees of the Town of Rico does hereby **ORDAIN** as follows:

1. There is hereby adopted for the purposes of providing minimum standards to safeguard life, limb, health, property and public welfare, The International Building Code, 2006 Edition, (IRC), as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The subject matter of the IRC is standards and regulations governing

the construction and maintenance of buildings and other structures by providing standards for supplied utilities and other physical attributes to ensure that buildings and other structures are constructed in a manner that is safe, sanitary and fit for human occupation and use.

2. There is hereby adopted for the purposes of providing minimum standards to protect persons and property, public health, safety and general welfare, The International Residential Code, 2006 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The subject matter of this code is regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached single and two family dwellings, and multiple single family dwellings (townhouses) not more than three stories in height with separate means of ingress and egress and the issuance of permits and collection of fees therefore.

3. There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Existing Building Code, 2006 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The subject matter of this code is regulations of governing the repair, alteration, change of occupancy, addition and relocation of existing buildings including historic buildings and the issuance of permits and collection of fees therefore.

4. There is hereby adopted for the purpose of providing minimum standard to protect persons and property, The International Mechanical Code, 2006 Edition (IMC), including Appendix A, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The subject matter of this code is regulations governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems and the issuance of permits and collection of fees therefore.

5. There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Fire Code, 2006 Edition (IFC), as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The subject matter of the code is regulations safeguarding life and property from fire and explosion hazards arising from the occupancy of buildings and premises and the issuance or permits and collection of fees therefore.

6. The adopted Codes(IRC, IMC and IFC), shall be applied to all new construction of buildings and structures designed for commercial uses and multi-family dwellings, for which a building permit is required under the Rico Land Use Code (RLUC) and is issued after the date of adoption of this Ordinance. Any building permit application pending for a commercial or multi-family building or other structure, but not issued, as of the date of adoption of this Ordinance, shall be issued subject to the requirements of this Ordinance and the adopted Codes.

7. Pursuant to C.R.S. 12-58-104, the Colorado Plumbing Code adopted by the State Examining Board of Plumbers and amended from time to time shall apply to all plumbing work on all buildings within the Town.

8. It shall be unlawful for any contractor or person holding a building permit in the Town to engage in any plumbing or electrical work within the Town without the applicable permits issued by the State of Colorado pursuant to Colorado law.

9. The Town shall be exempt from any building permit fees for construction of any Town facilities.

10. It shall be unlawful to commence construction of any building or other structure without an approved, appropriate building permit.

11. A licensed professional engineer or architect must design and stamp all plans for foundations. Foundation plans must include dimensional plan views with footers, stem walls, interior pads, and exterior pads, and must show dimensional section of foundation showing depth of footing, type, size and placement of rebar, wire mesh, anchor bolts, support ledges, type of fill and compaction as well as size and placement of anchor bolts and ties to foundation or footers. Plans must also show any foundation ties to steps, porches, or sidewalks.

12. An application for a building permit shall be filed, with the appropriate fee prior to requested date of start of construction. The application, and plans for construction, will be reviewed by the Town Building Inspector, who shall have the authority to request revisions to plans, request additional information or documentation to ensure designs and plans are compliant with the adopted Codes. No construction shall commence until a building permit has been issued.

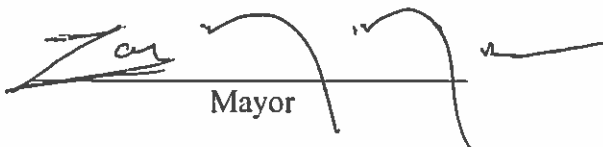
13. Any decision of the Building Inspector, whether as to issuance or denial of a building permit, or any inspection denial, may be appealed to the Town Manager. Such appeal shall be in writing and shall set forth the basis for the appeal and specify the relief requested. The Town Manager shall make such recommendations as he determines are appropriate and shall forward to the Town Board for hearing, upon notice to the person appealing, at its next regular meeting.

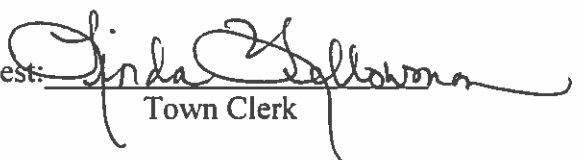
14. It shall be unlawful to violate any provision of this Ordinance, or any of the adopted Codes, or state laws and regulations pertaining to electrical and plumbing work. It shall be unlawful

15. Violations of this Ordinance, or any provision of the Adopted Codes, shall be enforced as provided in the pertinent Code, as a violation of the Town of Rico Land Use Code, or as otherwise provided by law.

16. Town staff is directed to take necessary actions to immediately implement this Ordinance, including securing by contract or other means a qualified building inspector, and to prepare necessary forms and procedures to implement these building codes.

Done in open session, this 13th day of April, 2016, at Rico, Colorado.


Mayor

Attest: 
Town Clerk