

ORDINANCE 2007-01

AN ORDINANCE OF THE CITY OF FRUITA, COLORADO ADOPTING AND AMENDING THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL ELECTRICAL CODE, AND THE INTERNATIONAL ENERGY CONSERVATION CODE TO BE APPLIED THROUGHOUT THE CITY OF FRUITA; PROVIDING FOR ADMINISTRATION, ENFORCEMENT AND APPEALS; AND PROVIDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THESE PRIMARY CODES

WHEREAS, pursuant to Title 31, Article 16, the Fruita City Council has the power to adopt ordinances adopting codes by reference; and

WHEREAS, the Fruita City Council finds that adoption of this Ordinance is necessary to preserve the health, safety and welfare of the citizens of the City of Fruita.

WHEREAS, the Fruita City Council finds that it is important for the safety of the citizens of the City of Fruita to have established a current uniform code. Accordingly, it is necessary to adopt and amend the current building code together with the plumbing code, the mechanical code, the fuel gas code, the property management code, the residential code, the electrical code and the energy conservation code.

NOW THEREFORE, BE IT ORDAINED, by the Fruita City Council as follows:

SECTION 1: Chapter 15.04 of the Fruita Municipal Code and Ordinance 2001-01 are hereby repealed and reenacted to read as follows:

Chapter 15.04

INTERNATIONAL BUILDING CODE

15.04.010 ADOPTED BY REFERENCE.

- A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Building Code, 2006 Edition, together with the Chapters of the Appendix as set forth in Paragraph B below, promulgated by the International Code Council, Inc. (hereafter “IBC or International Building Code”) together with amendments set forth in Section 15.04.020 below. The purpose of the IBC is to provide minimum standards to safeguard life and limb, health, property, and the public welfare by regulating and

controlling various matters including, but not limited to the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the City of Fruita.

- B. The following chapters of the Appendix of the International Building Code, 2006 Edition, are adopted:
 - 1. Chapter C, Group U-Agriculture Building
 - 2. Chapter I, Patio Covers
 - 3. No other chapters of the Appendix are adopted.

15.04.020 AMENDMENTS. The building code adopted in Section 15.04.010 is hereby amended as follows:

- A. Section 105.2: Section 105.2 is amended by the addition of the word Platforms to Section 105.2 Item 6.
- B. Section 108: Section 108 is amended by the addition of Subsection 108.7. No fees shall be required for a building permit obtained for Agricultural Buildings, as defined at Section 202. This agricultural building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.
- C. Section 108.2: Section 108.2 is amended by the addition of Table 108-A, Fee Schedule, for building permits and/or combinations of building, mechanical, plumbing, electrical, fuel gas piping and pool, hot tub and spa permits. A copy of Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's Office and the Mesa County Building Inspection office.
- D. Section 108.6: Section 108.6 is amended to establish a fee refund policy, by the addition of the following: Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced.
- E. Section 109: Section 109 is amended by addition of Subsection 109.7 to read as follows: No inspections shall be required for a building permit obtained for Agricultural Buildings as defined at Section 202. However, this exemption is not an exception of the minimum building standards set forth in the International Building Code, nor to the other requirements for inspections for electrical, mechanical and plumbing.
- F. Section 112: Section 112 is amended by deletion thereof. The Board of Appeals established in Chapter 15.42 of the Fruita Municipal Code shall serve as the Board of Appeals.

- G. Section 113.4. Violation Penalties. Section 113.4 is amended by deletion of the section and replacing with the following: Section 113.4. Violation Penalties. Any person who violates a provision of the code or fails to comply with any of the requirements thereto shall be subject to the penalties prescribed in Chapter 15.50 of the Fruita Municipal Code.
- H. Section 508: Section 508, Table 508.2 is amended to read: Storage rooms over 100 square feet in Group I and H occupancies.
- I. Section 508: Section 508, Table 508.3.3 is amended by changing footnote b. to read: Occupancy separations need not be provided for incidental storage areas within all occupancies that comply with the provisions of Section 508.3.2, Nonseparated occupancies, except Group I and H if the: Remainder of footnote b. remains unchanged.
- J. Table 602: Table 602 is amended by the addition of footnote f. to E occupancies. Footnote d. Group E Day Care occupancies that accommodate 12 or fewer persons shall have fire resistive ratings as required for Group R-3 occupancies.
- K. Section 708: Section 708 is amended by the addition of Exception #6 to Read: The wall need not extend into the crawl space in existing construction.
- L. Section 1004: Section 1004, Table 1004.1.1 is amended to change the maximum floor area allowance per occupant of Agricultural Building from 300 Gross to 500 Gross.
- M. Section 1704.1: Section 1704.1 is amended to change the last sentence of the first paragraph to read. These inspections are to include the inspections specified in Section 109.
- N. Section 3001.1 is amended to read as follows: 3001.1 Scope. This chapter governs the design, construction, installations, alterations, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators and moving walks, requiring permits therefore and providing procedures for the inspection and maintenance of such conveyances.
- O. Chapter 30: Chapter 30 concerning elevators, moving walks, escalators or dumbwaiters, is amended by adding four new sections and subsections to read as follows:
 - 1. Section 3007 - Permits & Certificates Of Inspection
 - 3007.1 Permits Required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter or to make alterations to any existing elevator, dumbwaiter, escalator or moving walk, as defined in Part XII of ASME A17.1, without first having obtained a permit for such

installations from the building official. Permits shall not be required for maintenance or minor alterations.

3007.2 Certificates of Inspection Required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by an approved inspection agency. Such certificates shall be issued upon payment of prescribed fees and a valid inspection report indicating that the conveyance is safe and that the inspection and tests have been performed in accordance with Part X of ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3010. Exception: Certificates of Inspection shall not be required for conveyances within a dwelling unit.

3007.3 Applications for Permits. Applications for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner or the owner's representative, upon payment of the permit fees specified in this section.

3007.4 Applications for Certificates of Inspection. Applications for an inspection and certificates of inspection shall be made to an approved inspection agency by the owner of an elevator, dumbwaiter, escalator or moving walk. Fees for inspections and certificates of inspection shall be determined by the approved inspection agency.

3007.5 Fees. A fee for each permit shall be paid to the building official as prescribed in the jurisdiction Permit Fee Schedule.

2. Section 3008 - Design

3008.1 Detailed requirements. For detailed design, construction and installation requirements see Chapter 16 and the appropriate requirements for ASME A17.1.

3. Section 3009 - Requirements For Operation And Maintenance

3009.1 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installations and shall cause periodic inspections to be made on such conveyances as required by this section.

3009.2 Periodic Inspection and Tests. Routine and periodic inspections and tests shall be made as required by ASME A17.1.

3009.3 Alterations, Repairs and Maintenance. Alterations, repairs and maintenance shall be made as required by Part XII of ASME A17.1.

3009.4 Inspection Costs. All costs of such inspections shall be paid by the owner.

4. Section 3010 - Unsafe Conditions

3010.1 Unsafe Conditions. When an inspection reveals an unsafe condition of an elevator, escalator, moving walk or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of inspection and unsafe condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such conveyance, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed by the building official when satisfied that the unsafe conditions have been corrected.

5. Section 3109.4: Section is amended by deletion thereof.

SECTION 2: Chapter 15.08 of the Fruita Municipal Code and Ordinance 2001-01, Section 2, are hereby repealed and reenacted to read as follows:

Chapter 15.08

INTERNATIONAL PLUMBING CODE

15.08.010 ADOPTED BY REFERENCE.

- A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Plumbing Code, 2006 Edition, together with the Chapters of the Appendix as set forth in Paragraph B below, promulgated by the International Code Council, Inc. (hereafter “IPC or International Plumbing Code”) together with amendments set forth in Section 15.08.020 below. The purpose of the IPC is to protect the safety of residents of the City by prescribing minimum standards for plumbing installation, alteration, addition, repair, relocation, replacement, maintenance or use of any plumbing system within the City of Fruita.
- B. The following chapters of the Appendix of the International Plumbing Code are adopted.
 - 1. Appendix B – Rates of Rain Fall for Various Cities

2. Appendix E – Sizing of Water Piping Systems
3. No other chapters of the Appendix are adopted.

15.08.020 AMENDMENTS. The plumbing code adopted by Section 15.08.010 is hereby amended as follows:

- A. Section 106.6. Section 106.6 is amended by deletion of the section and replaced with the following. Section 106.6 Permit Fees. Section 106.6 is amended by the addition of Table 108-A, Fee Schedule, for building permits and/or combinations of building, mechanical, plumbing, electrical, fuel gas piping and pool, hot tub and spa permits. A copy of Table 108-A, Fee Schedule, is on file in the Fruita City Clerk’s Office and the Mesa County Building Inspection office.
- B. Section 108.4, Violation Penalties. Section 108.4 is amended by deletion of the section and replaced with the following: Section 108.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereto shall be subject to the penalties as prescribed in Chapter 15.50 of the Fruita Municipal Code.
- C. Section 109: Section 109 is amended by deletion and replaced with the following: Section 109, Subsection 109.1. The Board of Appeals established in Chapter 15.42 of the Fruita Municipal Code shall hear appeals.

SECTION 3: Chapter 15.12 of the Fruita Municipal Code and Ordinance 2001-01, Section 3, are hereby repealed and reenacted to read as follows:

Chapter 15.12

INTERNATIONAL MECHANICAL CODE

15.12.010 ADOPTED BY REFERENCE.

- A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Mechanical Code, 2006 Edition, together with the Chapters of the Appendix as set forth in Paragraph B below, promulgated by the International Code Council, Inc. (hereafter “IMC or International Mechanical Code”) together with amendments set forth in Section 15.12.020 below. The purpose of the IMC is to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of mechanical systems within the City of Fruita.
- B. The following chapters of the Appendix of the International Mechanical Code, 2006 Edition, are adopted:
 1. Appendix A, Combustion Air Openings and Chimney Pass-Throughs

2. No other Appendix chapters are adopted.

15.12.020 AMENDMENTS. The mechanical code adopted in Section 15.12.010 is hereby amended as follows:

- A. Section 106.5.2. Fee Schedule. Section 106.5.2 is amended by the addition of Table 108-A Fee Schedule for building permits and/or combinations of building, mechanical, plumbing, electrical, fuel gas piping and pool, hot tub and spa permits. A copy of Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's Office and the Mesa County Building Inspection office.
- B. Section 108.4. Violation Penalties. Section 108.4 is amended by deletion of the section and replaced with the following: Section 108.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in Chapter 15.50 of the Fruita Municipal Code.
- C. Section 109. Means of Appeal. Section 109 is amended by deletion thereof. The Board of Appeals established in Chapter 15.42 of the Fruita Municipal Code shall serve as the Board of Appeals.

SECTION 4: Chapter 15.16 of the Fruita Municipal Code and Ordinance 2001-01, Section 4, are hereby repealed and reenacted to read as follows:

Chapter 15.16

INTERNATIONAL FUEL GAS CODE

15.16.010 ADOPTED BY REFERENCE.

- A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Fuel Gas Code, 2006 Edition, together with the Chapters of the Appendix as set forth in Paragraph B below, promulgated by the International Code Council, Inc. (hereafter "IFGC or International Fuel Gas Code") together with amendments set forth in Section 15.16.020 below. The purpose of the IFGC is to prescribe minimum standards for installation and maintenance of gas and fuel burning appliances and related piping within the City of Fruita.
- B. The following chapters of the Appendix of the International Fuel Gas Code, 2006 Edition, are adopted.
 1. Appendix A, Sizing and Capacities of the Gas Piping
 2. Appendix B, Sizing of Vent Systems
 3. Appendix C Exit Terminals of Mechanical Draft and Direct-Venting Systems

4. No other Appendix chapters are adopted.

15.16.020 AMENDMENTS. The International Fuel Gas Code adopted in Section 15.16.010 is hereby amended as follows:

- A. Section 106.5.2. Fee Schedule. Section 106.5.2 is amended by the addition of Table 108-A Fee Schedule for building permits and/or combinations of building, mechanical, plumbing, electrical, fuel gas piping and pool, hot tub and spa permits. A copy of Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's Office and the Mesa County Building Inspection office.
- B. Section 108.4. Violation Penalties. Section 108.4 is amended by deletion of the section and replacing with the following: Section 108.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in Chapter 15.50 of the Fruita Municipal Code.
- C. Section 109. Means of Appeal. Section 109 is amended by deletion thereof. The Board of Appeals established in Chapter 15.42 of the Fruita Municipal Code shall serve as the Board of Appeals.
- D. Section 404.4. Section 404.4 is amended by deletion and replacing with the following: Section 404.4. Underground piping outside of buildings shall terminate at exterior aboveground locations and shall enter buildings in exposed locations.

SECTION 5: Chapter 15.20 of the Fruita Municipal Code and Ordinance 2001-01, Section 5, are hereby repealed and reenacted to read as follows:

Chapter 15.20

INTERNATIONAL PROPERTY MAINTENANCE CODE

15.20.010 ADOPTED BY REFERENCE.

- A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Property Maintenance Code, 2006 Edition, promulgated by the International Code Council, Inc. (hereafter "IPMC or International Property Maintenance Code") together with amendments set forth in Section 15.20.020 below. The purpose of the IPMC is the practical safeguarding of persons and property in regard to buildings and structures within the City of Fruita.

15.20.020 AMENDMENTS. The International Property Maintenance Code adopted in Section 15.20.010 is hereby amended as follows:

- A. Section 111. Means of Appeal. Section 111 is amended by deletion thereof. The Board of Appeals established in Chapter 15.42 shall serve as the Board of Appeals.
- B. Section 106.4 Violation Penalties. Section 106.4 is amended by deletion of the section and replacing with the following: Section 106.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in Chapter 15.50 of the Fruita Municipal Code.
- C. Section 108.1.3. Section 108.1.3 is amended by the deletion of the words “vermin or rat infested”.
- D. Section 302. Section 302 is amended by deletion thereof.
- E. Section 303. Section 303 is amended by deletion thereof.
- F. Section 307. Section 307 is amended by deletion thereof.
- G. Section 308: Section 308 is amended by deletion thereof.

SECTION 6: Chapter 15.22, entitled International Residential Code is hereby added to the Fruita Municipal Code to read as follows:

Chapter 15.22

INTERNATIONAL RESIDENTIAL CODE

15.22.010 ADOPTED BY REFERENCE

- A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Residential Code, 2006 Edition, together with the Chapters of the Appendix as set forth in Paragraph B below, promulgated by the International Code Council, Inc. (hereafter “IRC or International Residential Code”) together with amendments set forth in Section 15.22.020 below. The purpose of the IRC is to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one-and-two family dwellings and townhouses not more that three stories in height within the City of Fruita.
- B. The following chapters the Appendix of the International Residential Code, 2006 Edition, are adopted.
 - 1. Appendix A, Sizing and Capacities of Gas Piping

2. Appendix B, Sizing of Vent Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances, and Appliances Listed For Use with Type B Vents
3. Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
4. Appendix D, Recommended Procedures for Safety Inspections of Existing Appliance Installations
5. Appendix H, Patio Covers
6. Appendix Q, ICC International Residential Code Electrical Provisions/National Electrical Code Cross-Reference
7. No other Appendix chapters of the Appendix are adopted.

15.22.020 AMENDMENTS. The International Residential Code adopted in Section 15.22.010 is hereby amended as follows:

- A. Section R 105.2: Section R 105.2, Item 1, is amended by deleting the words 120 square feet and replacing with 200 square feet.
- B. Section R105.2: Section R105.2, Item 5, is amended to read: Sidewalks, Driveways and Platforms not more than 30 inches above adjacent grade and not over any basement or story below.
- C. Section R105.2: Section 105.2 is amended by the addition of the following new sub-sections;
 1. Building Item 10. Re-siding of buildings regulated by this code.
 2. Building Item 11. Re-roofing of buildings regulated by this code that do not exceed Limits of Section R907.3.
- D. Section R105.3.1.1: Section R105.3.1.1 is amended by deletion thereof.
- E. Section R106.3.1: Section R106.3.1 is amended by deletion of the first sentence of the first paragraph. One set of construction documents so reviewed shall be retained by the Building Official.
- F. Section R106.5: Section 106.5 is amended by deletion thereof.
- G. Section 108.2: Section 108.2 is amended to add Table 108-A Fee Schedule for building permits and/or combinations of building, mechanical, plumbing, electrical, fuel gas piping and pool, hot tub and spa permits. A copy of Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's Office and the Mesa County Building Inspection office.
- H. Section R112: Section R 112 is amended by deletion thereof. The Board of Appeals established in Chapter 15.42 of the Fruita Municipal Code shall serve as the Board of Appeals.

- I. Section 113.4. Violation Penalties. Section 113.4 is amended by deletion of the Section and replaced with the following: Section 113.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereto shall be subject to the penalties as prescribed in Chapter 15.50 of the Fruita Municipal Code.

- J. Table R302.1, Exterior Walls: Table R302.1 is amended by changing the following:
 - 1. Walls (not fire resistance rated) Minimum Fire Separation Distance = 3 feet
 - 2. Projections (fire resistance rated) Minimum Fire Separation Distance = 2 feet
 - 3. Projections (not fire resistance rated) Minimum Fire Separation Distance = 3 feet.
 - 4. Openings (unlimited) Minimum Fire Separation Distance = 3 feet
 - 5. Openings, deleted 25% Maximum of Wall Area/0 Hours/3 feet
 - 6. Penetrations (all) Minimum Fire Separation Distance <3 feet, compliance with Section R317.3 and at 3 feet or greater, no requirements.

- K. Section R303.1: Section R303.1, Exception 3 is amended by deletion and replacing with the following: Use of sunroom additions and patio covers, as defined in Section R202, shall be permitted for natural ventilation provided the space has adequate openings to the outside.

- L. Section R309.3: Section R309.3 is amended by the deletion of the second paragraph.

- M. Section R309.5: Section R309.5 is amended by deletion thereof.

- N. Section R317. For the purpose of this section, townhouse shall include two (2) or more attached units as defined in Section R202.

- O. Section 408.2: Openings for under-floor ventilation. Section 408.2 is amended by the addition of exception #1 to read: The total area of ventilation openings may be reduced to 1/1,500 of under-floor area where the ground surface is treated with an approved vapor retarder material and the required openings are placed so as to provide cross-ventilation of the space. The installation of openable louvers shall not be prohibited.

- P. Section 908: The IRC is amended to add Section 908. Roof Covering Requirements In Wildfire Hazard Areas.

1. Section R908.1 Wildfire Hazards defined. Areas that have wildfire hazard rating of medium or above (as shown on the Mesa County Wildfire Hazard Map).
2. Section 908.2 Roof Covering. Roof coverings for new buildings or structures or additions thereto or roof coverings utilized for re-roofing, shall be Class A or B, tested in accordance with ASME E108 or UL 790 or Fire-retardant-treated shingles or shakes treated in accordance with AWPA C1.
3. Section 908.3 Moved Buildings. Any building or structure moved within or into any Wildfire Hazard Area shall be made to comply to all the requirements for new buildings in the Wildfire Area.

SECTION 7: Chapter 15.24 of the Fruita Municipal Code and Ordinance 2002-24, Section 1, are hereby repealed and reenacted to read as follows:

Chapter 15.24

INTERNATIONAL FIRE CODE

15.24.010 ADOPTED BY REFERENCE

- A. The International Fire Code, 2006 Edition, published by the International Code Council, (hereafter “IFC or International Fire Code”) is hereby adopted for regulating and safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, providing for the issuance of permits for hazardous uses or operations within the City of Fruita.
- B. The following chapters the Appendix of the International Fire Code, 2006 Edition, are adopted.
 1. Appendices B, C, D, E, F, and G are hereby adopted.
 2. Appendix C, Fire Hydrant Locations and Distribution, Section C105 is hereby amended by the addition of the following: In all subdivisions, fire hydrants shall be located on the corner of a street intersection, either between the curb and sidewalk or behind the sidewalk where it is adjacent to the street curbs. On circular street loops, additional fire hydrants shall be required every five hundred feet along the street between intersecting streets. The distance from the center of the fire hydrant pumper connection nut to the finished grade shall not be less than 22 inches. Pumper connections shall face the street or as directed by the Fire Chief.

15.24.020 AMENDMENTS. The International Fire Code adopted in Section 15.24.010 is hereby amended as follows:

A. Section 101.717 has been added to read as follows: Whenever the word “jurisdiction” is used in the International Fire Code, it shall be held to mean the Lower Valley Fire Protection District, Mesa County, Colorado.

B. Section 105.6 is amended to read as follows:

1. Section 105.6 A Required operational permits. Operational permits are required for the following:

<u>Operational Permits:</u>	<u>Code Section</u>
Fireworks retail sales**	105.6.14
Open Burning* (combined)**	105.6.31
Pyrotechnic special effects material**	105.6.14 & 105.6.36
Hazardous Materials**	105.6.20
HPM Facilities**	105.6.21

<u>Construction Permits:</u>	<u>Code Section</u>
Plan Review Fees**	Resolution LVF 3-14/06
Automatic fire-extinguishing systems**	105.7.1
Fire Sprinkler Systems	
Hood extinguishing System	
Installation/above ground storage tanks**	105.7.6
Installation/underground tanks**	105.7.6
Removal of underground tanks**	105.7.6
LP gas**	105.7.9

* A permit shall be required for each “**burn season**” as outlined in the Mesa County Open Burning Control Regulations.

** Fees are established by separate resolutions by the Board of Directors of the Lower Valley Fire Protection District.

2. An operational permit is not required for the following activities as set forth in the following titles under section 105.6

105.6.1	Aerosol products
105.6.2	Amusement buildings
105.6.3	Aviation facilities
105.6.4	Carnivals and fairs
105.6.5	Battery systems
105.6.6	Cellulose nitrate film
105.6.7	Combustible dust producing operations
105.6.8	Combustible fibers

105.6.9	Compressed gasses
105.6.10	Covered mall buildings
105.6.11	Cryogenic fluid
105.6.12	Cutting and welding
105.6.13	Dry cleaning plants
105.6.14	Exhibits and trade shows
105.6.15	Fire hydrants and valves
105.6.16	Flammable and combustible liquids
105.6.17	Floor finishing
105.6.18	Fruit and crop ripening
105.6.19	Fumigation and thermal insecticide fogging
105.6.21	HPM facilities
105.6.22	High piled storage
105.6.23	Hot – work operations
105.6.24	Industrial ovens
105.6.25	Lumberyards and wood working plants
105.6.26	Liquid or gas fueled vehicles or in assembly buildings
105.6.27	LP gas
105.6.28	Magnesium
105.6.29	Miscellaneous combustible storage
105.6.31	Open Flames and Torches
105.6.32	Open flames or candles
105.6.33	Organic coatings
105.6.34	Places of assembly
105.6.35	Private fire hydrants
105.6.37	Pyroxylin plastics
105.6.38	Refrigeration equipment
105.6.39	Repair garages
105.6.40	Rooftops heliports
105.6.41	Spraying or dipping
105.6.42	Storage of scrap tires and tire byproducts
105.6.43	Temporary membrane structures, tents and canopies
105.6.44	Tire rebuilding plants
105.6.45	Waste handling
105.6.46	Wood products

- C. Section 105.6.30 is amended by deletion of the Section and replaced with the following: Section 105.6.30 Open burning. Permits for bonfires, and open burning shall be secured at the Lower Valley Fire Protection District. Such permits shall adhere to all applicable fire department codes and ordinances and the Colorado Air Quality Control Act, C.R.S. 1973, Section 25.7.128 and the Mesa County Open Burning Control Regulation.
- D. Section 108 is amended by deletion of the Section and replaced with the following: Section 108 Appeals. Whenever the Chief of the Fire Department disapproves an application or refuses to grant a permit applied for, or when it is

claimed that the provisions of the Code do not apply or that the true intent and meaning of the Code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Chief of the Fire Department to the Board of Appeals created by Part XII of Ordinance #8, adopted by the Mesa County Board of County Commissioners. Such appeal shall be perfected by filing with the Chief of the Fire Department a written appeal along with a fee of \$100 within 30 days from the date of the decision appealed.

- E. Section 109.3 is amended by deletion of the Section and replaced with the following: Section 109.3 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereto shall be subject to the penalties as prescribed in Chapter 15.50 of the Fruita Municipal Code.

- F. Section 111.4 is amended by deletion of the Section and replaced with the following: Section 111.4 Failure to Comply.
 - 1. Any persons who violates any of the provisions of this code or ordinances hereby adopted or fails to comply therewith, or who violates or fails to comply with an order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or certificate, or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order by a court of competent jurisdiction, within the time fixed herein, shall severely, for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable pursuant to Section 32-1-1002(3)(2), C.R.S. as amended. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

 - 2. The application of the above penalties shall not be held to prevent the enforced removal of prohibited conditions.

- G. Sections 311.1.1, 311.3, 311.3.2, 311.3.3 and 311.3.4 are added to read as follows:
 - 1. Section 311.1.1 Abandoned premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last know or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with

the International Code for the Abatement of Dangerous Buildings, 2006 Edition, and the International Building Code 2006 Edition.

2. Section 311.3. In case of failure of any owner or lessee of such building(s) to remove all accumulations of hazardous materials and abate said building, and secure the premises, in a manner approved by the Fire Chief, and upon the election by the Fire Chief to remove said waste or rubbish and/or to secure or remove/install barricading of building(s), the Fire Chief is authorized to give notice by certified mail to the last known address of the owner of such building, as that address appears in the records of the County Assessor, or other address known to the Fire Chief, which notice shall require the removal of such waste or rubbish, or otherwise require the securing of said building(s) or removal of the problem causing the public nuisance, within sixty (60) days of the date of the notice. In the event such work is not done within the sixty (60) days, the Fire Chief may then proceed to have the work done as soon as practicable. The costs of such work shall be collected in accordance with the provisions of the Uniform Code for the Abatement of Dangerous Buildings. The charge shall be the actual costs for labor, equipment, and materials plus ten (10) percent for administration, supervision and inspection. The Fire Chief may cause any building to be barricaded or secured immediately after a fire has been extinguished. Any and all barricading or securing shall be at the owner's expense. The charge shall be the actual costs for labor, equipment, and materials plus ten (10) percent for administration, supervision and inspection.
3. Section 311.3.2 The Lower Valley Fire Protection District President, as soon as may be practicable after such charge is made, shall send by mail, addressed to the owner of such property, at the address of such owner as it appears in the records of the County Assessor, or other address known to the Fire Chief, a notice of such assessment, which notice shall contain a description of the lots or parcels of land, the name of the owner or owners, and the amount of the assessment, together with a brief description of said assessment.
4. Section 311.3.3. It shall be the duty of the owner to pay such assessment within twenty (20) days after the mailing of such notice; and in case of his failure so to do, he shall be liable personally for the amount of the assessment and the same shall be a lien upon the respective lots or parcels of land from the time of such assessment. In case the owner shall fail to pay such assessment within twenty (20) days after notice has been mailed to him, as provided by this section, then it shall be the duty of the District President to certify the amount of the assessment to the County Treasurer or other officer of the County having custody of the tax list, for the current year and to be collected in the same manner as other taxes are collected, with ten (10) percent penalty thereon to defray the cost of collection; and all of the laws of the State of Colorado for the assessment and collection of general taxes,

including the laws for the sale of property for taxes and the redemption thereof, shall apply to and have full effect for the collection of all such assessments.

5. Section 311.3.4. The fact that assessments have been made against property as provided in this article for removal of waste and rubbish, abatement and/or barricading or securing of said building(s) shall not prevent the owner, agent or lessee from being punished by fine or imprisonment under the provisions of the City of Fruita or County of Mesa, but such fine or penalty may be imposed on those found guilty of violating any provision hereof in all cases, whether an assessment has or has not been made in accordance with the provisions hereof.

- H. Section 505.1 Address numbers, is hereby amended by the addition of the following sentence. All residential house numbers shall be located on the portion of the residence which projects nearest to the street. In cases where a structure is built far enough from the roadway that it is impossible to place numbers that are legible from the roadway, a signpost placed at the intersection of the roadway and driveway denoting the address of the structure may be required by the Fire Chief.

- I. Section 903.2 Where required, is amended to require the following: To require all existing buildings which are used as residential group and institutional care facilities which are licensed through the Colorado Department of Health and are classified by the International Building Code as Group R, Division 1, 3, and 4, and Group I-1 and I-2 occupancies to be retrofitted with an approved automatic fire sprinkler system by 10 January 2009. Refer to LVFD Resolution 2006/1A for additional details.

- J. Section 903.3.1.3 NFPA 13D sprinkler systems is hereby amended to read as follows: Where allowed, automatic sprinkler systems installed in one and two family dwellings shall be installed throughout in accordance with NFPA 13D. Where NFPA 13D systems are installed, they shall be designed and operate in the following manner:
 1. All water flow activations shall be capable of sounding an interior audible alarm notifying all occupants simultaneously.
 2. All water flow activations shall be capable of activating an exterior audible/visual alarm. This alarm shall be located so as to be visible from the nearest fire department access road.
 3. The light used shall be a strobe light producing at least 110-185 candela.
 4. The light shall be located above and as directly vertical to the fire department connection as possible on the street side of the residence.

5. A tamper switch shall be installed on the fire sprinkler control valve, which shall be capable of activating the light portion only of the exterior audible/visual strobe signal.
- K. Section 903.3.5 is hereby amended to read as follows: Section 903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code.
1. Where domestic service cannot provide required flows for NFPA 13D systems, the following design criteria shall be used:
 - a. Water supply storage capacity shall be the minimum required by NFPA 13D plus an additional amount based upon the expected response time of the fire department, not to exceed a 20 minute response time.
 - b. A 1 ½ inch fire department connection (FDC) with National Standard Threads shall be installed adjacent to the garage door when the garage faces the street, or be installed at an accessible location approved by the Fire Chief on the street side of the residence. The FDC shall be mounted approximately 4 feet above the finished grade level of the driveway.
- L. Section 907.2 is hereby amended by the addition of the following: The public areas of any occupancy of each place of business shall have at least one smoke detector installed. In a place of assembly, at least one smoke detector shall be installed in the public area per 1,000 SF (square feet). Additional detectors may be required based upon NFPA 72 detector spacing requirements and for additional separate public rooms up to 1,000 SF.
- M. Section 907.20.6 False Alarms: Alarm system malfunctions or malicious false alarms is hereby added to read as follows:
1. Section 907.20.6.1. Whenever the activation of any fire alarm is due to a malfunction of the system and that system has had another malfunction within the same quarter of a calendar year, or more than six during any calendar year, the owner and/or operator of the system shall pay a false alarm fee to offset some of the costs involved in the dispatching and responding of fire equipment to the location of the alarm.
 2. Section 907.20.6.2. It is the responsibility of the owner or operator of an alarm system to police the improper use of the system, such as the intentional activating of a false alarm or the intentional activation of a smoke or heat detector to produce a false alarm. After three such

activations within the same quarter of a calendar year from the same fire alarm system, or more than six during any calendar year, the fee schedule for the false alarms shall become effective.

3. Section 907.20.6.3. Whenever the Fire Chief cannot determine how a false alarm was activated and three such unexplained alarms occur within the same calendar year quarter, the fee schedule for false alarms shall become effective with the fourth and subsequent alarms, or alarms exceeding six during any calendar year, the fee schedule for false alarms shall become effective with the seventh and subsequent alarms.
 4. Section 907.20.6.4 The Fee Schedule for false alarms is as follows:
 - a. For the first false alarm over the allowed number: \$75
 - b. For a second false alarm over the allowed number: \$150
 - c. For a third false alarm over the allowed number: \$250
 - d. For a fourth and subsequent alarms over the allowed number (for each): \$300
- N. Section 907.20.6.5. A new fire alarm system shall be allowed 30 days to become stabilized before this false alarm section will be applied.

SECTION 8: Chapter 15.28 of the Fruita Municipal Code and Ordinance 2001-01, Section 7, are hereby repealed and reenacted to read as follows:

Chapter 15.28

INTERNATIONAL ENERGY CONSERVATION CODE

15.28.010 ADOPTED BY REFERENCE

- A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Energy Conservation Code, 2006 Edition, promulgated by the International Code Council, Inc. (hereafter “IECC or International Energy Conservation Code”). The purpose of the IECC is to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of the building envelope, mechanical, lifting and power systems in a manner to conserve energy within the City of Fruita.

SECTION 9: Chapter 15.32 of the Fruita Municipal Code and Ordinance 2001-01, Section 8, are hereby repealed and reenacted to read as follows:

Chapter 15.32

NATIONAL ELECTRIC CODE

15.32.010 ADOPTED BY REFERENCE

- A. The National Electric Code, 2005 Edition, as promulgated by the National Fire Protection Association and as adopted by the State of Colorado and pursuant to Title 12, Article 23 C.R.S. (hereinafter “NEC” or “National Electric Code”). The purpose of the NEC is the practical safeguarding of person and property from hazards arising from the use of electricity. The subject matter of the NEC includes regulations relating to the installation of electrical conductors and equipment within or on public and private buildings or other structures, including mobile homes, recreational vehicles, floating dwelling units; and other premises such as yards, carnivals, parking and other lots, and industrial substations, installation of connectors that connect to the supply of electricity and installations of other outside conductors on the premises.

- B. Applicants shall pay for each electrical permit at the time of issuance, a fee for electrical permits and inspections as determined by Table 108-A Fee Schedule.

SECTION 10: Chapter 15.40, Administration and Enforcement, of the Fruita Municipal Code and Ordinance 2001-01, Section 10, are hereby amended by the addition of Section 15.40.080 to read as follows:

1540.080 COPIES ON FILE AND AVAILABLE FOR SALE. At least one copy of each of the Codes hereby adopted, together with one copy of the Ordinance codified in this Chapter, shall be kept on file in the office of the City Clerk. Copies of said Codes and adopted Appendix shall be available for sale to the public at a moderate price. The Codes promulgated by the International Code Council, Inc. (ICC) may be obtained from the ICC, 5203 Leesburg Pike, Suite 708, Falls Church, VA 22041-3401. The Codes promulgated by the National Fire Protection Association (NFPA) may be obtained from the NFPA, Batterymarch Park, Quincy, MS 02169.

SECTION 11: Chapter 15.42 of the Fruita Municipal Code and Ordinance 2001-01, Section 11, are hereby repealed and reenacted to read as follows:

Chapter 15.42

BUILDING BOARD OF APPEALS

15.42.010 ESTABLISHMENT OF BUILDING BOARD OF APPEALS. The City of Fruita’s Board of Adjustments established pursuant to Chapter 2.40 of the Fruita Municipal Code shall serve as the City’s Building Board of Appeals to hear all appeals arising under the codes adopted by referenced under this Title, except with respect to the National Electric Code. Such Building Board of Appeals shall have jurisdiction to decide any appeals from a decision of the Building Official, or his designee, if the decision of the Building Official or his designee concerns suitability of alternate materials, method of construction or reasonable interpretations of the codes adopted pursuant to this Title.

Provided, however, the Building Board of Appeals shall not be entitled to hear appeals of life safety matters or the administrative provisions of the codes adopted pursuant to this Title, nor shall the Building Board of Appeals be empowered to waive requirements under said codes.

15.42.020 NOTICE OF APPEAL. Any person aggrieved by a decision of the Building Official, or his designee, denying, issuing, or revoking a permit or in applying the provisions of this Title or any code adopted by reference thereunder, to the construction, alteration, or repair of a structure may appeal such decision to the Board of Adjustments, acting as the Building Board of Appeals, except as otherwise limited in this Chapter.

Any appeal to the Board of Appeals shall be preceded by a written appeal to the Chief Building Official, who shall reply in writing.

The decision of the Chief Building Official may be appealed to the Board of Appeals within ten days from the date of the decision of the Chief Building Official. A Notice of Appeal together with a copy of the original written appeal to the Chief Building Official and a copy of the Chief Building Officials decision shall be filed with the City Clerk setting forth the decision appealed from and the grounds for said appeal. Upon receipt, the City Clerk shall transmit the notice of appeal to the Building Official and the Board of Adjustments.

15.42.030 SCHEDULING OF HEARING. Upon receipt of a notice of appeal, the City Clerk shall schedule said appeal for hearing within thirty (30) days from the date of receipt of the notice of appeal. The City Clerk shall thereupon mail written notice of the date, time, and place of the hearing to the Building Official and to the appellant.

15.42.040 HEARING. The hearing on the appeal from a decision of the Building Official shall be public and shall permit the appellant and the Building Official to call witnesses, introduce evidence, examine and cross-examine witnesses, and otherwise provide each of the parties with due process of law. The Board of Adjustments may adopt reasonable rules and regulations for the conduct of such hearings and thereafter such rules and regulations shall govern the conduct of such hearings.

15.42.041 DECISIONS The Board of Adjustments, serving as the Building Board of Appeals, shall issue its findings and decision on an appeal in writing no later than thirty (30) days after the conclusion of the hearing. The City Clerk shall mail copies of the findings and decision to the Building Official and the appellant.

15.42.050 APPEALS FROM THE BOARD. Any decision issued by the Board of Adjustments serving as the Building Board of Appeals on an appeal filed under this Chapter shall be final. Any further appeal from the decision of the Board shall be made to the District Court as provided by law.

SECTION 12: Chapter 15.50, entitled Violations and Penalties, is hereby added to the Fruita Municipal Code.

Chapter 15.50

VIOLATIONS AND PENALTIES

15.50.010 APPLICABILITY. This Chapter of the Fruita Municipal Code sets forth violations and penalties of Building and Construction Codes (hereinafter referred to as “Codes”) adopted in Title 15 including, but not limited to, the International Building Code, the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code, the International Fire Code, the International Residential Code, the International Energy Conservation Code, and the National Electrical Code.

15.50.020 VIOLATIONS. In case any building or structure is, or is proposed to be erected, constructed, remodeled, used or maintained in violation of this Title or any provision of the Codes adopted by this Title, the City Attorney of the City, the Fruita City Council or any owner of real estate within the area, in addition to other remedies provided by law, may institute an appropriate action injunction, mandamus or abatement to prevent, enjoin, abate or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance or use.

15.50.020 PENALTIES. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, install, occupy or maintain any building or structure in the City or cause or permit the same to be done, contrary to or in violation of any of the provisions of Codes adopted in Title 15.

Any person, firm or corporation violating any of the provisions of the Codes 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 the Codes is committed, continued or permitted. Any offense under this Title shall be deemed one of “strict liability”. Violation of the Codes adopted in Title 15 shall constitute a Class B municipal offense.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of any violation of the provisions of the Codes. No permit presuming to give authority to violate or cancel the provisions of the Codes shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations from being carried on there under when in violation of the Codes or any other ordinance or from revoking any certificate of approval when issued in error.

SECTION 13: REPEAL. Any and all Ordinances of the City of Fruita, or parts thereof, whose provisions are in conflict with this ordinance is hereby repealed. Provided, however,

this ordinance shall not affect the construction of buildings for which permits were issued prior to the effective date of this Ordinance. All buildings now under construction pursuant to existing permits shall be constructed in conformance with the building and construction codes applicable at the time of issuance of said permit. Provided further however, no construction authorized by an existing permit shall be altered without complying with the newly adopted building and construction codes. The adoption of this ordinance shall not in any way prevent the prosecution of violations of any previous ordinance adopting previous building codes which occurred prior to the effective date of this Ordinance. Where this Ordinance and the Codes adopted herein by reference are in conflict with other resolution or ordinances of the City of Fruita, Colorado, the more restrictive provision shall apply.

SECTION 14: SEVERABILITY. If any part, section, subsection, sentence, clause or phrase of this Ordinance or of the Codes adopted herein is for any reason held to be invalid, such decisions shall not affect the validity of remaining sections of this Ordinance or of the Codes adopted herein, the Fruita City Council hereby declares that it would have passed the Ordinance and adopted said Codes 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.

SECTION 15: EFFECTIVE DATE. Pursuant to Section 31-16-203, C.R.S., as amended, a public notice shall be published twice in a newspaper of general circulation within the City, once at least fifteen days preceding a public hearing, and once at least eight days preceding the public hearing. The notice shall state the time and place of the hearing, shall state that copies of the primary codes to be considered for adoption are on file with the City Clerk and are open to public inspection, shall contain a description deemed sufficient to give notice to interested persons of the purpose of the primary codes, the subject matters of said codes and the name and address of the agency by which it has been enacted. The public hearing on the adoption of this ordinance is hereby set for January 16, 2007.

This ordinance shall be in full force and effect following adoption and approval by the City Council and thirty days following the publication of the ordinance.

INTRODUCED, READ, AND PUBLIC NOTICE ORDERED PUBLISHED, AT A REGULAR MEETING OF THE FRUITA CITY COUNCIL ON THE 19TH DAY OF DECEMBER, 2006

Public Notice Publication Dates: December 28, 2006 and January 4, 2007

INTRODUCED A SECOND TIME AT A REGULAR MEETING OF THE FRUITA CITY COUNCIL HELD ON JANUARY 16, 2007, PASSED, ADOPTED AND ORDERED PUBLISHED PURSUANT TO LAW

ATTEST:

CITY OF FRUITA

City Clerk

E. James Adams, Mayor

Table 108-A Fee Schedule

SCHEDULE OF FEES FOR BUILDING PERMITS AND/OR COMBINATIONS OF BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, AND POOL, HOT TUB AND SPA PERMITS WHEN THE INSTALLATION VALUE IS OVER \$2000.

VALUATION	FEE
800 or less	35.00
900	38.00
1,000	40.00
1,100	42.00
1,200	43.00
1,300	44.00
1,500	45.00
1,600	46.00
1,700	48.00
1,900	49.00
2,000	50.00
3,000	69.00
4,000	84.00
5,000	95.00
6,000	102.00
7,000	105.00
8,000	108.00
9,000	117.00
10,000	125.00
11,000	135.00
12,000	144.00
13,000	153.00
14,000	164.00
15,000	165.00
16,000	172.00
17,000	179.00
18,000	185.00
19,000	190.00
20,000	196.00
21,000	202.00
22,000	207.00
23,000	212.00
24,000	216.00
25,000	220.00
26,000	224.00
27,000	227.00
28,000	230.00
29,000	232.00

30,000	234.00
31,000	239.00
32,000	243.00
33,000	248.00
34,000	252.00
35,000	256.00
36,000	259.00
37,000	263.00
38,000	266.00
39,000	269.00
40,000	272.00
41,000	277.00
42,000	282.00
43,000	287.00
44,000	292.00
45,000	297.00
46,000	302.00
47,000	306.00
48,000	311.00
49,000	316.00
50,000	320.00
51,000	323.00
52,000	327.00
53,000	330.00
54,000	333.00
55,000	336.00
56,000	338.00
57,000	341.00
58,000	343.00
59,000	346.00
60,000	348.00
61,000	350.00
62,000	352.00
63,000	354.00
65,000	361.00
66,000	363.00
67,000	364.00
68,000	366.00
69,000	367.00
70,000	368.00
71,000	369.00
72,000	370.00
74,000	371.00
75,000	372.00
76,000	375.00
77,000	378.00

78,000	381.00
79,000	384.00
80,000	387.00
81,000	390.00
82,000	393.00
83,000	396.00
84,000	399.00
85,000	401.00
86,000	404.00
87,000	406.00
88,000	409.00
89,000	412.00
90,000	414.00
91,000	416.00
92,000	419.00
93,000	421.00
94,000	423.00
95,000	426.00
96,000	428.00
97,000	430.00
98,000	432.00
99,000	434.00
100,000	436.00
101,000	439.00
102,000	441.00
103,000	444.00
104,000	446.00
105,000	449.00
106,000	451.00
107,000	454.00
108,000	456.00
109,000	459.00
110,000	461.00
111,000	464.00
112,000	466.00
113,000	469.00
114,000	471.00
115,000	474.00
116,000	476.00
117,000	479.00
118,000	481.00
119,000	484.00
120,000	486.00
121,000	489.00
122,000	491.00
123,000	494.00

124,000	497.00
125,000	499.00
126,000	502.00
127,000	505.00
128,000	507.00
129,000	510.00
130,000	512.00
131,000	515.00
132,000	518.00
133,000	521.00
134,000	523.00
135,000	526.00
136,000	529.00
137,000	531.00
138,000	534.00
139,000	536.00
140,000	539.00
142,000	545.00
143,000	548.00
144,000	551.00
145,000	553.00
146,000	556.00
147,000	558.00
148,000	560.00
149,000	563.00
150,000	565.00
160,000	589.00
170,000	610.00
180,000	630.00
190,000	648.00
200,000	664.00
210,000	678.00
220,000	691.00
230,000	701.00
240,000	710.00
250,000	717.00
260,000	723.00
270,000	726.00
280,000	728.00
290,000	731.00
300,000	732.00
310,000	746.00
320,000	759.00
330,000	772.00
340,000	784.00
350,000	796.00

360,000	807.00
370,000	817.00
380,000	827.00
390,000	835.00
400,000	844.00
410,000	851.00
420,000	858.00
430,000	864.00
440,000	870.00
450,000	875.00
460,000	880.00
470,000	883.00
480,000	886.00
490,000	888.00
500,000	890.00
510,000	894.00
520,000	899.00
530,000	904.00
540,000	908.00
550,000	913.00
560,000	918.00
570,000	922.00
580,000	927.00
590,000	932.00
600,000	936.00
610,000	941.00
620,000	946.00
630,000	950.00
640,000	955.00
650,000	960.00
660,000	964.00
670,000	969.00
680,000	974.00
690,000	978.00
700,000	983.00
710,000	988.00
720,000	992.00
740,000	997.00
750,000	1002.00
760,000	1007.00
770,000	1011.00
780,000	1015.00
790,000	1021.00
800,000	1025.00
810,000	1030.00
820,000	1035.00

830,000	1039.00
840,000	1044.00
850,000	1049.00
860,000	1053.00
870,000	1058.00
880,000	1063.00
890,000	1067.00
900,000	1072.00
910,000	1077.00
920,000	1081.00
930,000	1086.00
940,000	1091.00
950,000	1095.00
960,000	1100.00
970,000	1105.00
980,000	1109.00
990,000	1114.00
1,000,000	1119.00
1,200,000	1311.00
1,400,000	1506.00
1,600,000	1694.00
1,800,000	1875.00
2,000,000	2049.00
2,200,000	2217.00
2,400,000	2377.00
2,600,000	2531.00
2,800,000	2678.00
3,000,000	2819.00
3,200,000	2952.00
3,400,000	3079.00
3,800,000	3312.00
4,000,000	3418.00
4,200,000	3518.00
4,400,000	3610.00
4,600,000	3696.00
4,800,000	3775.00
5,000,000	3848.00

The value column is figured by taking the outside square foot dimension of the proposed construction project and multiplying that by the average cost per square foot figure provided by the most current Building Valuation Chart found in the “Building Safety Journal”, publication.

Fees for projects over five million shall be determined by dividing the project value by 5,000,000 and multiplying the resultant by \$3848.00.

OTHER INSPECTIONS AND FEES

1.	Inspection outside of normal hours	\$45.00 per hour
2.	Re-Inspections	\$35.00
3.	Inspections for which no fee is specifically indicated	\$70.00 per hour
4.	Demolition Permit	\$35.00
5.	House Moving	\$35.00
6.	Fences	\$35.00
7.	Illuminated Signs	\$35.00
8.	Non-Illuminated Signs	\$35.00
9.	Mechanical, Electrical, Plumbing, Hot Tub, Pool and Spa Permits – Installations under \$2000 Installations over \$2000	\$35.00 per Table 108-A Fee Schedule
10.	Manufactured Homes	\$75.00
11.	Manufactured Home on Permanent Foundation	\$150.00
12.	IRC Certified Homes	\$150.00
13.	Change in Use Permits, Valuation Under \$2000 Valuation \$2000 and over	\$35.00 Use Table 108-A
14.	Plan Reviews Performed by Third Party	Fee shall be that amount charged by the service provider
15.	Decks, Patio Covers, Storage Sheds, and Open Carports not exceeding 400 square feet in area and accessory to residences, shall be computed using following method In all cases the minimum building permit fee charged shall not be less that \$35.00 plus an additional \$35.00 for <u>each</u> of the following added to the building permit: Plumbing, Mechanical and/or Electrical installations.	Square foot Construction cost (from Building Valuation Data Sheet) x gross area x .0024 = permit fee