

RIDGWAY PLANNING COMMISSION

AGENDA

Tuesday, October 29th, 2019
Regular Meeting; 5:30 pm
Ridgway Community Center
201 North Railroad Street, Ridgway, Colorado

ROLL CALL: Chairperson: Doug Canright, Commissioners: Tessa Cheek, John Clark, Thomas Emilson, Larry Falk, Bill Liske, and Jennifer Nelson

OTHER BUSINESS:

1. Review and discussion of adoption of the 2018 International Building Codes and recommendation to Town Council
2. Informal Discussion – Triangle Subdivision Lot 1, Sundra Hines
3. Municipal Code Updates for Housing, project update
4. Ouray County Multi-Hazard Mitigation Plan, 2019 update

APPROVAL OF MINUTES:

5. Minutes from the meeting of July 30th, 2019
6. Minutes from the meeting of August 27th, 2019
7. Minutes from the meeting of September 24th, 2019

ADJOURN



To: Planning Commission
From: Shay Coburn, Town Planner and Mike Gill, Building Official
Date: October 25, 2019
RE: Building Code Updates – 2018 International Codes

Ridgway Municipal Code 6-1 provides for the adoption of applicable 2006 Codes as published by the International Code Council (ICC), such as the International Building Code and the International Residential Code, as well as some local edits to the codes to best fit our community. The ICC publishes updated codes every three years to be sure they are up to date with the latest building techniques, trends, etc.

Town staff was directed to update RMC 6-1 to reflect the adoption of the appropriate 2018 ICC codes. The Town retained a consultant, Colorado Code Consulting lead by Dan Reardon, to lead this process. Mr. Reardon, in coordination with Town staff, worked with a Task Force made of up of local designers, architects, builders, and others to gain input on the updates to the ICC codes since 2006. The Task Force was very helpful in providing input on challenges, ideas, and overall thoughts regarding the 2018 codes.

The following document presents a revised RMC 6-1 that reflects adoption of applicable 2018 ICC codes along with edits specific to this area and community.

CHAPTER 6

SECTION 1

Building Regulations

Subsections:

- 6-1-1 Adoption and Application of Codes.
- 6-1-2 Administration.
- 6-1-3 Changes, Deletions and Exceptions to the Codes Adopted by Reference.
- 6-1-4 Plumbing and Electrical Permit.
- 6-1-5 Appeals.
- 6-1-6 Additional Electrical and Plumbing Regulations.
- 6-1-7 General Provisions.
- 6-1-8 Violations and Penalties.
- 6-1-9 Driveways and Street Access.
- 6-1-10 Wood Stoves and Similar Devices.
- 6-1-11 Landscaping.
- 6-1-12 Solar Energy Systems.

6-1-1 ADOPTION AND APPLICATION OF CODES.

(Subsection Amended by Ord 9-2008)

(A) There is hereby adopted for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare, The International Building Code, 2018, Edition, including Appendices E, I and J, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing, the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; the declaration of buildings and structures as unfit for human occupancy and use, and the demolition of such structures; and providing for the issuance of permits and collection of fees therefore.

(B) There is hereby adopted for the purpose of providing minimum standards to protect persons and property, public safety, health and general welfare, The International Residential Code, 2018 Edition, including Appendices E, G, H, J, L, M, Q, R and S as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress and the issuance of permits and collection of fees therefore.

(C) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Mechanical Code 2018 Edition, including Appendix A, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the design, construction, quality of materials, erection, installation,

Commented [SC1]: Updated International code sections numbers, changed 2006 to 2018, updated cross references, and moved or deleted items that are no longer needed. Each of these small items are not called out.

alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems and the issuance of permits and collection of fees therefore.

(D) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Fuel Gas Code, 2018 Edition, including Appendices A, B, C, and D, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing fuel gas systems and gas-fired appliances and the issuance of permits and collection of fees therefore.

(E) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Energy Conservation Code, 2018 Edition, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems and for the issuance of permits and collection of fees therefore.

(F) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Fire Code, 2018 Edition, including Appendices B and C, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations safeguarding life and property from fire and explosion hazards arising from the occupancy of buildings and premises and the issuance of permits and collection of fees therefore.

(G) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Existing Building Code 2018 Edition, including Appendices A and B, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations 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.

(H) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Property Maintenance Code, 2018 Edition, including Appendix A, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the conditions and maintenance of all property, building and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; and the issuance of permits and collection of fees therefore.

(I) Plumbing. The International Plumbing Code, as adopted and amended by the State of Colorado, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, where connected to a water or sewage system and all aspects of a medical gas system, and references to the International Plumbing Code shall mean such code.

(J) Electrical. The National Electric Code, as adopted and amended by the State of Colorado, shall apply to the installation, alterations, repairs, and replacement of electrical systems.

(K) One copy of each of the above codes is on file in the office of the Town Clerk and may be inspected during regular business hours.

Commented [DR2]: Are you certain you want to adopt this document?

Commented [SC3R2]: To be discussed with the Planning Commission and Town Council.

6-1-2 ADMINISTRATION.

(A) The Town Council may appoint a Building Official or one or more inspectors, who shall be employees of the Town, to enforce, interpret and administer the provisions of this Section and the codes adopted herein by reference, except that the State Electrical Inspector shall have primary responsibility to enforce, interpret and administer the Electrical Code in accordance with State law. No certificate of occupancy shall be issued until the State Electrical Inspector and the State Plumbing Inspector have given final approval of State permitted work.

(B) The Building Official or his/her designated representative shall have the right to enter upon public and private property at all reasonable times to inspect or enforce the provisions of this Section and any of the codes adopted herein by reference. If the premises are occupied, he/she shall request entry. If the premises are unoccupied, he/she shall make efforts to locate the owner or the persons in custody to request entry. If entry is refused, the Building Official shall have recourse as provided by law to secure entry.

6-1-3 CHANGES, DELETIONS AND EXCEPTIONS TO THE CODES ADOPTED BY REFERENCE.

(Subsection Amended by Ord 9-2008)

(A) The INTERNATIONAL BUILDING CODE, 2018 Edition is amended as follows:

- (1) References in Section 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.
- (2) Section 101.4.1 is hereby amended to read as follows:

101.4.1 Gas. The provisions of the International Fuel Gas Code as amended and adopted by the State of Colorado Plumbing Board.

- (3) Section 101.4.3 is hereby amended to read as follows:

101.4.3 Plumbing. The International Plumbing Code, as adopted and amended by the State of Colorado, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, where connected to a water or sewage system and all aspects of a medical gas system, and references to the International Plumbing Code shall mean such code.

- (4) Add Section 101.4.8

101.4.8 Electrical. The provisions of the Electrical Code, as adopted by the State of Colorado, shall apply to the installation of electrical systems, including alterations and repairs.

- (5) Section 104.1 is hereby amended to append the following sentence:

The Building Official is empowered to hire on a special basis, technical assistants for the provision of special expertise and the checking of plans and making of inspections, and the cost of employing such technical assistants shall be added to the cost of any permits required by this Code or the codes adopted by the Town.

- (6) Section 104.7 is hereby deleted.

- (7) Section 104.10.1 is amended to read: Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.

- (8) Section 105.2 Work exempt from permit, is hereby amended as follows:

Commented [SC4]: Note that Section 101.4.4 will need to be deleted if the IPMC is not adopted.

Item number 1: Replace 120 square feet (11 m²), with 150 square feet (13.9 m²), and append the sentence: Provided, however, a site permit must be obtained from the Town for such structures which shall be subject to a permit fee of \$75 and shall be issued only for lawfully located structures.

Item number 2: Append the sentence to say: Provided, however, a site permit must be obtained from the Town for such fences which shall be subject to a permit fee of \$75 and shall be issued only for lawfully located fences.

~~Add the following items 14 and 15:~~

~~14. Re roofing without alteration of roof deck structure.~~

~~15. Re siding without alteration of wall structure.~~

(Ord 2-2019)

~~(X) Subsection 105.5 Expiration, is hereby amended to read as follows:~~

~~105.5 Expiration. Every permit shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, an extension of time not to exceed 180 days. The extension shall be requested by the permittee, in writing, and justifiable cause demonstrated. No permit shall be extended more than once.~~

~~105.5.1 All permits shall include a stated expiration date, at which time the permit shall expire and become null and void. Said expiration date shall be twelve months from the date of issue, unless the Building Inspector determines that because of the size and complexity of the building that an additional period of time is reasonably required.~~

~~105.5.2 The Building Inspector upon payment of the applicable fees and submission of a new application may issue a new permit for work for which a previous permit expired because the work was never commenced, or for a site at which any work under a previous permit has been totally removed.~~

~~105.5.3 A new permit shall not be issued for any work for which a previous permit expired by virtue of the lapse of the initial stated expiration date or because such work was suspended or abandoned for a period of 180 days once any work has begun, unless the permit is approved by the Ridgway Town Council. The permit shall not be issued unless the Town Council finds following a hearing with reasonable notice to the applicant that the following criteria are met, with the burden on the applicant to establish that such criteria will be met:~~

- ~~1. The applicant has the financial capability to proceed with the project and complete it with due diligence within six months.~~
- ~~2. The applicant has the legal right to proceed with the construction on the site.~~
- ~~3. The applicant has provided written guarantees that the work will be completed with due diligence within six months and agreed that in the event of his failure to bring the work to a point of substantial completion at the end of such time, the Town shall have the right to enter onto the property and remove whatever portion of the work exists at the cost of the applicant. Such agreement shall be on a form provided by the Town.~~
- ~~4. The site will be maintained in a safe and secure condition and no safety hazard or health hazard will be created by continuing with the work.~~

Commented [SC5]: Not advised to exempt these. Can add too many layers on the roof and re-side over inappropriate materials.

Commented [SC6]: Removed edits to 105.5, Expiration. Recommended to not include additional expiration language beyond what is in the IBC. The past edits seemed to be heavy in administration tracking dates, unnecessary, a one-size fix all solution, better to leave it up to the building inspector. Also, not necessary to bring these to Town Council.

We often have builders who take more than a year to complete a home so by not including these edits we just stick with permits expiring after 6 months of inactivity.

~~5. The applicant has submitted the proper application documents and paid the fee for the new permit.~~

~~105.5.4 All permits issued pursuant to Subsection 105.5.3 shall expire 180 days from the date of issuance.~~

(9) Section 107.1 Submittal documents, is hereby amended to read as follows:

107.1 Submittal documents. The Building Inspector is hereby directed to require plans and specifications to accompany all applications for building permits and to waive this requirement only in the clearest cases of non-necessity. Architectural designs and documents shall be prepared by an architect licensed to practice in the State of Colorado. Structural designs and documents shall be prepared by a professional engineer licensed to practice in the State of Colorado. The construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application.

(9) Section 109.2 Schedule of permit fees, is amended to read:

Section 109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Appendix L of the 2018 International Residential Code or as established by the applicable governing authority.

Plan review fees shall be 65% of the building permit fee as shown in Appendix L. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Subsection 107.3.4.1, an additional plan review fee shall be charged at the rate shown in Appendix L. In all cases involving new construction, if the Building Official finds that any of the permits required by any of the codes adopted by the Town are duplicative or redundant, the Building Official is empowered to waive the permit requirement or the fee for the permit or both.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain building fees within this Chapter 6 for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.

(Ord 2-2019)

(10) Section 109.3 Building permit valuations, is hereby amended to read as follows:

109.3 Building permit valuations. The applicant for a permit shall provide an estimated project valuation at time of application. Project Valuations shall include total value of work including materials and labor for electrical, gas, mechanical, plumbing and all construction related installations and improvements. If, in the opinion of the Building Official, the valuation is underestimated on the application generally in accordance with the Building Valuation Data published by the International Code Council, the permit shall be denied, unless the applicant can show detailed estimates in the form of valid construction contracts which meet the approval of the Building Official or adjust the valuation as recommended by the Building Official. Final project valuation for permit purposes shall be set by the Building Official.

(11) Section 109.4 Work commencing before permit issuance, is hereby amended to read as follows:

109.4 Work commencing before permit issuance. Any person who commences any work

Commented [SC7]: Edited to adopt Append L of the IRC.

Compared to the current fee scheduled, this will increase permit fees for projects over \$100,000 by about 3% (about \$34), projects around \$300,000 by 15% (about \$300), for projects around \$500,000 by 18% (about \$600), and for projects over \$1m by 13% (about \$700).

Commented [DR8]: Used "applicable governing authority" so that the State collects fees for Gas Piping, Plumbing and Electrical. Same for all below.

Commented [SC9]: This section was reworded to add the references to the Building Valuation Data by ICC. This is a document that is updated every 6 months and can be used as a reference so the building community has a point of reference as they requested.

on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

(12) Section 109.6 Refunds, is hereby amended to read as follows:

109.6 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

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

(13) A new Section 109.7 is added as follows:

109.7 Re-inspection. A re-inspection fee may be assessed for each inspection or re-inspection necessary because the portion of work for which the inspection was requested was not complete or when a required correction was not completed.

(14) Section 110.3.5 Lath and gypsum board inspection, is hereby amended to delete the exception.

(15) Section 110.5 Inspection requests, is hereby amended to read as follows:

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. Inspection requests shall be made a minimum of twenty-four hours in advance.

(16) Section 113 is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

(17) Section 114 is amended as follows:

114.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Sections 114.3 and 114.4 are hereby deleted.

(18) Section 115.3 is hereby deleted.

(19) Section 310.4.1 is hereby deleted.

(20) Subsection 1612.3 Establishment of Flood Hazard Areas, is amended to read as follows:

1612.3 Establishment of Flood Hazard Areas. Flood Hazard Areas are established pursuant

Commented [DR10]: This section permits daycare in a single-family dwelling as per the IRC but requires Fire Sprinklers. Section 305.2.3 says the same but does not require Fire Sprinklers.

to Section 6-2 of the Ridgway Municipal Code.

(21) Section 1805.1.2.1 Flood Hazard Areas, is hereby amended such that the Exception therein reads as follows:

Exception: Under-floor spaces of Groups R-1, R-2, R-3 and R-4 buildings that meet the requirements of FEMA TB-11.

(22) Section 2701.1 Scope, is amended to read as follows:

2701.1 Scope. This chapter governs the electrical components, equipment and systems used in building and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the Electrical Code as adopted by the State of Colorado.

(B) The INTERNATIONAL RESIDENTIAL CODE, 2018 Edition is amended as follows:

(1) References in Section R101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Sections R104.10.1, R105.3.1.1, R301.2.4, R309.3 and R322 are amended to read: Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.

Commented [DR11]: Added a few more Sections that reference Floodplain topics.

(3) Section R105.2 Work exempt from permit, is hereby amended as follows:

Item #1: Replace 200 square feet (11 m²), with 150 square feet (13.9 m²), and append the sentence: Provided, however, a site permit must be obtained for such structures from the Town, which shall be subject to a permit fee of \$70 and shall be issued only for lawfully located structures.

Item #2: Fences not over 6 feet high. Append the sentence to say: Provided, however, a site permit must be obtained from the Town for such fences which shall be subject to a permit fee of \$50 and shall be issued only for lawfully located fences.

Commented [SC12]: Changed to 6' since only up to 6' is allowed.

Item #10: Replace with: Decks that are not more than 30 inches above grade at any point. Provided, however, a site permit must be obtained for such structures from the Town, which shall be subject to a permit fee of \$70 and shall be issued only for lawfully located structures.

Add Items #11 and #12.

11. Re-roofing less than 200 square feet.

(Ord 5-2012)

12. Re-siding with similar materials less than 200 square feet.

(Ord 5-2012)

Electrical: All exemptions are subject to the laws established by the State.

Plumbing: All exemptions are subject to the laws established by the State.

(4) Section R105.5 Expiration of permits, is amended to read:

a. Work must commence within 180 days of issuing the permit.

b. Unless determined otherwise by the Building Official because of the size or complexity of the project, each inspection must be completed within 180 days of the previous mandated

inspection according to the following schedule:

- i. Reinforcement in footings or structural (monolithic) slab.
- ii. Reinforcement in stem-wall or basement-wall.
- iii. Wall and roof sheathing (as required by AHJ)
- iv. Framing (which implies that plumbing, electrical and mechanical have already passed inspection or will be inspected at the time of the framing inspection).
- v. Insulation.
- vi. Drywall or other interior wall coverings.
- vii. All final inspections.

(5) Section R108.2 Schedule of permit fees, is hereby amended to read as follows:

R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Appendix L of the 2018 International Residential Code or as established by the applicable governing authority. Plan review fees shall be 65% of the building permit fee as shown in Appendix L. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Subsection 107.3.4.1, an additional plan review fee shall be charged at the rate shown in Appendix L.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain building fees within this Chapter 6 for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.

(Ord 2-2019)

(6) Section R108.3 Building permit valuations, is hereby amended to read as follows:

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated project valuation at time of application. Project Valuations shall include total value of work including materials and labor for electrical, gas, mechanical, plumbing and all construction related installations and improvements. If, in the opinion of the Building Official, the valuation is underestimated on the application generally in accordance with the Building Valuation Data published by the International Code Council, the permit shall be denied, unless the applicant can show detailed estimates in the form of valid construction contracts which meet the approval of the Building Official or adjust the valuation as recommended by the Building Official. Final project valuation for permit purposes shall be set by the Building Official.

(7) Section R108.5 is hereby amended to read as follows:

R108.5 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit

Commented [SC13]: See explanation regarding expiration above.

Generally, residential projects have more slack time than commercial, especially with owners building their own so this schedule can be helpful in keeping projects going.

Commented [DR14]: Newly stated to align with the IBC and to allow for Use of the published Valuation Tables by Resolution.

for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

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

(8) Section R108.6 is hereby amended to read as follows:

Section R108.6 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

(9) Section R110.1 is hereby amended to delete Exception: 2. Accessory buildings or structures.

(10) Section R112 is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

(11) Section R113 is amended as follows:

113.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Sections 113.3 and 113.4 are hereby deleted.

(12) Table R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. The following values shall be added to the table:

Ground Snow Load: 65 lbs/Sq. Ft.

Wind Speed: 115 Ultimate / Exposure C

Topographic Effects: No

Special Wind Region: No

Windborne debris zone: No

Seismic Design Category: C

Weathering: Severe

Frost Line Depth: 40 inches

Termite: Slight

Winter Design Temperature: 0 degrees F

Ice Barrier Underlayment Required: Yes

Flood Hazards: Ridgway Municipal Code Subsection 6-2-6

Air Freezing Index: 2000 (BF/days)

Mean Annual Temperature: 43 degrees F

MANUAL J DESIGN CRITERIA

Elevation: 7,000

Latitude: 38

Winter Heating 0

Summer Cooling 83

Altitude Correction Factor: 77

Indoor Design Temperature: 70

Design Temperature Cooling: 75

Commented [SC15]: The wind speed has not changed, the way it is stated. Was 90 mph with 3 second gusts.

Commented [SC16]: Updated per current charts that show historical data.

Commented [SC17]: Updated per current charts that show historical data.

Heating Temperature Difference: 70
 Cooling Temperature Difference: 8
 Wind Velocity Heating: N/A
 Wind Velocity Cooling: N/A
 Coincident Wet Bulb: 59
 Daily Range H
 Winter Humidity: 30%
 Summer Humidity: 50%

(13) Section R309.5 is hereby deleted.

(14) Section R310 Emergency escape and rescue openings, is hereby amended to add a new Section R310.3.2.3 to read as follows:

R310.3.2.3 Roof section required. Every window well serving as a means of egress shall have a roof section that extends beyond the window well footprint.

(15) Section R311.2 Egress door, is hereby amended to add the following sentence: Egress doors shall be provided with protection from ice and snow shedding.

(16) Section R313.2 is hereby deleted.

(17) Section R322 is replaced with Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.

(18) Section R326 is hereby deleted.

(19) Section R908.3.1.1 item #3 is amended to read: Where the existing roof has two or more applications of any type of roof covering unless the third covering is metal panels and appropriate length fasteners are used.

(20) Sections N1102.4.1.2, N1103.3.3, and N1103.3.4 are hereby deleted.

(21) Section R908.7 is added and shall read: In reroof applications, attic ventilation shall be brought into compliance with Section R806 when possible.

(22) Section N1103.5.1 is amended as follows: When these systems are installed, heated water circulation systems shall be in accordance with Section N1103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section N1103.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

(23) Section N1103.5.2 is amended as follows: When installed, demand recirculation water systems shall have controls that comply with both of the following:

1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The controls shall limit the temperature of the water entering the cold-water piping to not greater than 104°F (40°C).

(24) Section N1103.5.4 is amended as follows: When installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.

Commented [SC18]: This section requires sprinkler systems in garages within single-family homes. We do not want to require that. We are adopting R313.1 so that garages in townhomes would have to have a sprinkler system.

Commented [SC19]: This requires fire sprinkler systems in 1 and 2 family dwellings. We are proposing to delete this so 1 and 2 family dwellings do not have to have fire suppression systems.

Commented [SC20]: Removed addition for carbon monoxide because a new section was added to the codes that address it.

Commented [SC21]: This references the International Swimming Pool and Spa Code which we are not adopting.

Commented [SC22]: Metal panels weigh very little, so allowing it to be a third covering when proper length fasteners are used will reduce landfill waste.

Commented [SC23]: These sections require pressure tests. They are not needed because if we inspect to the requirements set in the codes, then each unit will pass the test. They are also difficult and expensive to coordinate.

Commented [SC24]: Old cedar-shingle roofs ventilated naturally without added vents. Covering such assemblies with today's products can create big problems if ventilation is not introduced. Ventilation is not addressed in the IRC for reroofing, but if added needs to be stated to address situations where we simply cannot bring it up to today's standards.

(25) N1103.6 – append this Section by adding: Automatic controls for heating incoming air shall be provided.

(26) Subsection G2406.2 Prohibited locations, is hereby amended to delete exceptions Numbered 3 and 4.

(27) Subsection G2425.8 Equipment not required to be vented, is hereby amended to delete item Number 7.

(28) Subsection G2445 Unvented room heaters, is hereby amended in its entirety to read as follows:

G2445.1 Prohibited. Unvented room heaters are prohibited in all locations throughout all occupancies.

(29) Chapters 25 through 43 are hereby deleted. Plumbing and Electrical shall comply with codes adopted by the State of Colorado.

(C) The INTERNATIONAL ENERGY CONSERVATION CODE, 2018 Edition, is amended as follows:

(Subsection amended by Ord 4-2010)

(1) References in Subsection 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Section C109 is hereby deleted.

(3) Section R403.5.1 is amended as follows: When these systems are installed, heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

(4) Section R403.5.2 is amended as follows: When installed, demand recirculation water systems shall have controls that comply with both of the following:

1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.

2. The controls shall limit the temperature of the water entering the cold water piping to not greater than 104°F (40°C).

(5) Section R403.5.4 is amended as follows: When installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.

(6) R403.6 – append this Section by adding: Automatic controls for heating incoming air shall be provided.

(D) The INTERNATIONAL MECHANICAL CODE, 2018 Edition is amended as follows:

(1) References in Subsection 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Section 104.7 is hereby deleted.

(3) Section 106.5.1 Work commencing before permit issuance, is hereby amended to read as follows:

106.5.1 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

(4) Subsection 106.5.2 Fee schedule, is hereby amended to read as follows:

106.5.2 Fee schedule. The fees for mechanical work, or alterations requiring a permit, shall be derived using Appendix L of 2018 International Residential Code.

(5) Subsection 106.5.3 Fee refunds, is hereby amended to read as follows:

106.5.3 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

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

(6) Section 108 is amended as follows:

108.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Sections 108.3, 108.4, 108.5, and 108.7.3 are hereby deleted.

(7) Section 109 is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

(D) The INTERNATIONAL FUEL GAS CODE, 2018 Edition is amended as follows:

(1) References in Subsection 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.

(2) Sections 104.7 are hereby deleted.

(3) Section 106.6.1 Work commencing before permit issuance, is hereby amended to read as follows:

106.6.1 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall

be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

- (4) Subsection 106.6.2 Fee schedule, is hereby amended to read as follows:

106.6.2 Fee schedule. The fees for work, or alterations requiring a permit, shall be derived using Appendix L of 2018 International Residential Code.

- (5) Subsection 106.6.3 Fee refunds, is hereby amended to read as follows:

106.6.3 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

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

- (6) Section 108 is amended as follows:

108.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Sections 108.3, 108.4, 108.5, and 108.7.3 are hereby deleted.

- (7) Section 109 is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

- (8) Section 501.8 #8 is hereby deleted.

- (9) Section 621 is amended to read: Unvented room heaters are hereby prohibited.

- (E) The INTERNATIONAL FIRE CODE, 2018 Edition is amended to read as follows:

- (1) References in Subsection 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

- ~~(X) Subsection 106.5.3 Fee Refunds is hereby amended to read as follows:~~

~~106.5.3 Refunds. The Building Official shall authorize the refunding of fees as follows:~~

- ~~1. The full amount of any fee paid hereunder which was erroneously paid or collected.~~
- ~~2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.~~
- ~~3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review~~

Commented [SC25]: We do not want to allow any unvented appliances because the oxygen sensors that are on them for safety reasons tend to fail at higher elevations.

Commented [DR26]: Added: Oxygen sensors don't work well at higher elevations.

Commented [SC27]: Need to discuss this and if we want to adopt it.

Commented [SC28]: Deleted the previous edits to 605.3 (2006)/604.3 (2018) because they are enforced by the state electrical inspector.

~~effort has been expended.~~

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

(2) Section 109 is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

(3) Section 110 is amended as follows:

110.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Section 110.3.3 is hereby deleted.

(4) Section 112.4 is hereby deleted.

(5) The geographic limits referred to in the following sections of the IFC are hereby established as follows:

5704.2.9.6.1 The entire Town except the I-1 and the I-2 Zoning Districts, and except outside above ground fuel oil tanks used for heating, if the capa Town or aggregate capa Town does not exceed 500 gallons, in use as of June 1, 2006.

5706.2.4.4 The entire Town except the I-1 and I-2 Zoning Districts.

6104.2 The entire Town.

(6) Section 202 Definitions, is hereby amended by the substitution of a new definition of Recreational Fire, to read as follows:

RECREATIONAL FIRE. An outdoor fire burning materials other than refuse where the fuel being burned is contained in an outdoor fire place, barbeque grill, chiminea, patio heater, or similar container, and has a total fuel area of three (3) feet or less in diameter and two (2) feet or less in height, for pleasure, religious, ceremonial, cooking, warming or similar purposes.

(F) The INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 Edition is hereby amended as follows:

(1) References in Subsection 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.

(2) Subsection 103.5 Fees, is hereby amended to read as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this Code shall be as indicated in Table 1-A-Building Permit Fees, as established by the Uniform Building Code, 1997 Edition.

(3) Section 112.4 is hereby amended to insert the following values in the spaces provided: \$100.00; \$1000.00

(4) Section 302.4 is hereby amended to insert the following height in the space provided: 6"

(5) Subsection 304.14 Insect screens, is hereby amended to insert the following dates in the spaces provided: May 1 to October 15.

Commented [DR29]: See item (4) under the IEBC – you have lots of tools for dealing with existing buildings.

Commented [DR30]: No further comments adjusted or made for the IPMC until AHJ makes decisions on it's adoption and use (8/2/19)

Commented [SC31R30]: May need to update if we adopt.

Commented [DR32]: Update this if you intend to adopt the IPMC.

Commented [DR33]: Subject to Town Review – you already have Municipal Code Section 6-1-8 dealing with Violations, so maybe you'd simply delete all of Section 112?

Commented [DR34]: Weed height limitation (your call 6"? 8"?)

(6) Subsection 602.3 Heat supply, is hereby amended to insert the following dates in the spaces provided: January 1 to December 31.

(7) Subsection 602.4 Occupiable work spaces, is hereby amended to insert the following dates in the spaces provided: January 1 to December 31.

(8) Subsection 302.4 is hereby amended to insert the following measurements in the spaces provided: 6 inches and 6 inches.

(9) *Sections 103, 106 and 111 and Subsections 104.6, 107.1, 107.2, 107.3, 107.4, 108.3, 109.5, 109.6, 110.2, 110.3, and 110.4 are hereby deleted.*

Commented [DR35]: Other than Section 111 (Appeals) I see no reason for deleting these other Sections. This warrants discussion if you choose to adopt the IPMC.

(G) The INTERNATIONAL EXISTING BUILDINGS CODE, 2018 Edition is amended as follows:

(1) References in Subsection 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Sections 103 and 104.7 are hereby deleted.

(3) Section 104.10.1 is amended to read: Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.

(4) Section 106.5 is hereby deleted.

(5) Section 108.4 Work commencing before permit issuance, is hereby amended to read as follows:

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

(6) Subsection 108.6 Fee refunds, is hereby amended to read as follows:

108.6 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

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

(7) Section 112 is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

(8) Section 113 is amended as follows:

113.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Section 113.3 and 113.4 are hereby deleted.

(9) Sections 114.3, 115.2, 115.4, 116.5, and 116.6 and 117.4 are hereby deleted.

(H)

(1) Any structure which has not been substantially completed prior to the expiration of a building permit, is hereby declared to be a nuisance, which may be abated by the Town in any lawful manner. It shall be unlawful to maintain or fail to remove such a nuisance.

(2) All below grade excavation done in advance of construction shall be filled and made safe within thirty days of an abandoned project. Where construction has proceeded beyond excavation, all foundation work and above grade construction shall be secured against the weather and the construction site shall be otherwise returned to that condition as existed before the permit was issued.

(3) Notwithstanding anything in the codes adopted herein to the contrary, wood shingles shall be allowed only if they are treated to Class "B" fire resistance pursuant to UL Standard 790 or the equivalent. The Building Official may charge an additional inspection fee as necessary to cover the costs of inspection to insure only qualified shingles are used in the work.

(4) No building permit shall be issued for any premises requiring plumbing unless Town water and Town sewer services are reasonably available to the site, or the necessary extensions are provided for contractually, or for sewer, an individual or private system has been authorized pursuant to Section 9-1-10 of the Ridgway Municipal Code; and applicable water or sewer tap fees have been paid. It shall be unlawful to occupy any premises for any residential related purpose unless the premises is served by lawful operational domestic water supply and sanitary sewer plumbing systems.

(5) Nothing in the Codes adopted by reference in this Section shall be construed to prohibit the issuance of a building permit in the Vista Terrace Subdivision, merely because the Town water system in such subdivision is unable to deliver full fire flows.

(6) Buildings and structures and all portions thereof that are subject to snow loading shall be designed and constructed to resist snow loads and all other loads pursuant to the Town of Ridgway Building Code. Potential unbalanced accumulation of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Ground snow load is hereby established to be sixty-five pounds per square foot throughout the entire Town of Ridgway.

(7) For the purpose of determining footing and foundation depths, frost line depth is hereby established to be forty inches below finished grade. Footing and foundation depths may be altered, when approved by the Building Official, based upon approved engineered design and geotechnical analysis. Monolithic slabs for garages and similar non-residential structures less than six hundred square feet shall be subject to a minimum twenty-four-inch depth below finished grade throughout the entire Town of Ridgway.

(8) The storage of explosives and blasting agents is prohibited within the Town of Ridgway.

(9) The storage of hazardous materials is prohibited within the Town of Ridgway.

(10) All references in the International Fire Code, 2018 Edition, to the Fire Code Official, Fire Department, Fire Chief, Fire Marshal, Fire Prevention Bureau, or other administrative officers or

employees shall be construed to mean the Town of Ridgway, and its Building Official or inspector, or other officer, employee or agent authorized by the Town to enforce and administer the International Fire Code, 2018 Edition.

(11) The Town shall be exempt from Permit fees.

(I) The definition of "Person" in any of the codes adopted by reference herein is amended to read – "PERSON" means any individual, firm, partnership, corporation, association, LLC, or other entity, including to the extent allowed by law, the United States and the State of Colorado, and any agency or political subdivision thereof.

(Ord 6-2009)

6-1-4 PLUMBING AND ELECTRICAL PERMIT.

It shall be unlawful to do any plumbing or electrical work within the Town of Ridgway without the proper permits issued by the State of Colorado pursuant to State law.

(Ord 9-2008)

6-1-5 APPEALS.

(Subsection amended by Ord 9-2008)

(A) The decision of the Building Official or his designated official or inspector under this Chapter, or the codes adopted by reference herein may be appealed to the Board of Appeals by filing a written appeal on forms provided by the Town with said official or inspector within fifteen days of the date he renders his decision.

(B) Such appeal should set in full the reasons for the appeal, and specify the relief requested.

(C) The Building Official shall review the appeal and forward it to the Board of Appeals attaching thereto his written recommendations and reasons for his decision.

(D) The Board of Appeals shall hold a hearing with reasonable notice to the applicant. The decision of the Board of Appeals shall be final.

(E) The Board of Appeals shall have no authority to grant any variance.

(F) The Mayor shall appoint three members to the Board of Appeals to serve at the pleasure of the Mayor.

6-1-6 ADDITIONAL ELECTRICAL AND PLUMBING REGULATIONS.

(A) In case of emergency, to protect persons or property, the Electrical Inspector shall have authority to disconnect or cause any electrical equipment to be disconnected and to enter upon the affected premises, if necessary, for that purpose.

(B) No electric current shall be turned on or connection made for use until a final inspection has been made of the work covered by this Section and The National Electric Code, and until a certificate of approval is issued. Provided, however, the Electrical Inspector may issue a temporary permit for use of current during the course of construction or alteration.

(C) It shall be unlawful for any person to insulate, sheetrock, lath or otherwise cover from view any electrical work or plumbing work subject to the provisions of this section that has not been inspected and finally approved.

(D) All steam and gas fittings, furnace work, plumbing or signal wiring shall be in place before the electrical wiring for light, heat, power, and communications is completed. The electrical wiring shall not be considered completed until such other work is in place.

(E) In the event any wires, cables, fittings, apparatus or electrical fixtures are in such a position as to interfere with the completion of the building following acceptance of the electrical work by the Inspector, the Electrical Inspector shall be notified and he shall reinspect the electrical work and may charge an additional fee therefore.

(F) All electrical and plumbing work, including electrical work for the repair, damage, deterioration, alteration, remodeling or otherwise, shall be done in accordance with the requirements of this Section, The National Electric Code, and The Colorado Plumbing Code. When alterations or repairs to a building exceed 50% of the value of the existing structure during any twelve month period, the entire building or structure shall be made to conform to the requirements of this Section. The Electrical Inspector may require repairs or alterations to electrical wiring or fixtures not meeting the requirements of this Section or The National Electric Code to the extent necessary to alleviate conditions hazardous to persons or property.

(G) Prevention of Cross Connections, Prohibited Sewer System Discharges and General Utility Guidelines for Water and Sewer shall be in accordance with Ridgway Municipal Code Section 9-1.

Commented [DR36]: New.

(H) It shall be unlawful to change the use of any building without notifying the Electrical Inspector and obtaining his approval that the electrical facilities of the building are safe for the new use.

6-1-7 GENERAL PROVISIONS.

If there is any conflict between any provision of this Section or of any codes adopted in reference herein with any other provision of any ordinance of the Town or any applicable State or Federal regulation, those regulations providing the more stringent or restrictive requirements shall apply.

6-1-8 VIOLATIONS AND PENALTIES.

(Subsection amended by Ord 9-2008)

(A) It shall be unlawful to violate any provision of this Chapter, the Electrical and Plumbing Codes as adopted by the State, any of the Codes adopted by reference herein, or any notice, stop order, permit, certificate or other order issued by the Town pursuant to said Codes or this Chapter. Any person convicted of such a violation shall be punished by a fine of not more than \$300. Each day during which any violation is committed or permitted to continue shall be considered as a separate offense. As part of any sentence the Municipal Court may order restitution of the Town's cost of enforcement including reasonable attorney's fees.

(Ord 1-2017)

(B) Continuing violation of the provisions of this Chapter, the Codes adopted herein by reference, the Electrical and Plumbing Codes as adopted by the State or of any notice, stop order, permit, certificate or other order issued pursuant to this Chapter or the Codes adopted by this Chapter is hereby declared to be a nuisance and may be abated in accordance with law.

(C) In addition to any other remedy the Town may have, it may maintain an action in a Court of competent jurisdiction to enjoin any violation of any provision of this Chapter, the Electrical and Plumbing Codes as adopted by the State, or of the Codes adopted herein by reference.

(D) The Town may refuse to issue any permits required by this Chapter, or by the Codes adopted herein by reference if the applicant is in violation of any of any provision of such codes, this Chapter, or any notice, stop order, permit, certificate or other order issued pursuant thereto.

6-1-9 DRIVEWAYS AND STREET ACCESS.

(Repealed by Ordinance No. 8-2007)

6-1-10 WOOD STOVES AND SIMILAR DEVICES.

(A) It shall be unlawful to install any wood stove or similar device of a type subject to the certification requirements of Regulation No. 4 of the Air Quality Control Commission, Colorado Department of Public Health and Environment, 5 C.C.R. 1001-6, within the Town unless it has been certified pursuant to said Regulation.

(B) A building permit shall be obtained for the installation or replacement of all wood stoves, fireplaces and similar devices. The fee for a separate permit shall be \$50.

(Ord 18-2006)

(C) No more than one wood stove, fireplace or similar device may be installed in any single structure. This limit shall not apply to furnaces.

(D) It shall be unlawful to install any fireplace within the Town, unless it is a gas appliance, an electric device, or a fireplace insert, approved masonry heater, approved pellet burning insert, or other clean burning device, which is approved pursuant to Regulation No. 4 of the Air Pollution Control Commission of the Colorado Department of Public Health and Environment.

(Ord 5-2001)

(E) All wood-burning stoves, fireplaces and similar devices shall be installed, operated and maintained in full compliance with applicable State regulations, and Town building, mechanical and fire codes.

(F) Devices which do not comply with paragraph (A) but which on February 1, 1992 were lawfully installed, and structures with more than 1 device lawfully installed therein contrary to paragraph (C) on February 1, 1992, may continue to be maintained as existing on February 1, 1992, notwithstanding said paragraphs (A) and (C) until the ownership of the property upon which they are located is transferred. At that time all non-conforming devices shall be removed except that excess fireplaces may be deactivated instead of being removed by permanently blocking the chimney or by other methods approved by the building inspector.

(G) This Subsection may be enforced as part of the Town's Building Code or in accordance with Subsection 6-1-8 or in any other lawful manner. Violations of this Subsection are hereby declared to be a nuisance.

(H) It shall be unlawful to install any coal burning device or to burn coal within the Town for any purpose, except when authorized by a permit issued by the State of Colorado. Provided, however, persons lawfully burning coal for space heating, during the winter of 2000/2001, may register such use with the Town by July 1, 2001, and continue to do so in their existing coal burning appliance until the appliance is taken out of service.

(Ord 5-2001)

6-1-11 LANDSCAPING.

(A) All applications for a building permit for new construction or exterior work on any existing structure shall submit a Landscape Plan for the premises meeting the following requirements:

- (1) The Landscape Plan shall be drawn to scale of 1 inch = 40 feet, or larger, and may be included on the Site Plan.
- (2) The Building footprint, driveways and vehicle circulation shall be shown and located to scale.
- (3) Surface drainage characteristics and proposed structures must be shown.
- (4) Existing and all proposed groundcover, including shrubs and lawns shall be shown.

(Ord 7-1998)

(B) The plan must provide for the following minimum landscaping elements:

- (1) Groundcover must be adequate to ensure that dust cannot blow from the property and that the soil is stabilized to ensure that erosion is kept to a minimum.
- (2) A minimum of one (1) tree per 2,000 square feet of gross lot area in all zones except Historic Business shall be provided. Trees shall have a minimum caliper of 1-1/2" for deciduous trees and five foot minimum height for evergreens. Trees should be located in such a way that they will not infringe on solar access and views of the adjoining properties or block vehicular sight lines to public roadways.

(Ord 7-1998)

(C) Landscaping Guidelines are as follows:

- (1) Existing trees and groundcover on the property are encouraged to be retained and not destroyed during the construction process. These plants will be counted towards the minimum standards.

(Ord 1-2014)

- (2) Xeriscope landscaping and drip irrigation are encouraged. Large irrigated areas are discouraged.

(Ord 1-2014)

- (3) Siberian elm and Chinese elm (Ulmus); Cottonwoods that bear cotton (Populus); Purple Loosestrife (Lythrum slaicaria); Russian Olive (Elaeagnus angustifolia) are prohibited.

(Ord 1-2014)

- (4) The Town Manager is authorized to prohibit additional species with similar nuisance properties.

(Ord 1-2014)

(D) The building permit shall not be issued until a conforming Landscape Plan is approved by the Town.

(Ord 7-1998)

(E) A permanent Certificate of Occupancy will not be issued until the Town determines that the landscaping contemplated by the approved plan has been properly installed. A temporary Certificate of Occupancy may be issued if completion is delayed by winter weather.

(Ord 7-1998)

(F) Following completion of the landscaping, the owner or occupant of the property shall maintain it in good condition thereafter. Failure to so maintain the landscaping is unlawful and is hereby declared to create a nuisance.

(Ord 7-1998)

(G) Intent: Landscaping is an important element of the experience of the Town of Ridgway that is both functional and aesthetic. Priorities for Landscaping include: low-water use, regionally appropriate design for materials and vegetation. These landscaping regulations will endeavor to provide for an attractive, well-maintained landscape that preserves the overall quality and appeal of the community; provides visual buffers and screens; achieves pedestrian and vehicular separation; preserves and enhances the existing visual character of the community; mitigates adverse effects of drainage and weeds, and conserves water resources. A list of recommended species for use in Colorado is available from the Ouray County Weed Manager and the Colorado State University Extension Service. The lists are not all inclusive but do recommend a variety of plants known to do well in our region of Colorado. In general, plants that are not recognized as hardy or suited to the local climate should be kept to a minimum. Xeriscaping and drought-tolerant and water-saving plants are to be used whenever possible and appropriate. Within the General Commercial District landscaping is important to the drainage, circulation and aesthetic of commercial developments. With larger sites and several buildings, there is the opportunity to create cohesive, appealing and efficient landscape plans that elevate the site as a whole. Landscaping should be used to promote the visual aesthetic of the development from main travel corridors, as well as the pedestrian experience within, through shade trees, plantings, context-appropriate public art and seating. Buffers and medians facilitate drainage during storm events and also provide valuable areas for snow storage during the winter. Landscaping that is visually appealing, functional, and sustainable is desirable for all new development within the General Commercial District.

(Ord 1-2014)

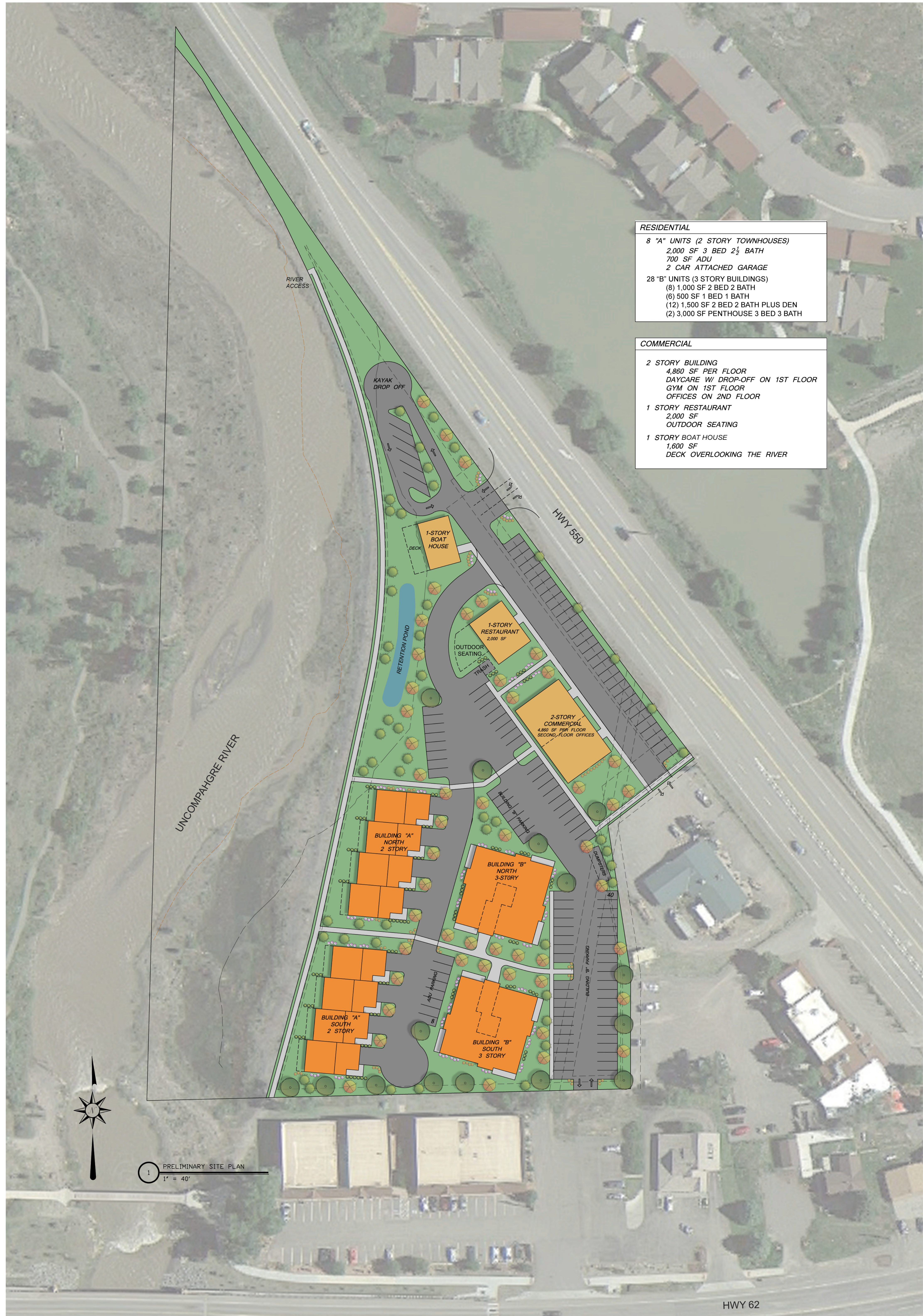
6-1-12 SOLAR ENERGY INCENTIVE PROGRAM.

(Subsection added by Ord 06-2008)

(A) The Town will make a payment equal to the amount of Town sales tax paid by the customer and received by the Town, adjusted for any vendor's fee, for the purchase of systems which are installed within the Town, which will generate electricity or hot water from sunlight for domestic use, industrial processes, space heating, pools or spas.

(B) Applications must be submitted on forms provided by the town accompanied by proof of payment of Town sales tax and proper installation of the system acceptable to the Town.

(C) This incentive shall terminate, as of every biennial anniversary of the effective date of this ordinance unless renewed by a motion of the Town Council at, or about, such time.



RESIDENTIAL
8 "A" UNITS (2 STORY TOWNHOUSES) 2,000 SF 3 BED 2½ BATH 700 SF ADU 2 CAR ATTACHED GARAGE
28 "B" UNITS (3 STORY BUILDINGS) (8) 1,000 SF 1 BED 2 BATH (6) 500 SF 1 BED 1 BATH (12) 1,500 SF 2 BED 2 BATH PLUS DEN (2) 3,000 SF PENTHOUSE 3 BED 3 BATH

COMMERCIAL
2 STORY BUILDING 4,860 SF PER FLOOR DAYCARE W/ DROP-OFF ON 1ST FLOOR GYM ON 1ST FLOOR OFFICES ON 2ND FLOOR
1 STORY RESTAURANT 2,000 SF OUTDOOR SEATING
1 STORY BOAT HOUSE 1,600 SF DECK OVERLOOKING THE RIVER

1 PRELIMINARY SITE PLAN
1" = 40'

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
July 30, 2019

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Falk, Liske, Nelson, Councilor Cheek and Chairperson Canright in attendance. Mayor Clark and Commissioner Emilson were absent.

PUBLIC HEARINGS

1. Application for Sketch Plan; Location: Block 28, Lots 16-20; Address: 283 North Cora Street; Zone: Historic Residential (HR); Applicant Matt McIsaac; Owners: Matt McIsaac

Staff Report dated July 30, 2019 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for sketch plan for a proposed subdivision that will include one single family home over an attached garage, and six 2 bedroom, 2.5 bath townhomes. The quarter block parcel will be divided into 7 individual lots. She noted that a conditional use approval will be required for the multi-family residences in the Historic Residential Zone. Reduced lot widths, lot size, lot coverage and side setbacks will require a variance approval as part of a planned unit development if the sketch plan is approved she continued. Planner Coburn said drainage issues currently exist on the lot. She noted the Applicant has attended the first Storm Water Master Plan meeting, and felt the issue can be resolved through a coordinated effort. She recommended that the affordable housing restrictions be simplified by allowing occupancy of residents where the majority of the household income is earned in Ouray County because the project is too small to designate 10% of built units as affordable. Coburn noted that in general the application comports with the Master Plan and provides a variety of housing options in the core of Town and recommended approval of the Sketch Plan.

The Chairperson opened the hearing for public comment.

Gary Redmond said his house is situated between the proposed development and the proposed Space 2 Create structure. He commented that his residence will be obstructed from the sunlight because of the two developments and asked when that area of town was designated as a Historic Residential Zone. He found that the height requirement for the proposed structure is within the zone allowances and that the HR District has been in existence since prior to the 1970's.

Cathy Redmond asked if there would be alley access to the proposed development and the applicant said there would not be alley access for the 6 new townhome units.

Krista Stewart asked if the length of the driveway will accommodate two linear parked cars to prevent overspill onto the pedestrian area of the sidewalk and the applicant explained that should not be a problem.

The Chairperson closed the hearing for public comment.

The Planning Commission discussed landscaping, restricting short-term rentals, affordable housing options, snow melt and removal on the parcel, and the criteria for the requested variances with the applicant and staff.

ACTION:

Councilor Cheek moved to approve the Application for Sketch Plan; Location: Block 28, Lots 16-20; Address: 283 North Cora Street; including all variance requests and the conditional use request noted in the Staff Report dated July 30, 2019. Commissioner Nelson seconded the motion, and it carried unanimously.

OTHER BUSINESS

2. Dark Skies Update and Discussion

Memorandum dated July 30, 2019 presenting background, analysis and points for discussion prepared by the Town Planner.

The Town Planner updated the Planning Commission on the requirements to become a Dark Skies Community. She reviewed the proposed revisions for the Outdoor Lighting Regulations that are needed to become a designated Dark Skies Community along with enforcement of the regulations. Planner Coburn reviewed her memo dated July 30, 2019 with the Planning Commission so that their recommendations and concerns could be accurately conveyed in a comprehensive memo to the Town Council.

A watts conversion to lumens graph was included in the memorandum. The data consisted of sample sites within the Town and it revealed that the limitation on lumens is not favorable for densely populated areas. Other difficulties with certification and the proposed lighting regulations included: calculating net acre light distribution; calculating the correct amount of lumens allowed for new construction at the time of the building permit process; a concern that the public may not yet be aware of this proposed change; commercial buildings combining or dividing units will need to recalculate the net lumens on the lot; compliance for legally non-conforming fixtures; all outdoor lights including solar lights count toward the maximum lumen calculation; Town owned street lights may need replacing; and enforcing the regulations. Planner Coburn noted the Commissions' concerns to include in the Town Council memo and they agreed the Planner's memorandum accurately depicted their opinions for Town Council review.

Assistant Planner Deanna Drew commented that the Town consist of a variety of developments and density is encouraged. She acknowledged that the regulations are being revised to minimize the variance process for builders, and that keeping the regulations simple will assist in administration, education and enforcement.

Val Szwarc, Ridgway Ouray Community Council (ROCC) Board President said he agreed that the Outdoor Lighting Regulations should take precedence over any requirements established by the International Dark Skies Association (IDA) in order for the Town to obtain certification and encouraged the variance process for new builders. He said ROCC would assist the Town in education, documentation for outreach, and interim and annual reports, so that ultimately the Town would only need to enact an ordinance, supply a support letter for the IDA application and update the outdoor mercury vapor lamp street lights. Mr. Szwarc noted that the process and maintenance of the certification is not a staff responsibility in other municipalities, rather

grassroots committees coordinate the certification program and are the immediate contacts for the IDA and tourists.

Howard Green, ROCC member, said he has experienced overwhelming community support about the Dark Skies certification. He explained the designation should not be burdensome to the Town because most of the IDA standards are already met with the outdoor lighting regulations as written at this time. He noted should the residents desire to prevent glaring lighting in the future or should they desire to change the regulation to be less protective of the dark skies, the certification is the firewall to prevent backtracking. Mr. Green also suggested that the certification provides residents with a friendly way to discuss their concerns with neighbors about glaring lights because of the culture it promotes which is part of the fabric of Town and compliance will be more likely.

3. 2019 Ouray County Multi-Hazard Mitigation Plan Update

Document entitled *Hazard Mitigation Planning*, published by the Federal Emergency Management Agency (FEMA)

The Town Planner presented the *Hazard Mitigation Planning* document to the Commission. She informed them that the County in conjunction with the Town are updating the Plan as required every 5 years. Coburn explained the Plan will provide information and outlines proactive procedures about how to avoid major impacts before a hazardous situation occurs. Planner Coburn said there will be periodic updates for the Planning Commission during the process.

4. Chairperson's Comments to the Commissioners

Chairperson Canright requested that the Commissioners respond to the Town Planners' email when the meeting packets are sent out. The response should include an acknowledgement about receiving the packet as well as an affirmation about attending the meeting. This will ensure that applicants attending the meeting are notified timely if a meeting is rescheduled. The Town Planner agreed this procedure would be helpful.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of June 25, 2019

ACTION:

Commissioner Liske moved to approve the Minutes from June 25, 2019. Councilor Cheek seconded the motion, with Commissioner Nelson abstaining, and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

AUGUST 27, 2019

CALL TO ORDER

The Mayor called the meeting to order at 5:35 p.m. with Commissioners Falk, Nelson, Councilor Cheek and Mayor Clark in attendance. Chairperson Canright and Commissioner Liske were absent. Commissioner Emilson was late.

OTHER BUSINESS

1. Amended Master Sign Plan Regulations

Proposed Ridgway Municipal Code; Sign Regulations 7-3-12 (J), Master Sign Plans, prepared by the Town Planner.

Town Planner Shay Coburn presented the newly proposed Section (J) to the Master Sign Regulations and noted that the proposed section would provide more flexibility for buildings with multiple businesses. The proposed regulations address deviations and would require buildings with more than three tenants to apply for a master sign plan. She reviewed how master sign plans and minor deviations would be handled at the staff level.

Commissioner Emilson entered the hearing at 5:57 p.m.

The Planning Commission discussed deviations that the Town may consider, criteria for approval, and the review procedures with the Town Planner.

Mayor Clark opened the hearing for public comment.

Tom McKenney asked why an applicant, or in what situation would an applicant need a deviation approved for a 30 % larger sign than allowed. He suggested writing the 30% margin into the standard regulation as opposed to requiring a deviation process.

Mayor Clark closed the hearing for public comment.

The Commissioners discussed the possible need for larger signs on the highway or elsewhere in town, and the deviation process extensively with staff.

The Commission agreed that the following edits should be included in the proposed regulation when it is presented to the Town Council: deviations would only be allowed for free standing signs and the allotted square footage, which can be up to 30% larger than allowed; and no deviations will be allowed for lighting, off premises signs, performance criteria or portable sign regulations.

ACTION:

Councilor Cheek moved to recommend approval of the proposed draft amendment to Ridgway Municipal Code 7-3-12 to the Town Council with the edits as discussed. Commissioner Nelson seconded the motion and it carried unanimously.

2. Prioritize 2019 Master Plan Action Items

Memorandum dated August 23, 2019 regarding prioritizing Master Plan action items specific to zoning and subdivision code updates, prepared by the Town Planner.

Planner Coburn provided the sections from the 2019 Master Plan specific to zoning and subdivision code updates and explained what is needed to complete the action items. She asked the Commission to assist in prioritizing the action items to ensure that everyone is in agreement.

The Commissioners discussed the items to be prioritized with the Planner. The audience participated in the discussion.

SPEAKING FROM THE AUDIENCE

Jacquie Whitmore asked the Commissioners to consider allowing accessory dwelling (ADU) units to be constructed on duplex lots in the Historic Residential Zone.

The Commissioners discussed looking into the ADU regulations to allow more flexibility in developing lots.

Tom McKenney said the single family design standards need to be revised to accommodate smaller homes.

The Planning Commission agreed with the Planner's outline which focused on housing as the primary task.

3. Ouray County Multi-Hazard Mitigation Plan Update

The Town Planner emailed the Commissioners a survey link about the community's perceived risk of hazards in the electronic agenda packet. She asked the Commissioners to take the survey. Coburn also suggested they spread the word about the survey in the community in order to encourage participation.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 24, 2019

CALL TO ORDER

The Chairperson called the meeting to order at 5:35 p.m. with Commissioners Emilson, Nelson, Mayor Clark and Chairperson Canright in attendance. Councilor Cheek and Commissioners Falk and Liske were absent.

OTHER BUSINESS

1. Consideration of Residential Uses in the Industrial Districts

Memorandum dated September 22, 2019 regarding consideration if residential uses should be conditional uses in the Industrial Zone, prepared by the Town Planner, Town Manager, and Town Engineer.

Town Planner Shay Coburn presented the Memorandum dated September 22, 2019 highlighting the points for consideration. She explained that the Light Industrial 1 (LI1) and Light Industrial 2 (LI2) Districts, without the Town Public Works yard and SMPA, comprise only 1.4% of all the property within the Town so the balance of land zoned for residential and industrial use should be carefully considered. Compatibility of uses, proximity to the Town's wastewater treatment lagoons and the types of allowed residential uses in the Industrial Districts should also be considered she continued.

SPEAKING FROM THE AUDIENCE

Pam Foyster asked if a development is being proposed in the Industrial Zone and found the development is what spurred the consideration.

Ben Jackson said he would like the Planning Commission to consider residential, live-work, multi-family and deed restricted lots as a conditional use in the Light Industrial Zones so that he can submit his proposed development plan.

Tim Gesse asked how much land would remain for industrial use if the proposed development were to be approved in the Industrial Zone and found that approximately half of the 1.4% available land would be reduced. Mr. Gesse also expressed his concern that future industrial development may be even more restrictive with the proposed neighboring residential development.

Pam Foyster asked if any other land in Town has been set aside for industrial use besides the LI1 & LI2 Districts and found that additional land has been designated on the Town's Future Land Use map, but it is outside the current Town boundary. Ms. Foyster also said she is not in favor of using any industrial land for residential use because the allocated land is finite and the proposed development does not comport with the Master Plan.

Tom McKenney said he is not in favor of residential use in an industrial zone, but is in favor of a live-work use in the LI1 location. McKenney also said if land is used for residential use in the Light Industrial Zone, that same amount of acreage should be replaced for industrial use elsewhere in Town.

The Commission discussed the complex issue. They expressed concerns that the industrial districts should be available for large and small employers in order to provide jobs and attract families to town; the boundaries for the wastewater lagoons may need to expand with growth and abutting to a residential district would be problematic. The Commission agreed that purely residential uses in the Industrial Zones should not be allowed as a conditional use. They also discussed work force and live-work uses on the second and third floors of Industrial District businesses and how that might be considered during upcoming code update discussions. The Commission also discussed how they are not favorable to rezone most of the industrial land, and the importance of pedestrian traffic safely flowing through the area.

SPEAKING FROM THE AUDIENCE

Pam Foyster commented that there must be careful planning to ensure that enough land is set aside for infrastructure growth.

Ben Jackson stated that large employers are not able to bring their businesses to Ridgway because there is nowhere to house their employees.

Planner Coburn commented that she has received complaints that the Industrial Zone regulations are already too restrictive, and housing on upper floors may not always be possible because many industrial businesses require high ceilings. Coburn noted that live-work may be able to be considered as a conditional use because a person in that instance is more aware of the impacts to the surrounding neighbors.

Ms. Coburn summarized the conversation and noted that a higher density residential district and defining other residential uses will be considered during the zoning review and code updates this year.

2. Ouray County Multi-Hazard Mitigation Plan, 2019 Update

The Town Planner explained that another survey has been developed. She provided the following link: <https://forms.gle/svMBG4PfwvGYTK6N9> for the Commissioners to take the survey about the County's mitigation measures. The Town Manager requested the Commissioners also take an affordable housing survey that is on the Town's website as well.

3. Reschedule November 26 and December 31 Regular Meetings

The Town Planner proposed rescheduling the November and December Regular Meetings due to the holiday schedule. The Planning Commission tentatively agreed to reschedule the November meeting to be held on December 3, and to rescheduling the December meeting to January 7, 2020.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk