

## TITLE 15

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## **CHAPTER 15.04**

### **Building Code**

#### **15.04.010 Title.**

This Chapter may be known and cited as the Building Code. (Ord. 848 §6, 1982)

#### **15.04.020 Adoption of International Building Code.**

A certain document, three (3) copies of which are on file in the office of the City Clerk, being marked and designated as the International Building Code, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Building Code of the City, regulating and 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 occupations and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the City are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 15.04.025 of this Chapter. (Ord. 1459 §1, 2007)

#### **15.04.021 Most restrictive legislature to govern.**

Where in any specific case different sections of this Building Code, the Zoning Ordinance or other ordinances of the City specify different materials, methods of construction or other requirements, the most restrictive legislature enacted shall govern. (Ord. 1167 §3, 1996)

#### **15.04.022 Building Department established; enforcement authority.**

There is hereby established a Building Department to be administered by the City Engineer or his or her designee. The City Engineer or his or her designee is hereby authorized and directed to enforce all provisions of this Building Code, and for such purposes the City Engineer shall have the powers of a police officer. (Ord. 1167 §4, 1996)

#### **15.04.025 Amendments to International Building Code.**

The following sections are hereby revised:

- (1) Section 101.1 is amended to include the City of La Junta.
- (2) Section 1612.3 is amended to refer to the Flood Insurance Study for the City of La Junta, Otero County from June 1, 1982.
- (3) Section 3410.2 is amended to commence from 1924. (Ord. 1459 §1, 2007)

**15.04.030 Violation; penalty.**

(a) Penalties for violation. It shall be unlawful for any person, firm or corporation to erect, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of Sections 15.04.020 to 15.04.025, inclusive.

(b) Any person, firm or corporation violating any of the provisions of Sections 15.04.020 to 15.04.025, inclusive, shall be deemed guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of these codes is committed, continued or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than two thousand dollars (\$2,000.00), or imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. (Ord. 1167 §§1, 6, 1996; Ord. 848 §2, 1982)

**CHAPTER 15.08**

**Residential Code**

**15.08.010 Adoption of International Residential Code.**

A certain document, three (3) copies of which are on file in the office of the City Clerk, being marked and designated as the International Residential Code, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Residential Code of the City regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories in height with separate means of egress in the City; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the City are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 15.08.025 of this Chapter. (Ord. 1460 §1, 2007)

**15.08.020 Amendments to International Residential Code.**

The following sections are hereby revised:

- (1) Section R101.1 is amended to include the City of La Junta.
- (2) Section R301(2) (1) is amended to include Table R301.2(1), Climatic and Geographic Design Criteria.

**"Table R301.2(1)  
Climatic and Geographic Design Criteria**

Ground Snow Load	Wind Speed <sup>d</sup> (mph)	Seismic Design Category <sup>f</sup>	Subject to Damage From			Winter Design Temp <sup>e</sup>	Ice Shield Underlayment Required <sup>h</sup>	Flood Hazards <sup>g</sup>	Air Freezing Index <sup>i</sup>	Mean Annual Temp <sup>j</sup>
			Weathering <sup>a</sup>	Frost Line Depth <sup>b</sup>	Termite <sup>c</sup>					
15	90	17-B	Severe	26"	None	0	NO	12/01/82	1,000	50
5,000	110				Slight					
10										

For SI: 1 pound per square foot = 0.0479 kPa. 1 mile per hour = 0.447 m/s.

<sup>a</sup> Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2 (3)]. The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.

<sup>b</sup> The frost line depth may require deeper footings than indicated in Figure R403.1 (1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

<sup>c</sup> The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

<sup>d</sup> The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

<sup>e</sup> The outdoor design dry-bulb temperature shall be selected from the columns of 97½ percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

<sup>f</sup> The jurisdiction shall fill in this part of the table with the seismic design category, determined from Section R301.2.2.1.

<sup>g</sup> The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.

<sup>h</sup> In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

<sup>i</sup> The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table, "Air Freezing Index - USA Method (Base 32° Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

<sup>j</sup> The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index – USA Method (Base 32° Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

(Ord. 1460 §2, 2007)

(3) Section P 2603.6.1 is amended to include "as required by the Otero County Health Department or the State of Colorado." (Ord. 1460 §2, 2007)

## **CHAPTER 15.12**

### **Dangerous Building Code**

#### **15.12.010 Title.**

This Chapter may be known and cited as the Abatement of Dangerous Buildings Code. (Ord. 1458, 2007; Ord. 847 §6, 1982)

#### **15.12.020 Adoption of Uniform Code for the Abatement of Dangerous Buildings.**

The Uniform Code for the Abatement of Dangerous Buildings, 1994 edition, as amended, three (3) copies of which are on file with the City Clerk, as a public record, be and is hereby adopted. This code shall provide a just, equitable and practicable method, to be cumulative with and in additions to any other remedy provided by the Building Code, Housing Code or otherwise available by law, whereby buildings or structures within the City which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired vacated or demolished. (Ord. 1167 § 1, 7, 1996; Ord. 847 §1, 1982)

#### **15.12.025 Amendments to Uniform Code for the Abatement of Dangerous Buildings.**

The following sections of the Uniform Code for the Abatement of Dangerous Buildings, 1994 edition, shall be subject to the following amendments, alterations, substitutions and modifications:

(1) Change the word "Director of Public Works" wherever used to "City Engineer."

(2) Amend Chapter 4 – NOTICES AND ORDERS OF BUILDING OFFICIAL: Wherever it states "not to exceed 60 days from the date of the order" to be changed to "not to exceed 30 days from the date of the order."

(3) Amend Chapter 5 – APPEALS: Wherever it states "The appeal shall be filed within 30 days from the date of the service of such order or action" to be changed to "The appeal shall be filed within 15 days from the date of the service of such order or action." (Ord. 1167 §9, 1996)

#### **15.12.030 Violation; penalty.**

(a) Penalties for violation. It shall be unlawful for any person, firm or corporation to erect, remove, convert or demolish, equip, use occupy or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of Sections 15.12.020 to 15.12.025, inclusive.

(b) Any person, firm or corporation violating any of the provisions of Sections 15.12.020 to 15.12.025, inclusive, shall be deemed guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violations of any of the provisions of these codes is committed, continued or permitted, and upon conviction of any such violations, such person shall be punishable by a fine of not more than two thousand dollars (\$2,000.00), or imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. (Ord. 1167 §§1, 8, 1996; Ord. 847 §2, 1982)

## **CHAPTER 15.14**

### **Existing Building Code**

#### **15.14.010 Adoption of International Existing Building Code.**

A certain document, three (3) copies of which are on file in the office of the City Clerk, being marked and designated as the International Existing Building Code, 2006 edition, as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the City, regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code on file in the office of the City are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions deletions and changes, if any, prescribed in Section 15.12.025 of this Chapter. (Ord. 1458 §1, 2007)

#### **15.14.020 Amendments to International Existing Building Code.**

The following sections are hereby revised:

- (1) Section 101.1 is amended to refer to the City of La Junta.
- (2) Section 1301.2 is amended to be effective as of 1924. (Ord. 1458 §2, 2007)

## **CHAPTER 15.16**

### **Fire Limits**

#### **15.16.010 Zones established.**

- (a) Fire Zone 1 shall consist of those areas zoned as I-P, I-I and I-2.
- (b) Fire Zone 2 shall consist of those areas zoned as R-3, R-P, C-P, C-S, C-1, C-2 and C-3.
- (c) Fire Zone 3 shall consist of those areas zoned as R1-A, R-1 and R-2. (Ord. 658 §§1, 3, 1972)

#### **15.16.020 Permit to erect buildings; application requirements.**

(a) Whenever any person desires to erect any building within the fire limits of the City, such person shall first make application in writing to the City Engineer for a building permit.

(b) Such application shall state the character of the building proposed to be erected, the number of rooms it will contain, the purpose for which it is to be used, its dimensions and the kind of material of which it is to be constructed.

(c) No building shall be begun within the fire limits without first obtaining a building permit from the City Engineer. (Prior code §7-3)

**15.16.030 Required materials for buildings.**

(a) No permit shall be granted to any person for the construction of any wooden or corrugated iron building within the City fire limits, nor shall any wooden or corrugated iron buildings be erected, placed or repaired within the fire limits, except as provided in this Chapter.

(b) The exterior walls of all buildings, barns, stables, sheds, houses or other structures hereafter erected within the fire limits shall be constructed of brick, stone, structural iron, glass, concrete, cement or a combination of one (1) or more of such materials.

(c) The roofs and skylights of all buildings and structures hereafter erected within the fire limits shall have an outward covering of iron, tin, glass, slate, gravel or other noncombustible substance.

(d) Wooden shingles, boards or wooden material of any kind for the outward covering of such roof are expressly forbidden and prohibited. (Prior code §7-4)

**15.16.040 Wooden buildings; moving into fire limits prohibited; restitution or destruction of damaged buildings.**

(a) No wooden or corrugated iron building shall be removed from any part of the City, whether the same is within or without the fire limits, to any place within the fire limits nor shall any wooden or corrugated iron building within the fire limits be repaired, except with noncombustible material, such as iron, tin, glass, slate, gravel or other noncombustible material; provided that the roof of any building now within the fire limits used and to be used exclusively as a residence may be repaired with the same class of material of which it is constructed; provided, the value of the repairs shall not exceed one-third ( $\frac{1}{3}$ ) of the value of the roof.

(b) Any wooden or corrugated iron building within the fire limits which is damaged by fire, decay or otherwise to the extent of fifty percent (50%) of the original value of the same shall be torn down and removed from the fire limits after damage by fire, decay or otherwise. The Building Inspector shall be the judge of the percent of damage by fire or decay and of the value of repairs to the roofs of residences and shall determine all questions relating thereto; provided that if any owner of any building is dissatisfied with the decision of the Building Inspector, he or she may, within ten (10) days after notice of such decision, appeal to the City Council from the decision of the Building Inspector. The City Council shall hear and determine the matter and have a resolution showing its decision spread upon the minute book. No person shall make any repairs upon the roof of any residence within the fire limits without first obtaining a permit from the Building Inspector.

(c) An order to tear down or remove any such building shall be made by the City Council at a regular meeting thereof and shall be spread at length upon the minutes. (Prior code §7-5)

**CHAPTER 15.20**

**Mechanical Code**

**15.20.010 Title.**

This Chapter may be known and cited as the Mechanical Code. (Ord. 846 §6, 1982)

**15.20.020 Adoption of International Mechanical Code.**

A certain document, three (3) copies of which are on file in the office of the City Clerk, being marked and designated as the International Mechanical Code, 2006 edition, including Appendix Chapters (see International Mechanical Code Section 101.2.1, 2006 edition), as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City, regulating and governing the design, construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, addition to, use of or maintenance of mechanical systems in the City; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the City are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 15.20.025 of this Chapter. (Ord. 1457 §1, 2007; Ord. 1167 §§1, 10, 1996; Ord. 846 §1, 1982)

**15.20.025 Amendments to the International Mechanical Code.**

The following sections are hereby revised:

- (1) Section 101.1 is amended to refer to the City of La Junta.
- (2) Section 106.5.2 is amended to reference Table 1-A, Permit Fees.

**Table 1-A  
Permit Fees**

<i>Total Valuation</i>	<i>Fee</i>
\$1.00 to \$500.00	\$21.00
\$501.00 to \$2,000.00	\$21.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$62.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof
<b>Other Inspections and Fees:</b>	
1. Inspections outside of normal business hours (minimum charge—two hours) .....	\$42.00 per hour*
2. Reinspection fees assessed under provisions of Section 108.8.....	\$42.00 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge—one-half hour) .....	\$42.00 per hour*

4.	Additional plan review required by changes, additions or revisions to plans.....	\$42.00 per hour*
5.	For use of outside consultants for plan checking and inspections, or both.....	Actual costs**
* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.		
** Actual costs include administrative and overhead costs.		

(3) Section 106.5.3 is amended to include: (2) eighty percent (80%); (3) eighty percent (80%.)

(4) Section 108.4 is amended to include the term *misdemeanor*, and the maximum possible fines shall be two thousand dollars (\$2,000.00) and the maximum imprisonment shall be one hundred eighty (180) days.

(5) Section 108.5 is amended to include the limits of two thousand dollars (\$2,000.00) to twenty thousand dollars (\$20,000.00). (Ord. 1457 §2, 2007)

**15.20.030 Violation; penalty.**

(a) Penalties for violation. It shall be unlawful for any person, firm or corporation to erect, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of Section 15.20.020.

(b) Any person, firm or corporation violating any of the provisions of Section 15.20.020 shall be deemed guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than two thousand dollars (\$2,000.00), or imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. (Ord. 1167 §§1, 11, 1996; Ord. 846 §2, 1982)

**CHAPTER 15.24**

**Housing Code**

**15.24.010 Title.**

This Chapter may be known and cited as the Housing Code. (Ord. 851 §6, 1982)

**15.24.020 Adoption of Uniform Housing Code.**

The Uniform Housing Code, 1994 edition, as may be amended, three (3) copies of which are on file with the City Clerk, as a public record, be and is hereby adopted. This code shall provide minimum requirements for the protection of life, limb, health, property and public welfare by regulating and controlling the use and occupancy, location and maintenance of all residential buildings and structures within the City. (Ord. 1167 §§1, 12, 1996; Ord. 851 §1, 1982)

## **Housing Code.**

The following sections of the Uniform Housing Code, 1994 edition, shall be subject to the following amendments, alterations, substitutions and modifications:

(1) Amend Chapter 11 - NOTICES AND ORDERS OF THE BUILDING OFFICIAL: Wherever it states "not to exceed 60 days from the date of the order" to be changed to "not to exceed 30 days from the date of the order."

(2) Amend Chapter 12 - APPEALS: Wherever it states "The appeal shall be filed within 30 days from the date of the service of such order or action" to be changed to "The appeal shall be filed within 15 days from the date of the service of such order or action." (Ord. 1167 §13, 1996)

### **15.24.030 Violation; penalty.**

(a) Penalties for violation. It shall be unlawful for any person, firm or corporation to erect, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of Sections 15.24.020 to 15.24.025, inclusive.

(b) Any person, firm or corporation violating any of the provisions of Sections 15.24.020 to 15.24.025, inclusive, shall be deemed guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of these codes is committed, continued or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than two thousand dollars (\$2,000.00), or imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. (Ord. 1167 §1, §14, 1996; Ord. 851 §2, 1982)

### **15.24.040 Health Officer means the same as Building Official.**

For the purposes of this Chapter, wherever the term *Health Officer* appears in this Code it shall be taken and construed as meaning the Building Official as defined by this Code. (Prior code §7-7)

### **15.24.050 Housing code includes outline, index and appendix.**

Except as provided in Section 15.04.040, said code is adopted in full, including the outline of contents, index and appendix contained therein. (Prior code §7-8)

### **15.24.060 Statutory provisions for adoption by reference.**

This code is adopted by reference pursuant to the provisions of Section 31-12-401 ,*et seq.*, C.R.S. (Ord. 1126 §1, 1994; Prior code §7-10)

## CHAPTER 15.28

### Fire Code

#### 15.28.010 Adoption of International Fire Code.

A certain document, three (3) copies of which are on file in the office of the City Clerk, being marked and designated as the International Fire Code, 2006 edition, as published by the International Code Council together with Appendix B, Appendix C, Appendix D, Appendix F and Appendix G, be and is hereby adopted as the Fire Code of the City, regulating and governing the 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 as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 15.28.066 of this Chapter. (Ord. 1461 §1, 2007; Ord. 1167 §§1, 15, 1996; Ord. 1126 §1, 1994; Ord. 937 §1, 1987)

#### 15.28.020 Definitions.

- (a) Wherever the word *jurisdiction* is used in the International Fire Code, it is City of La Junta.
- (b) Wherever the words *Chief of the Bureau of Fire Prevention* are used, they shall be held to mean *Fire Marshal*. (Ord. 937 §4, 1987)

#### 15.28.030 Establishment and duties of Bureau of Fire Prevention.

- (a) The International Fire Code shall be enforced by the Bureau of Fire Prevention in the Fire Department of the City which is hereby established and which shall be operated under the supervision of the Director of Public Safety.
- (b) The Chief (or Fire Marshal) in charge of the Bureau of Fire Prevention shall be appointed by the Director of Public Safety on the basis of examination to determine his or her qualifications.
- (c) The Director of Public Safety may detail such members of the Fire Department as inspectors as shall from time to time be necessary. The Director of Public Safety shall recommend to the City Manager the employment of technical inspectors, who, when such authorization is made, shall be selected through an examination to determine their fitness for the position. The examination shall be open to members and nonmembers of the Fire Department and appointments made after examination shall be for an indefinite term with removal only for cause. (Ord. 1461, 2007; Ord. 1384 §§1—4, 2004; Ord. 937 §3, 1987)

#### 15.28.040 Establishment of geographic limits.

The geographic limits referred to in certain sections of the 2006 International Fire Code are hereby established as follows:

(1) Section 3204.3.1.1: Geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited.

(2) Section 3404.2.9.5.1: Geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited.

(3) Section 3406.2.4.4: Geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited.

(4) Section 3804.2: Geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas. (Ord. 1461 §3, 2007)

#### **15.28.060 Appeals.**

Whenever the Director of Public Safety 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 from the decision of the Director of Public Safety to the City Manager within thirty (30) days from the date of the decision appealed. (Ord. 1384 §§1—4, 2004; Ord. 937 §9, 1987)

#### **15.28.065 New materials, processes or occupancies which may require permits.**

The City Manager, the Director of Public Safety and the Chief of the Bureau of Fire Prevention shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in said code. The Chief of the Bureau of Fire Prevention shall post such list in a conspicuous place in his or her office and distribute copies thereof to interested persons. (Ord. 1384 §§1—4, 2004; Ord. 937 §10, 1987)

#### **15.28.066 Amendments to International Fire Code.**

The following sections are hereby revised:

(1) Section 101.1 is amended by inserting the term "City of La Junta."

(2) Section 109.3 is amended by inserting the following: A fine not to exceed two thousand dollars (\$2000.00) nor the length of imprisonment to exceed one hundred eighty (180) days.

(3) Section 111.4 is amended by inserting the following: A fine not to exceed two thousand dollars (\$2,000.00) nor the length of imprisonment to exceed one hundred eighty (180) days. (Ord. 1461 §§2, 3, 2007)

#### **15.28.070 Penalties.**

(a) Penalties for violation. It shall be unlawful for any person, firm or corporation to erect, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of Sections 15.28.010 to 15.28.066, inclusive.

(b) Any person, firm or corporation violating any of the provisions of Sections 15.28.010 to 15.28.066, inclusive, shall be deemed guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of these codes is committed, continued or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than two thousand dollars (\$2,000.00), or imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. (Ord. 1167 §§1, 17, 1996; Ord. 937 §11, 1987)

**CHAPTER 15.30**

**Fuel Gas Code**

**15.30.010 Adoption of International Fuel Gas Code.**

A certain document, three (3) copies of which are on file in the office of the City Clerk, being marked and designated as the International Fuel Gas Code, 2006 edition as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the City, regulating and governing the fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code on file in the office of the City are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 15.30.020 of this Chapter. (Ord. 1456 §1, 2007)

**15.30.020 Amendments to International Fuel Gas Code.**

The following sections are hereby revised:

- (1) Section 101.1 is amended to include the City of La Junta.
- (2) Section 106.5.2 is amended to reference Table 1-A, Permit Fees.

**Table 1-A  
Permit Fees**

<i>Total Valuation</i>	<i>Fee</i>
\$1.00 to \$500.00	\$21.00
\$501.00 to \$2,000.00	\$21.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$62.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00

\$500,001.00 to \$1,000,000.00	\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge—two hours) .....	\$42.00 per hour*
2. Reinspection fees assessed under provisions of Section 108.8.....	\$42.00 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge—one-half hour) .....	\$42.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans.....	\$42.00 per hour*
5. For use of outside consultants for plan checking and inspections, or both.....	Actual costs**
* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
** Actual costs include administrative and overhead costs.	

(3) Section 106.5.3 is amended to include: (2) eighty percent (80%); (3) eighty percent (80%.)

(4) Section 108.4 is amended to include the term *misdemeanor*, and the maximum possible fines shall be two thousand dollars

(\$2,000.00) and the maximum imprisonment shall be one hundred eighty (180) days.

(5) Section 108.5 is amended to include the limits of two thousand dollars (\$2,000.00) to twenty thousand dollars (\$20,000.00). (Ord. 1456 §2, 2007)

## CHAPTER 15.32

### Gas Service and Appliances

#### **15.32.010 Gas connection must be made by rigid metal pipes.**

Gas connections to gas appliances shall be made by rigid metal pipes. For small portable gas-heating devices, flexible metal tubing may be used; provided that there is no valve or other shutoff on the device. (Prior code §14-1)

#### **15.32.020 Stopcocks required.**

(a) All gas services shall be provided with a stopcock outside of the building located in the alley six (6) inches from the property line where practicable, otherwise to be located under the direction of the City Engineer.

(b) The stopcock shall be protected by an iron stop box, the top of which shall be marked "gas" and shall be three (3) inches above the level of the ground. They shall be kept visible and repaired by

the owner of the premises so that the stopcock can be used at any time by firemen in shutting off the gas. (Prior code §14-2)

**15.32.030 Testing of gas service pipes and connections within buildings.**

All gas service pipes and connections within any building shall be tested under a five-pound pressure before the admission of gas to such building. (Prior code §14-3)

**15.32.040 Duty of City Engineer in enforcement of Chapter and removal of defective pipes.**

(a) It shall be the duty of the City Engineer to see that the provisions of this Chapter are complied with and to remove or cause to be removed any defective pipes or connections.

(b) He or she shall disconnect and remove any service pipe not supplied with outside stopcocks, as required by Section 15.32.020. (Prior code §14-4)

**CHAPTER 15.36**

**Plumbing**

**15.36.010 Plumber's license; required; application.**

(a) No person shall engage in business as a plumber in the City without first obtaining a license to do so.

(b) Applications for such licenses shall be made in writing to the City Clerk. The application shall state the name of the applicant, his or her place of residence, his or her existing or proposed place of business and the firm name under which the business is to be carried on. (Prior code §22-1)

**15.36.020 Plumber's license; qualifications.**

Plumbers must be experienced in their business, must be at least twenty-one (21) years of age and, upon application for a license, must furnish to the City Clerk satisfactory evidence of the above. (Prior code §22-2)

**15.36.030 Plumber's license; fee.**

The fee for a plumber's license required by this Chapter shall be ten dollars (\$10.00) per year. (Prior code §22-3)

**15.36.040 Plumber's license; forfeiture.**

(a) Any plumber who is guilty of a violation of this Chapter or of any regulation pertaining to plumbing adopted or made by the City Council shall immediately forfeit his or her license, in addition to any penalty imposed under Section 1.08.010.

(b) The forfeiture of the license of any plumber shall operate as a suspension of the license held by any partner in the same business or any person in his or her employ. (Prior code §22-4)

**15.36.050 Plumber's license; bond.**

At the time of receiving a plumber's license, the party shall execute and deposit in the office of the City Clerk a bond, with one (1) or more sureties, to be approved by the City Council, in the sum of five hundred dollars (\$500.00), conditioned that he or she will indemnify and save harmless the City from all accidents and damages caused by any negligence in protecting his or her work or any unfaithful, inadequate work done by virtue of his or her license and that he or she will also replace and restore the street or sidewalk over any opening he or she may have made to lay service pipes or for any other purpose to as good condition and state as he or she found it and keep and maintain the same in good order, to the satisfaction of the City Council or its proper officers for the period of one (1) month thereafter. (Prior code §22-5)

**15.36.060 Permit to introduce water into building; application contents.**

(a) Any plumber desiring to introduce City water from the waterworks into any building shall first procure a permit from the Water Department.

(b) The application shall state the kind and size of the service pipes to be used, the time when the tap is to be driven and other particulars pertaining to a full understanding of the subject. (Prior code §22-6)

**15.36.070 Reports upon completion of work.**

(a) Within forty-eight (48) hours after the completion of any plumbing work, the plumber shall make a full return to the Water Department, stating the ordinary and special use to which the water is to be applied, giving the description of the apparatus and arrangements used and all particulars the case may call for.

(b) For any misrepresentation or omission in the returns, the plumber shall be liable to suspension or forfeiture of his or her license. (Prior code §22-7)

**CHAPTER 15.40**

**Trailers and Trailer Parks**

*I. General Provisions*

**15.40.010 Definitions.**

For the purposes of the provisions of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

(1) *Automobile trailer* means:

a. Any vehicle or structure designed and constructed to permit occupancy thereof as living or sleeping quarters for one (1) or more persons or the conducting of any business or profession, occupation or trade and designed so that it is or may be mounted on wheels and

used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power, excepting devices used exclusively upon stationary rails or tracks;

b. Any self-contained vehicle licensed under any state as a *recreational vehicle*;

c. Any vehicle which is self-propelled and is designed as a self-contained motorized unit with sleeping, cooking or sitting accommodations whose sleeping, cooking or sitting accommodations are contained with the same assembly as the driver's section; and

d. Any trailer designed as a *pull-behind* trailer where the trailer is designed to provide sleeping, cooking or sitting accommodations.

(2) *Trailer camp* means any park, trailer park, trailer court, campsite, lot or other parcel of land used for the purpose of supplying a location or accommodations for two (2) or more automobile trailers and which includes all buildings used or intended for use as part of the equipment thereof, where a charge or fee is levied by the owner or occupier of the lands which is imposed for the use of a portion of the location for overnight parking purposes or for use of any of its facilities; however the definition shall not include automobile trailer lots on which trailers are parked for the sole purpose of retail sale to the public. (Ord. 1381 §§1, 4, 2004; Prior code §25-1)

#### **15.40.020 Enforcement.**

(a) The Police Department shall enforce all provisions of this Chapter. In securing enforcement, members of the Police Department shall have the right and are empowered to enter upon any premises upon which any automobile trailer is located or which is about to be located and inspect the same and all accommodations located therewith.

(b) All orders granting, renewing and revoking licenses shall be by action of the City Council. (Prior code §25-2)

#### **15.40.030 Trailers; parking regulations.**

(a) It is unlawful, within the City, for any person to park any trailer, automobile trailer, recreational vehicle or camper trailer on any public street, public alley, public highway or other public conveyance, except as provided in Subsection (e) below.

(b) It is unlawful, within the City, for any person to park any trailer, automobile trailer, recreational vehicle or camper trailer on any private property without the consent of the landowner or leaseholder of that real property.

(c) Parking of trailers, automobile trailers, recreational vehicles and camper trailers on private property zoned within any residential zone (defined as R-S, R-1A, R-1, R-2, R-3 or R-4) shall be permitted as follows: (1) in a properly zoned trailer camp or trailer park; (2) on privately owned property whereby the landowner or leaseholder consents to said parking; (3) in a rear yard in any district not regulated by private restrictions to the contrary; or (4) storage in any fully enclosed private parking area.

(d) Parking of trailers, automobile trailers, recreational vehicles and camper trailers on private property zoned within any commercial, agricultural or industrial zone shall be permitted where the landowner or leaseholder consents to the parking thereon. This allowance shall apply only to those lands whereupon parking is permitted by the landowner or leaseholder but only where there is no fee, charge or assessment imposed for the privilege of parking thereon.

(e) Emergency or temporary stopping or parking shall be permitted on any street, alley, highway or public conveyance for a period not to exceed forty-eight (48) hours in duration, subject to the provisions of other regulations, ordinances or provisions of this Code as to streets, alleys or highways.

(f) Under the terms of Subsections (c) and (d), no living quarters shall be maintained in such trailer, automobile trailers, recreational vehicle or camper trailer for a period in excess of forty-eight (48) hours while such trailer is so parked or stored, except in a properly zoned trailer camp or trailer park. (Ord. 1382 §§A, B, 2004; Prior code §25-3)

## *II. Trailer Camps*

### **15.40.040 Management.**

(a) In every trailer camp there shall be an office building in which shall be located the office of the person in charge of the camp. A copy of the camp license and of this Chapter shall be posted therein and the camp register shall at all times be kept in the office.

(b) It is made the duty of the attendant or person in charge of any trailer camp to perform the following duties:

(1) Keep at all times a register of all guests (which shall be opened to inspection by state, federal and City officers) showing the names and addresses of all guests, the date of their entry and departure and license numbers of all trailers and automobiles;

(2) Maintain the camp in a clean, orderly and sanitary condition;

(3) Maintain in a convenient place, approved by the Fire Department, hand fire extinguishers in the ratio of one (1) to each eight (8) automobile trailers;

(4) Prohibit the use of any trailer by a greater number of occupants than that which it is designed to accommodate. (Prior code §25-5)

### **15.40.050 License; required; term.**

(a) It is unlawful for any person to establish, operate, maintain or permit to be established, operated and maintained upon property owned and controlled by him or her a trailer camp within the City without having first secured a license therefor.

(b) Any license issued pursuant to Section 15.40.050 or 15.40.060 shall not be transferable. (Ord. 1381 §§1, 6, 2004; Prior code §25-6)

**15.40.060 License; application; fee.**

Applications for trailer camp licenses or renewals thereof shall be filed with the City Clerk. Such application shall be accompanied by a statement containing the following:

- (1) The legal description of the premises to be licensed;
- (2) The number of trailer sites to be licensed;
- (3) The location and number of sanitary conveniences, including toilets and washrooms;
- (4) The method or plan of sewage disposal;
- (5) The method or plan of garbage removal;
- (6) The method or plan for water supply; and
- (7) The method or plan for electrical current supply. (Ord. 1381 §§1, 5, 2004; Prior code §25-7)

**15.40.070 License; recommendation by Building Inspector prior to issuance.**

Before any trailer camp license may be issued, a favorable recommendation must be made by the Building Inspector of the City or his or her duly authorized representative, based upon an inspection of the premises. (Prior code §25-8)

**15.40.080 License; revocation.**

The City Council is authorized to revoke any license or permit issued pursuant to the terms of this Chapter if, after due investigation, it determines the holder thereof has violated any of the provisions of this Chapter, that the same is being maintained in an unsanitary or unsafe manner or that the same is a nuisance. (Prior code §25-9)

**15.40.090 Water and sewage connection requirements.**

No trailer camp shall be located within the City unless City water and sewage connections are available. (Prior code §25-10)

**15.40.100 Sanitation requirements.**

(a) Every trailer camp containing trailers without bath and toilet facilities shall have erected thereon a suitable building for housing toilets and showers. Such buildings to be known as *service buildings*.

(b) There shall be provided separate toilet rooms for each sex in the ratio of one (1) toilet for each eight (8) automobile trailers or fractions thereof.

(c) Separate bathing facilities for each sex shall be provided, with one (1) shower enclosed in a compartment at least four (4) feet square for each eight (8) automobile trailers or fractions thereof.

Each shower compartment to be supplemented by an individual dressing compartment of at least twelve (12) square feet.

(d) Floors of toilets, showers and laundry facilities shall be of concrete, tile or similar material and pitched to a floor drain. (Prior code §25-11)

**15.40.110 Garbage disposal requirements.**

(a) All trailers and all trailer camps must utilize the garbage collection service of the City.

(b) Every automobile trailer shall provide or be provided with a substantial fly-tight metal garbage depository, from which the contents shall be removed by the City garbage collection service. (Prior code §25-12)

**15.40.120 Plumbing, electrical or building work to comply with Code.**

All plumbing, electrical, building and other work on or at any licensed trailer camp shall be in accordance with the provisions of this Code or other ordinances of the City. (Prior code §25-13)

**CHAPTER 15.48**

**Sign Code**

**15.48.010 Title.**

This Chapter may be known and cited as the Sign Code. (Ord. 845 §6, 1982)

**15.48.020 Adoption of Uniform Sign Code.**

The Uniform Sign Code, 1994 edition, as may be amended, three (3) copies of which are on file with the City Clerk, as a public record, be and is hereby adopted. This code shall provide minimum standards to safeguard life, health, property and public welfare by regulating and controlling the design, quality of materials, construction, location, electrification and maintenance of signs and sign structures not located within a building. (Ord. 1167 §§1, 18, 1996; Ord. 845 §1, 1982)

**15.48.030 Violation; penalty.**

(a) Penalties for violation. It shall be unlawful for any person, firm or corporation to erect, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of Section 15.48.020.

(b) Any person, firm or corporation violating any of the provisions of Section 15.48.020 shall be deemed guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than two thousand dollars (\$2,000.00), or imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. (Ord. 1167 §§1, 19, 1996; Ord. 845 §2, 1982)

## CHAPTER 15.52

### Flood Damage Protection

#### *I. Findings of Fact, Purpose and Objectives*

##### **15.52.010 Findings of fact.**

(a) The flood hazard areas of the City are subject to periodic inundation which results in the loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(b) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood-proofed, elevated or otherwise protected from damage also contribute to the flood loss. (Ord. 976, 1989)

##### **15.52.020 Statement of purpose.**

It is the purpose of this Chapter to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions to specific areas by provisions designed:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money for costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- (6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and
- (8) To ensure that those who occupy the areas of special flood hazards assume responsibility for their actions. (Ord. 976, 1989)

##### **15.52.030 Methods of reducing flood losses.**

In order to accomplish its purposes, this Chapter includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging and other development which may increase flood damage; and
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas. (Ord. 976, 1989)

## *II. Definitions*

### **15.52.040 Generally.**

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable application. (Ord. 976 §2, 1989)

### **15.52.050 Appeal.**

*Appeal* means a request for a review of the City Engineer's interpretation of any provisions of this Chapter or a request for a variance. (Ord. 976 §2, 1989)

### **15.52.060 Area of special flood hazard.**

*Area of special flood hazard* means the land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. (Ord. 976 §2, 1989)

### **15.52.070 Base flood.**

*Base flood* means the flood having a one percent (1%) chance of being equalled or exceeded in any given year. (Ord. 976 §2, 1989)

### **15.52.080 Development.**

*Development* means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard. (Ord. 976 §2, 1989)

**15.52.090 Existing manufactured home park or subdivision.**

*Existing manufactured home park or subdivision* means a manufactured home park for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads and the construction of streets) are completed before the effective date of this Chapter. (Ord. 976 §2, 1989)

**15.52.100 Expansion to an existing manufactured home park or subdivision.**

*Expansion to an existing manufactured home park or subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads or the construction of streets). (Ord. 976 §2, 1989)

**15.52.110 Flood or flooding.**

*Flood or flooding* means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters; and/or
- (2) The unusual and rapid accumulations or runoff of surface waters from any source. (Ord. 976 §2, 1989)

**15.52.120 Flood Insurance Rate Map (FIRM).**

*Flood Insurance Rate Map (FIRM)* means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. (Ord. 976 §2, 1989)

**15.52.130 Flood Insurance Study.**

*Flood Insurance Study* means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Boundary-Floodway Map and the water surface elevation of the base flood. (Ord. 976 §2, 1989)

**15.52.140 Floodway.**

*Floodway* means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. (Ord. 976 §2, 1989)

**15.52.150 Lowest floor.**

*Lowest floor* means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided

that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this Chapter. (Ord. 1269 §§1, 2, 2000; Ord. 976 §2, 1989)

**15.52.160 Manufactured home.**

*Manufactured home* means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term *manufactured home* does not include a recreational vehicle. (Ord. 1269 §§3, 4, 2000; Ord. 976 §2, 1989)

**15.52.170 Manufactured home park or subdivision.**

*Manufactured home park or subdivision* means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale. (Ord. 976 §2, 1989)

**15.52.180 New construction.**

*New construction* means structures for which the *start of construction* commenced on or after the effective date of this Chapter. (Ord. 976 §2, 1989)

**15.52.181 New manufactured home park or subdivision.**

*New manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of these floodplain management regulations. (Ord. 1269 §5, 2000)

**15.52.187 Recreational vehicle.**

*Recreational vehicle* means a vehicle which is (1) built on a single chassis; (2) four hundred (400) square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. (Ord. 1269 §6, 2000)

**15.52.190 Start of construction.**

*Start of construction* includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of

accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. (Ord. 976 §2, 1989)

**15.52.200 Structure.**

*Structure* means a walled and roofed building or manufactured home that is principally above ground. (Ord. 976 §2, 1989)

**15.52.208 Substantial damage.**

*Substantial damage* means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred. (Ord. 1269 §7, 2000)

**15.52.210 Substantial improvement.**

*Substantial improvement* means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either:

- (1) Before the improvement or repair is started; or
- (2) If the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, *substantial improvement* is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

- (3) Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or
- (4) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places. (Ord. 976 §2, 1989)

**15.52.220 Variance.**

*Variance* means a grant of relief from the requirements of this Chapter which permits construction in a manner that would otherwise be prohibited by this Chapter. (Ord. 976 §2, 1989)

*III. General Provisions*

**15.52.230 Lands to which this Chapter applies.**

This Chapter shall apply to all areas of special flood hazards within the jurisdiction of the City. (Ord. 976 §3.1, 1989)

**15.52.240 Basis for establishing the areas of special flood hazard.**

The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for the City of La Junta", dated June 1, 1982, with an accompanying Flood Insurance Rate Map (FIRM) is hereby adopted by reference and declared to be a part of this Chapter. The Flood Insurance Study and FIRM shall be kept on file at the office of the City Engineer. (Ord. 976 §3.2, 1989)

**15.52.250 Compliance.**

No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this Chapter and other applicable regulations. (Ord. 976 §3.3, 1989)

**15.52.260 Abrogation and greater restrictions.**

This Chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 976 §3.4, 1989)

**15.52.270 Interpretation.**

In the interpretation and application of this Chapter, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any of the powers granted under state statutes. (Ord. 976 §3.5, 1989)

**15.52.280 Warning and disclaimer of liability.**

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Chapter does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This Chapter shall not create liability on the part of the City, any officer or employee thereof or the Federal Emergency Management Agency for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made thereunder. (Ord. 976 §3.6, 1989)

#### *IV. Administration*

##### **15.52.290 Establishment of development permit.**

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 15.52.240. Application for a development permit shall be made on forms furnished by the City Engineer and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- (1) Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
- (2) Elevation in relation to mean sea level to which any structure has been floodproofed;
- (3) Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 15.52.340(2); and
- (4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. (Ord. 976 §4.1, 1989)

##### **15.52.300 Designation of the City Engineer.**

The City Engineer is hereby appointed to administer and implement this Chapter by granting or denying development permit applications in accordance with its provisions. (Ord. 976 §4.2, 1989)

##### **15.52.310 Duties and responsibilities of the City Engineer.**

Duties of the City Engineer shall include, but not be limited to:

- (1) Permit review.
  - a. Review all development permits to determine that the permit requirements of this Chapter have been satisfied.
  - b. Review all development permits to determine that all necessary permits have been obtained from federal, state or local governmental agencies from which prior approval is required.
  - c. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 15.52.350(1) are met.
- (2) Use of other base flood data. When base flood elevation data has not been provided in accordance with Section 15.52.240, the City Engineer shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from any federal, state or other source as

criteria for requiring that new construction, substantial improvements, or other development in Zone A are administered in accordance with Section 15.52.340.

(3) Information to be obtained and maintained.

a. Obtain and record the actual elevation (in relation to mean sea level) of the lowest flood (including basement) of all new or substantially improved structures and whether or not the structure contains a basement.

b. For all new or substantially improved floodproofed structures:

1. Verify and record the actual elevation (in relation to mean sea level) to which the structure has been floodproofed.

2. Maintain the floodproofing certifications required in Section 15.52.290(3).

c. Maintain for public inspection all records pertaining to the provisions of this Chapter.

(4) Alteration of watercourses.

a. Notify adjacent communities and the State Coordinating Agency prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.

b. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.

(5) Interpretation of FIRM boundaries. Make interpretations, where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 15.52.320. (Ord. 976 §4.3, 1989)

**15.52.320 Variance procedure.**

(a) Appeal card.

(1) The Variance Board, as established by the City, shall hear and decide appeals and require for variances from the requirements of this Chapter.

(2) The Variance Board shall hear and decide appeals when it is alleged there is an error in any requirement, decisions or determination made by the City Engineer in the enforcement or administration of this Chapter.

(3) Those aggrieved by the decisions of the Variance Board or any taxpayer, may appeal such decisions to the District Court as provided in Rule 106 of the Colorado Rules of Civil Procedure.

(4) In passing upon such applications, the Variance Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this Chapter, and:

- a. The danger that materials may be swept onto other lands to the injury of others;
- b. The danger to life and property due to flooding or erosion damage;
- c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners;
- d. The importance of the services provided by the proposed facility to the community;
- e. The necessity to the facility of a waterfront location, where applicable;
- f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- g. The compatibility of the proposed use with the existing and anticipated development;
- h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- j. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
- k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

(5) Upon consideration of the factors of Subsection (4) above and the purposes of this Chapter, the Variance Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Chapter.

(6) The City Engineer shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Emergency Management Agency.

(b) Conditions for variances.

(1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base level, providing items a-k in Subsection (a)(4) above have been fully considered. As the lot size increases beyond the one-half (1/2) acre, the technical justifications required for issuing the variance increases.

(2) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this Section.

(3) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(5) Variances shall only be issued upon:

a. A showing of good and sufficient cause;

b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Subsection (4) above or conflict with existing local laws or ordinances.

(6) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk from the reduced lowest floor elevation. (Ord. 976 §4.4, 1989)

#### *V. Provisions For Flood Hazard Reduction*

##### **15.52.330 General standards.**

In all areas of special flood hazards, the following standards are required:

(1) Anchoring.

a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure and capable of resisting the hydrostatic and hydrodynamic loads.

b. All manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads. Methods of anchoring may include, but are not limited to use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:

1. Over-the-top ties be provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations, with manufactured homes less than fifty (50) feet long requiring one (1) additional tie per side;

2. Frame ties be provided at each corner of the home with five (5) additional ties per side at intermediate points, with manufactured homes less than fifty (50) feet long requiring four (4) additional ties per side;

3. All components of the anchoring system be capable of carrying a force of four thousand eight hundred (4,800) pounds; and

4. Any additions to the manufactured home be similarly anchored.

(2) Construction materials and methods.

a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage;

c. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(3) Utilities.

a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and

c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(4) Subdivision proposals.

a. All subdivision proposals shall be consistent with the need to minimize flood damage;

b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;

c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and

d. Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least fifty (50) lots or five (5) acres (whichever is less). (Ord. 976 §5.1, 1989)

#### **15.52.340 Specific standards.**

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.52.240 or Section 15.52.310(2), the following provisions are required:

(1) Residential construction.

a. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to or above the base flood elevation

b. Nonresidential construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be flood proofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;

2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this paragraph. Such certifications shall be provided to the official as set forth in Sections 15.52.250 and 15.52.290(2) and (3).

(2) Openings in enclosures below the lowest floor. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

a. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided;

b. The bottom of all openings shall be no higher than one (1) foot above grade;

c. Openings may be equipped with screens, louvers or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

(3) Manufactured homes.

a. Manufactured homes shall be anchored in accordance with Section 15.52.330(1)b.

b. All manufactured homes or those to be substantially improved shall conform to the following requirements:

1. Require that manufactured homes that are placed or substantially improved on a site (a) outside of a manufactured home park or subdivision, (b) in a new manufactured home park or subdivision, (c) in an expansion to an existing manufactured home park or subdivision, or (d) in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

2. Require that manufactured homes to be placed or substantially improved on sites in existing manufactured home parks or subdivisions that are not subject to the provisions in Subparagraph (3)(a) above be elevated so that either (a) the lowest floor of the manufactured home is at or above the base flood elevation, or (b) the manufactured home chassis is supported by reinforced piers or other foundation elements that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. (Ord. 1269 §§8, 9, 2000; Ord. 976 §5.2, 1989)

**15.52.341 Recreational vehicles.**

Recreational vehicles shall either (1) be on the site for fewer than one hundred eighty (180) consecutive days, (2) be fully licensed and ready for highway use, or (3) meet the permit requirements and elevation and anchoring requirements for manufactured homes. (Ord. 1269 §§10, 11, 2000)

**15.52.350 Floodways.**

Located within areas of special flood hazard established in Section 15.52.240 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions apply:

(1) Prohibit encroachments, including fill, new construction, substantial improvements and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in an increase in flood levels during the occurrence of the base flood discharge.

(2) If Section 15.52.240 is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this Article. (Ord. 976 §5.3, 1989)

*VI. Violations and Penalties*

**15.52.360 Violations; penalties.**

(a) Penalties for violation. It shall be unlawful for any person, firm or corporation to erect, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City, or

cause the same to be done, contrary to or in violation of any of the provisions of Sections 15.52.010 to 15.52.350, inclusive.

(b) Any person, firm or corporation violating any of the provisions of Section 15.52.010 to 15.52.350, inclusive, shall be deemed guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Chapter is committed, continued or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than two thousand dollars (\$2,000.00), or imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. (Ord. 1167 §§1, 20, 1996; Ord. 993 §1, 1989)

## **CHAPTER 15.56**

### **Electrical Code**

#### **15.56.010 Adopted.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the Electrical Code of the City by reference thereto, the National Electrical Code, 1999 edition, published by the National Fire Protection Association, 470 Batterymarch Park, Quincy, Massachusetts, 02269, all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the construction, enlargement, alteration and repair of electrical conductors and equipment within or on public and private buildings or other structures for the purpose of protecting the public health, safety and general welfare. (Ord. 1221 §§1, 2, 1999; Ord. 1154 §§1, 2, 1996; Ord. 1126 §1, 1994; Ord. 1092 §2, 1993; Ord. 996 §2, 1989)

#### **15.56.020 Copies on file.**

At least three (3) copies of the National Electrical Code, 1999 edition, of the National Fire Protection Association, are on file in the office of the City Clerk and may be inspected by interested persons between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. (Ord. 1221 §§1, 3, 1999; Ord. 1154 §§1, 3, 1996; Ord. 1092 §3, 1993; Ord. 996 §3, 1989)

#### **15.56.030 Violation; penalty.**

It is unlawful for any person, firm or corporation to construct, enlarge, alter, repair, use, occupy or maintain any building or structure in the City or cause the same to be done in contrary to or in violation of any of the provisions of this code. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and each such expression shall be deemed guilty of a separate violation for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than two thousand dollars (\$2,000.00), or by imprisonment for not more than one hundred eighty (180) days, or by both such fine and imprisonment. (Ord. 1221 §§1, 4, 1999; Ord. 1167 §§1, 21, 1996; Ord. 1154 §§1, 4, 1996; Ord. 1092 §4, 1993; Ord. 996 §4, 1989)

## **CHAPTER 15.60**

### **Administrative Code**

#### **15.60.020 Adoption of Uniform Administrative Code.**

The Uniform Administrative Code, 1994 edition, as may be amended, three (3) copies of which are on file with the City Clerk, as a public record, be and is hereby adopted. This code shall provide for the administration and enforcement of the technical codes adopted by the technical codes adopted by the City. (Ord. 1167 §22, 1996)