

ORDINANCE NO. 28

Series of 2019

**AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS,
COLORADO, AMENDING TITLE 060 CONSTRUCTION BUILDING
CODES AND REGULATIONS.**

WHEREAS, Title 060 of the Glenwood Springs Municipal Code regulates all construction, reconstruction, repair, remodeling, or other construction activity within the City of Glenwood Springs (“Glenwood Springs” or the “City”) by the adoption of certain international and national construction codes; and

WHEREAS, by Ordinance No. 20, Series of 2017, the City of Council of the City of Glenwood Springs adopted, with amendments, the 2015 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Property Maintenance Code, International Existing Building Code, International Fire Code, National Electrical Code, National Electrical Safety Code, and the International Fuel Gas Code (the “Construction Building Codes and Regulations”); and

WHEREAS, to appropriately regulate current building practices, the City periodically reviews and updates the Construction Building Codes and Regulations; and

WHEREAS, following City staff’s recent review of Title 060, City Council finds that the amendments set forth on **Exhibit A** are necessary to correct and clarify the Construction Building Codes and Regulations; and

WHEREAS, the City Charter of the City of Glenwood Springs requires that an ordinance be enacted to effectuate the amendments.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:


Section 1. The recitals above are hereby adopted as findings.

Section 2. Title 060 of the Glenwood Springs Municipal Code is hereby amended as set forth in **Exhibit A** attached hereto.

INTRODUCED, READ ON FIRST READING, PASSED, AND ORDERED
PUBLISHED BY TITLE ONLY THIS 7th DAY OF November, 2019.



CITY OF GLENWOOD SPRINGS, COLORADO



Jonathan Godes, Mayor

ATTEST:

Catherine Fletcher
Catherine Fletcher, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE
OF SECOND PUBLICATION THIS 21 DAY OF November, 2019.



CITY OF GLENWOOD SPRINGS, COLORADO

for Godes
Jonathan Godes, Mayor

ATTEST:

Catherine Fletcher
Catherine Fletcher, City Clerk

EXHIBT A

New language is double underlined
~~Strike through language is deleted~~

060.020.020 - Amendments to the International Building Code

§109.6 Plan Review Fee.

When submittal documents are required by Section 107, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee. An electronic conversion fee shall also be paid to convert submittal documents from paper to electronic format in the amount of \$25 for residential plans and \$45 for commercial plans. No electronic conversion fee will be charged if documents are submitted in both paper and electronic format.

Table 1-A—Building Permit Fees

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours.... \$50.00 per hour ¹ (minimum charge – two hours)	

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| <p>2. Inspections for which no fee is specifically indicated.... \$50.00 per hour¹</p> <p>3. Re-inspection fee assessed under provisions of Section 109.8.... \$50.00 per hour¹
(minimum charge – one hour)</p> <p>4. Additional plan review required by changes, additions or revisions to approved plans...\$50.00 per hour¹
(minimum charge – one hour)</p> <p>5. For use of outside consultants for plan checking and inspections, or both.... \$50.00 per hour²</p> |
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¹ Or the hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

² Actual cost include administrative and overhead costs.

Manufactured and/or Mobile Home (non-permanent foundation) \$200.00

Re-roofing of one building or structure \$60.00/\$80.00 if two inspections

Demolition/Moved Buildings \$60.00

Lawn sprinkler system \$60.00

Excavation on private property \$60.00

Window replacement (like for like) (2 inspections) \$1060.00

Window replacement (2 inspections) \$100.00

Excavation in the public right-of-way (refer to Article 060.140 of the GSMC)

Solar panel fee for solar heating systems \$25 per panel

Solar panel fee for other solar panels \$15 per panel

The fee for modular units and manufactured homes on a permanent foundation and inspected by an approved agency shall be 50% of the fee set forth in Table 1-A of the Glenwood Springs Municipal Code; however, a full plan review fee shall be assessed as set forth in Section 109.6 of the International Building Code. The building valuation for all permit fees shall be based on the building valuation data table of the most current issue of "Building Safety Journal" published by the International Code Council, using a regional modifier of 1.00, or other evidence of value, whichever is greater, as determined by the Building Official. The City of Glenwood Springs is a participating jurisdiction for the State of Colorado Manufactured Housing Inspection Program.

060.090.010 – Adoption of the International Fire Code.

- (a) Pursuant to the power and authority conferred by the laws of the State of Colorado and the Charter of the City of Glenwood Springs, Colorado, it is hereby adopted as the fire code of the City of Glenwood Springs, Colorado, the International Fire Code, 2015 edition, including the Commentary, appendix, except Sections A, E, G and J of said appendix of such code published by the International Code Council Inc. 4051 West Flossmoor Road, Country Club Hills, Illinois, 60478-5795 all to have the same force and effect as though set forth herein in every particular.
- (b) Any person, firm or corporation violating any of the provisions of the ~~International Energy Conservation Code~~ International Fire Code, as adopted in this article, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to \$1,000.00. Each day such violation is allowed to persist shall constitute a separate and new offense.
- (c) If the provisions of the International Fire Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

060.130.040 - Sidewalk and Curb and Gutter Construction Permit.

- (a) *When permits are required.* Excepting as set forth in Subsection 060.140.040.B., any person who is permitted pursuant to the provisions of Article 090.040, to build, reconstruct or repair any sidewalk or curb and gutter must, before commencing any work of building, reconstructing and repair of any sidewalk or curb and gutter, make application for and procure from the ~~public works~~ engineering department a permit for such work. The permit shall be issued only to a person who has obtained a license as required by Title 050, or to an owner of property who is personally performing such work upon real property owned by him. Such application shall include a correct description of the lots, tracts or parcels of land in front of which and along which said sidewalk or curb is to be constructed, reconstructed or repaired. No such permit shall be issued by the ~~public works~~ engineering department until an established grade for such sidewalk or curb and gutter shall have been reviewed and approved by the city engineer.
- (b) *When permit not required.* Any property owner whose real property abuts a sidewalk in a City right-of-way need not obtain a permit before commencing any reconstruction or repair of an area of that sidewalk less than fifty (50) square feet (4.7 m²), however, such person shall advise the public works department of the nature and extent of such repair. For purposes of this subsection a person may not arbitrarily divide sidewalk repair or reconstruction projects into areas of less than fifty (50) square feet (4.7 m²), and should the City, in its sole discretion, determine that the entire project encompasses more than fifty (50) square feet (4.7 m²), a permit shall be required.

(c) ~~Cost of p~~Permit fees. There shall be no fee for any permit required by this section. No permit required by this section shall be issued until all fees set forth in the City's Engineering Standards are paid.
