

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2019-01**

AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO, ADOPTING AND AMENDING THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL ELECTRICAL CODE, AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE; REPEALING ALL ORDINANCES OF THE TOWN OF PALISADE, IN CONFLICT OR INCONSISTENT HERewith; PROVIDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THESE PRIMARY CODES; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND THE CODES ADOPTED HEREIN BY REFERENCE.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO:

WHEREAS, pursuant to Section 30-28-201 *et seq.*, C.R.S. (1999), the Town of Palisade Board of Trustees has the power to adopt ordinances and a building code; and

WHEREAS, the Palisade Board of Trustees finds that adoption of this Ordinance is necessary to preserve the health, safety and welfare of the citizens of the Town of Palisade.

NOW THEREFORE, BE IT ORDAINED, by the Board of Trustees of the Town of Palisade, as follows:

Section 1. Legislative Declaration. The Town of Palisade Board of Trustees finds that it is important for the safety of the citizens of Town of Palisade to have established a current uniform building code. Accordingly, it is necessary to adopt and amend the most recent edition of the International Building Code, together with the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code, the International Residential Code, the National Electrical Code and the International Energy Conservation Code.

Section 2. Applicability. This Ordinance shall apply throughout the Town of Palisade, Colorado.

Section 3. Purpose. The provisions of this Ordinance have been made with reasonable consideration of, and in accordance with, the public health, safety, morals and general welfare of the public, and the safety, protection, and sanitation of such dwellings, buildings, and structures.

Section 4. That Article I of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE I

General Provisions

Sec. 18-1. Scope.

The codes adopted in this Chapter shall apply throughout the corporate limits of the Town.

Sec. 18-2. Adoption of codes unamended.

All sections of the referenced codes not specifically amended by this Chapter are adopted as published in said codes.

Sec. 18-3. Administration; building official.

The Town Administrator is authorized to act as the Town Building Official by the Board of Trustees, to administer and enforce such codes in conjunction with the County building official as is provided in said codes and in accordance with 31-15-601, C.R.S.

Sec. 18-4. Board of appeals; appeals procedure.

The Board of Trustees accepts the appeals procedures as established in Mesa County Ordinance 008(C) as recorded as Reception 2855724 at the office of the County Clerk and Recorder.

Sec. 18-5. Conflicts and permits previously issued.

- (a) Any and all ordinances or parts thereof in conflict with this Chapter, to the extent of such conflicts or inconsistencies, are hereby amended; provided, however, that this Chapter shall not affect the construction of buildings for which permits were issued prior to the effective date of the ordinance codified in this Chapter, and all buildings now under construction pursuant to existing permits shall be constructed in conformance with the building code applicable at the time of the issuance of said permit; provided further that no construction authorized by an existing permit shall be altered without complying with the newly adopted building codes. The adoption of this Code shall not prevent the prosecution of violations of any prior ordinance adopting prior building codes which occurred prior to the effective date of the ordinance codified in this Chapter.
- (b) Where this Chapter and the codes adopted herein by reference are in conflict with other ordinances of the Town, the more restrictive provisions shall apply.

Sec. 18-6. Copies of codes on file.

Not less than one (1) copy of each of the primary codes adopted by reference under this Chapter, all certified to be true copies by the Mayor and Town Clerk shall be kept in the office of the

Town Clerk or the Chief Enforcement Officer.

Sec. 18-7. Nonliability; nonassumption of duty of care.

The Town, its officials, employees and agents thereof shall not be deemed to have assumed a duty of care where none otherwise existed by the performance of a service or an act of assistance for the benefit of any person under this Chapter. The adoption of these codes shall not give rise to a duty of care. The enforcement or failure to enforce this Chapter or the mere fact that an inspection was conducted in the course of enforcing this Chapter shall not give rise to a duty of care where none otherwise existed.

Enactment of the ordinance codified in this Chapter shall not constitute a waiver of sovereign immunity by the Town, its officials, employees and agents.

Sec. 18-8. Violation; penalty.

The penalties imposed for violation of the codes adopted in this Chapter and of the statutory sections authorizing their adoption are as follows:

- (1) Any person violating Articles I through XI of this Chapter or any provision of any adopted code herein is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than one hundred dollars (\$100.00) or by imprisonment in the county jail for not more than ten (10) days, or by both such fine and imprisonment.
- (2) Each day during which such illegal erection, construction, reconstruction, alteration, maintenance or use continues shall be a separate offense.
- (3) In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, remodeled, used or maintained in violation of this Chapter or of any provisions of the area building code, the District Attorney, the Board of County Commissioners, the Board of Trustees or any owner of real estate within the area, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance or use.

Section 5. That Article II of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE II

International Building Code

Sec. 18-21. Adopted by reference.

- (a) The International Building Code, 2018 Edition, as published by the International Code Council, Inc., together with amendments set forth below (hereafter “IBC” or “International Building Code”) is hereby adopted to provide minimum standards to safeguard life and limb, health, property, and the public welfare by regulating and controlling various matters including, but not limited to the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within the jurisdiction.
- (b) The following chapters of the Appendix of the International Building Code, 2018 Edition, are adopted:
 - (1) Chapter C, Group U- Agriculture Building
 - (2) Chapter I, Patio Covers
 - (3) No other chapters of the Appendix of the IBC are adopted

Sec. 18-22. Amendments.

The International Building Code, 2018, is hereby amended as follows:

- (a) Section 101: Section 101.4.4 Property maintenance is amended by deletion of this section in its entirety.
- (b) Section 103: Section 103.3 Deputies is amended by deletion of last sentence.
- (c) Section 105: Section 105.2 Work exempt from permit is amended by the addition of the word “Platforms” to Item 6.
- (d) Section 105: Section 105.2 Work exempt from permit is amended by the addition of Item 14 to read: “Plastic covered crop production shelters where access to public is prohibited.”
- (e) Section 109: Section 109.2 Schedule of permit fees is amended by the addition of Table 108-A Fee Schedule. (Copy of Table 108-A, Fee Schedule is on file in the Town Clerks Office and the Mesa County Building Inspection Office).
- (f) Section 109: Section 109.6 Refunds is amended by the addition of the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”

- (g) Section 109: Section 109.7 Fees for agriculture buildings is amended by the addition of Subsection 109.7 to read: “No fees shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. This agriculture building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.”
- (h) Section 110: Section 110.7 Inspections for agriculture buildings is amended by addition of Subsection 110.7 to read as follows: “No inspections shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. However, this exemption is not an exception of the minimum building standards set forth in the International Building Code, or to the other requirements for inspections for electrical, mechanical and plumbing.”
- (i) Section 113: Section 113 Board of appeals is amended by deletion of this section in its entirety and replaced with: “The Board of Appeals established in Section 18-4 shall serve as the Board of Appeals.”
- (j) Section 114: Section 114.4 Violation penalties is amended by deletion of this section in its entirety and replaced with: “Any person who violates a provision of the code or fails to comply with any of the requirements thereof shall be subject to the penalties prescribed in Section 18-8.”
- (k) Section 116: Section 116.1 Conditions is amended by adding a paragraph to read: “The building official may cause the premises to be closed up and secure through any available public agency or contractor arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be lien upon such real estate and may be collected by any other legal resource. The building official may condemn unsafe structures.”
- (l) Section 305: Section 305.2.3 “Twelve” or fewer children in a dwelling unit is amended by deleting Five and replacing with Twelve.
- (m) Section 308: Section 308.2.4 Five or fewer persons receiving custodial care is amended by deleting: “provided an automatic sprinkler system is installed in

accordance with section 903.3.1.3 or with section 2904 of the International Residential Code.”

- (n) Section 310: Section 310.4.1 Care facilities within a dwelling is amended by deleting: “provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section 2904 of the International Residential Code.”
- (o) Section 310: Section 310.5 Residential Group R-4 is amended by adding at the end of the last paragraph: “or shall comply with the International Residential Code. “
- (p) Table 602: Table 602 Fire-Resistance rating requirements for exterior walls based on fire separation distance is amended by the addition of footnote j. to E occupancies. “Footnote j. Group E Day Care occupancies that accommodate 12 or fewer persons shall have fire resistive ratings as required for IRC occupancies.”
- (q) Section 1004: Table 1004.5 Maximum floor area allowances per occupant is amended to change the maximum floor area allowance per occupant of Agriculture Building from: 300 Gross to 500 Gross.
- (r) Section 3001: Section 3001.1 is amended to read as follows:

3001.1 Scope. This chapter governs the design, construction, installation, alterations, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators and moving walks, requiring permits therefore and providing procedures for the inspection and maintenance of such conveyances.

- (s) Section 3001: Section 3001.2 is amended by deletion of this section in its entirety.
- (t) Chapter 30: Chapter 30 Elevators and conveying systems is amended by the addition of four new sections and subsections to read as follows:

SECTION 3009 PERMITS AND CERTIFICATES OF INSPECTION

3009.1 Permits Required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter or to make alterations to any existing elevator, dumbwaiter or moving walk, as defined in Part XII of ASME A17.1, without first having obtained a permit for such installations from the building official. Permits shall not be required for maintenance or minor alterations.

3009.2 Certificates of Inspection Required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by an approved inspection agency. Such certificates shall be issued upon payment of prescribed fees and a valid inspection report indicating that the conveyance is safe and that the inspection and tests have been performed in accordance with Part X of ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3012.

Exception: Certificates of Inspection shall not be required for conveyances within a dwelling unit.

3009.3 Applications for Permits. Applications for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner or the owner's representative, upon payment of the permit fees specified in this section.

3009.4 Applications for Certificates of Inspection. Applications for an inspection and certificates of inspection shall be made to an approved inspection agency by the owner of an elevator, dumbwaiter, escalator or moving walk. Fees for inspections and certificates of inspection shall be determined by the approved inspection agency.

3009.5 Fees. A fee for each permit shall be paid to the building official as prescribed in Table 108-A Fee Schedule.

SECTION 3010 DESIGN

3010.1 Detailed Requirements. For detailed design, construction and installation requirements see Chapter 16 and the appropriate requirements for ASME A17.1.

SECTION 3011 REQUIREMENTS FOR OPERATION AND MAINTENANCE

3011.1 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installations and shall cause periodic inspections to be made on such conveyances as required by this section.

3011.2 Periodic Inspection and Tests. Routine and periodic inspections and tests shall be made as required by ADME A17.1.

3011.3 Alterations, Repairs and Maintenance. Alterations, repairs and maintenance shall be made as required by Part XII of ASME A17.1.

3011.4 Inspection Costs. All costs of such inspections shall be paid by the owner.

SECTION 3012 UNSAFE CONDITIONS

3012.1 Unsafe Conditions. When an inspection reveals an unsafe condition of an elevator, escalator, moving walk or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of inspection and unsafe conditions. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such conveyance, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed by the building official when satisfied that the unsafe conditions have been corrected.

- (u) Section 3109: Section 3109.1 General is amended by deletion and replaced with: “Swimming pools, spas and hot tub barriers shall comply with section 305 of the International Swimming Pool and Spa Code.”

Sec. 18-23. Copies on file and available for sale.

At least one (1) copy of the International Building Code, 2018 Edition, and the adopted Chapters of the Appendix thereto, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of said IBC and adopted Appendix shall be available for sale to the public at a moderate price.

Sec. 18-24. Penalties.

- (a) It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the Town or cause or permit the same to be done, contrary to or in violation of any of the provisions of the IBC.

- (b) Any person, firm or corporation violating any of the provisions of the IBC shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the IBC is committed, continued or permitted. Any offense under this Section shall be deemed one of "strict liability." Violation of the IBC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or by both such fine and imprisonment.
- (c) The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of, any violation of the provisions of the IBC. No permit presuming to give authority to violate or cancel the provisions of the IBC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (d) The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations from being carried on thereunder when in violation of the IBC or any other ordinance or from revoking any certificates of approval when issued in error.

Section 6. That Article III of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE III

International Plumbing Code

Sec. 18-35. Adopted by Reference.

- (a) The International Plumbing Code and applicable chapters of the International Residential Code published by the International Code Council and as amended and adopted by the State of Colorado Plumbing Board pursuant to Title 12, Article 58 C.R.S. (hereafter "IPC" or "International Plumbing Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of plumbing systems.

Sec. 18-36. Amendments.

- (a) *Section 106:* Section 106.6.2 Fee schedule is amended by the addition of Table 108-A Fee Schedule. (Copy of Table 108-A, Fee Schedule is on file in the Town Clerks Office and the Mesa County Building Inspection Office).

- (b) Section 106: Section 106.6.3 Fee refunds is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”
- (c) *Section 109*: Section 109 Means of appeal is amended by deletion of this section in its entirety and replaced with the following: “The Colorado State Plumbing Board serves as the Board of Appeals for the International Plumbing Code.”

Sec. 18-37. Copies on file and available for sale.

At least one (1) copy of the International Plumbing Code, 2018 Edition, and the Appendices adopted thereto, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of said IPC and such Appendices shall be available for sale to the public at a moderate price.

Sec.18.38. Penalties.

- (a) Any person, firm, or corporation violating any provisions of the IPC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the IPC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IPC shall be deemed one of "strict liability."
- (b) The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of, any violation of the provisions of the IPC. No permit presuming to give authority to violate or cancel the provisions of the IPC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations from being carried on thereunder when in violation of the IPC or any other ordinance, or from revoking any certificate of approval when issued in error.

Section 7. That Article IV of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE IV

International Mechanical Code

Sec. 18-48. Adoption by Reference.

- (a) The International Mechanical Code, 2018 Edition, as published by the International Code Council, together with amendments set forth below (hereafter “IMC” or “International Mechanical Code”) is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of mechanical systems.

Sec. 18-49. Amendments.

The International Mechanical Code, 2018 Edition, is hereby amended to read as follows:

- (a) *Section 106*: Section 106.5.2 Fee is amended by the addition of Table 108-A Fee Schedule. (Copy of Table 108-A, Fee Schedule is on file in the Town Clerks Office and the Mesa County Building Inspection Office).
- (b) *Section 106*: Section 106.5.3 Fee refunds is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”
- (c) *Section 108*: Section 108.4 Violation penalties is amended by deletion of the section in its entirety and replaced with the following: “Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to the penalties as prescribed in Section 18-8.”
- (d) *Section 109*: Section 109 Means of appeal is amended by deletion of this section in its entirety and replaced with the following: “The Board of Appeals established in 18-4 shall serve as the Board of Appeals.”

Sec. 18-50. Copies on file and available for sale.

At least one (1) copy of the IMC, 2018 Edition, and Chapter A of the Appendix thereto, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IMC and adopted Appendix shall be available for sale to the public at a moderate price.

Sec. 18-51. Penalties.

- (a) It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, use or maintain any mechanical system or equipment or cause to or permit the same to be done in violation of the IMC, as adopted.
- (b) Any person, firm or corporation violating any of the provisions of the IMC, as adopted, shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or by both such fine and imprisonment, and shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the IMC is committed, continued or permitted. Said offense shall be deemed one of "strict liability."
- (c) The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of, any violation of the provisions of the IMC. No permit presuming to give authority to violate or cancel the provisions of the IMC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (d) The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations from being carried on thereunder when in violation of the IMC or any other ordinance or from revoking any certificates of approval when issued in error.

Section 8. That Article V of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE V

International Fuel Gas Code

Sec. 18-61 Adopted by reference.

- (a) The International Fuel Gas Code, 2018 Edition, as published by the International Code Council, together with amendments set forth below (hereafter "IFGC" or "International Fuel Gas Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of fuel gas systems within the Jurisdiction.

- (b) The following chapters of the Appendix of the International Fuel Gas Code, 2018 Edition, are adopted:
 - (1) Appendix A, Sizing and Capacities of the Gas Piping.
 - (2) Appendix B, Sizing of Vent Systems.
 - (3) Appendix C, Exit Terminals of Mechanical Draft and Direct- Venting Systems.
 - (4) No other Appendix chapters of the IFGC are adopted.

Sec. 18.62 Amendments.

The International Fuel Gas Code, 2018 Edition, is hereby amended as follows:

- (a) Section 106: Section 106.6.2 Fee schedule is amended by the addition of Table 108-A Fee Schedule. (Copy of Table 108-A, Fee Schedule is on file in the Town Clerks Office and the Mesa County Building Inspection Office).
- (b) Section 106: Section 106.6.3 Fee refunds is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”
- (c) Section 108: Section 108.4 Violations is amended by deletion of this section in its entirety and replaced with the following: “Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to the penalties as prescribed in Section 18-8.”
- (d) Section 109: Section 109 Means of appeal is amended by deletion of this section in its entirety and replaced with the following: “The Board of Appeals established in 18-4 shall serve as the Board of Appeals.”

Sec. 18-63. Copies on file and available for sale.

At least one (1) copy of the International Fuel Gas Code, and the Chapters of the Appendix herein adopted, together with one (1) copy of the ordinance codified in this

Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IFGC and said Chapters of the Appendix shall be available for sale to the public at a moderate price.

Sec. 18-64. Penalties.

- (a) Any person, firm or corporation violating any provisions of the IFGC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment of not more than ninety (90) days or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the IFGC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IFGC shall be deemed one of "strict liability."
- (b) The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IFGC. No permit presuming to give authority to violate or cancel the provisions of the IFGC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance of or granting of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IFGC or any other ordinance, or from revoking any certificate of approval when issued in error.

Section 9. That Article VI of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE VI

International Existing Building Code

Sec. 18-74 Adopted by reference.

- (a) The International Existing Building Code, 2018 Edition, as published by the International Code Council, together with amendments set forth below (hereafter "IEBC" or "International Existing Building Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of existing buildings within the Jurisdiction.

Sec. 18-75. Amendments.

The existing building code adopted in Article VI is hereby amended as follows:

- (a) Section 108: Section 108.2 Schedule of permit fees is amended by the addition of Table 108-A Fee Schedule. (Copy of Table 108-A, Fee Schedule is on file in the Town Clerks Office and the Mesa County Building Inspection Office).
- (b) Section 112: Section 112 Board of appeals is amended by deletion of this section in its entirety and replaced with the following: "The Board of Appeals established in 18-4 shall serve as the Board of Appeals."
- (c) Section 113: Section 113.4 Violations is amended by deletion of this section in its entirety and replaced with the following: "Any person who violates a provision of the code or fails to comply with any of the requirements thereof shall be subject to the penalties prescribed in 18-8."
- (d) Section R115: Section R115 Unsafe buildings and equipment is amended by deletion of this section in its entirety and replaced with: "As amended in section 116 of the 2018 International Building Code."

Sec. 18-76. Copies on file and available for sale.

At least one (1) copy of the International Existing Building Code, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IPMC shall be available for sale to the public at a moderate price.

Sec. 18-77. Penalties.

- (a) Any person, firm or corporation violating any provisions of the IPMC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment of not more than ninety (90) days or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the IPMC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IPMC shall be deemed one of "strict liability."
- (b) The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IPMC. No permit presuming to give authority to violate or cancel the provisions of the IPMC shall be valid, except insofar as the work or use, which it authorized, is lawful.

- (c) The issuance of or granting of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IPMC or any other ordinance, or from revoking any certificate of approval when issued in error.

Section 10. That Article VII of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE VII

International Residential Code

Sec. 18-87 Adopted by reference.

- (a) The International Residential Code, 2018 Edition, published by the International Code Council, together with amendments set forth below (hereafter “IRC” or “International Residential Code”) is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, location, repair, location, relocation, replacement, addition to, use and maintenance of one-and two family dwellings and townhouses not more than three stories in height within the Jurisdiction.
- (b) The following chapters of the Appendix of the International Residential Code, 2018 Edition, are adopted:
 - (1) Appendix A, Sizing and Capacities of Gas Piping
 - (2) Appendix B, Sizing of Vent Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances and Appliances Listed for Use with Type B Vents
 - (3) Appendix C, Exit Terminals of Mechanical Draft and Direction-Vent Venting Systems
 - (4) Appendix D, Recommended Procedures for Safety Inspections of Existing Appliance Installations
 - (5) Appendix H, Patio Covers

- (6) Appendix Q, Tiny Homes
- (7) Appendix J Existing Buildings and Structures
- (8) No other Appendix chapters of the IRC are adopted

Sec. 18-88. Amendments.

The International Residential Code, 2018 Edition, is hereby amended as follows:

- (a) Section R101: Section R101.2 Scope is amended by moving Owner-occupied lodging houses with five or fewer guestrooms from exception to scope.
- (b) Section 101: Section 101.2 Scope is amended by the addition to scope: “Child Care Facilities as permitted under Title 12 Article 2509-8 C.C.R. but not to exceed 12 Children.”
- (c) Section 102: Section 102.7 Existing structures is amended by deletion of: International Property Maintenance Code.
- (d) Section R105: Section R105.2 Work exempt from permit is amended to read:
 - (1) “Building Item 1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet and is not designed or used as a garage.”
 - (2) “Building Item 5. Sidewalks, Driveways and Platforms not more than 30 inches above the adjacent grade and not over any basement or story below.”
 - (3) “Building Item 10. Decks that are not more than 30 inches above grade at any point.”
- (e) Section R105: Section 105.2 Work exempt from permit is amended by the addition of the following new sub-sections:
 - (1) “Building Item 11. Re-siding of buildings regulated by this code.”
 - (2) “Building Item 12. Re-roofing of buildings regulated by this code that do not exceed Limits of Section R908.3.1 and 908.3.1.1.”

- (3) “Building Item 13. Plastic covered crop production shelters where access to the public is prohibited.”
- (f) Section R105: Section R105.3.1.1 Buildings in flood hazard areas is amended by the deletion of this section in its entirety.
- (g) Section R106: Section R106.3.1 Construction documents is amended by deletion of the second sentence of the first paragraph: “One set of construction documents so reviewed shall be retained by the Building Official.”
- (h) Section R106: Section R106.5 Retention of construction documents is amended by deletion of this section in its entirety.
- (i) Section R108: Section R108.2 Schedule of permit fees is amended by the addition of Table 108-A Fee Schedule. (Copy of Table 108-A, Fee Schedule is on file in the Town Clerks Office and the Mesa County Building Inspection Office).
- (j) Section R112: Section R112 Board of appeals is amended by deletion of this section in its entirety and replaced with: “The Board of Appeals established in 18-4 shall serve as the Board of Appeals.”
- (k) Section R113: Section R113.4 Violation penalties is amended by deletion of the section in its entirety and replaced with the following: “Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to the penalties as prescribed in 18-8.”
- (l) Section R116: Section R116 Unsafe structures and equipment is amended by addition to read: “As amended in section 116 of the 2018 International Building Code.”
- (m) Table R302.1: Table R302.1 (1) Exterior walls is amended by changing the following:
- “Walls (not fire resistance rated) Minimum Fire Separation Distance = 3 feet
Projections (not fire resistance rated) Minimum Fire Separation Distance = 2 feet
Openings (unlimited) Minimum Fire Separation Distance = 3 feet
Openings, deleted 25%Maximum of Wall Area/ 0 Hours/ 3 feet

Penetrations (all) Minimum Fire Separation Distance < 3 feet, compliance with Section R302.4 and at 3 feet or greater, no requirements.”

- (n) Section R302: Section R302.2 Townhomes is amended for the purpose of this section to read: “Townhouse shall include two (2) or more attached units as defined in Section R202.”
- (o) Section R303.1: Section R303.1 Habitable rooms Exception 3 is amended by deletion in its entirety and replacing with the following: “Use of sunroom additions and patio covers, as defined in Section R202, shall be permitted for natural ventilation provided the space has adequate openings to the outside.”
- (p) Section R309: Section R309.1 Garages and carports is amended by the deletion of the second paragraph.
- (q) Section R309: Section R309.5 Fire sprinklers is amended by deletion of this section in its entirety.
- (r) Section R310: Section R310.1 Emergency escape and rescue openings required first sentence is amended to read: “Basements, floors above grade plane, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening.”
- (s) Section R313: Section R313.1 and R313.2 Automatic fire sprinkler systems is amended by the deletion of “shall be installed” and replaced with “may be installed”.
- (t) Section R 315: Section R315.2.2 Alterations, repairs and additions exception 2 is amended to read: “Installation, alteration or repair of non-fuel fired plumbing or mechanical systems.”
- (u) Section R326: Section R326.1 Swimming pools, spas and hot tubs is amended by deletion of this section in its entirety.
- (v) Section R328: Section R328 Wildfire hazard areas is amended by the addition Section R328.

Section R328 Requirements in Wildfire Hazard Areas.

- (1) Section R328.1 Wildfire Hazards defined. Areas that have wildfire hazard rating of medium or above (as shown on the Mesa County Wildfire Hazard Map).
 - (2) Section R328.2 Roof Covering. Roof coverings for new buildings or structures or additions thereto or roof covering utilized for re-roofing, shall be Class A or B, tested in accordance with ASME E108 or UL790 or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.
 - (3) Section R328.3 Roof Valleys Roof valleys where provided, valley flashings shall be not less than 0.019-inch(0.44 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley. Section R328.4 Attic ventilation openings are not permitted within ten feet of finished grade.
 - (4) Section R328.6 Moved Buildings. Any building or structure moved within or into any Wildfire Hazard Area shall be made to comply with all the requirements for new buildings in the Wildfire Area.
 - (5) Section R328.7 Replacement or repairs to buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall meet the requirements of this section for new construction.
- (w) Chapter 11 (eleven): Chapter 11 (eleven) Energy efficiency is amended by the deletion of this chapter in its entirety, and replace with: “See 2009 International Energy Conservation Code as adopted for energy code requirements.”

Sec. 18-89. Copies on file and available for sale.

At least one (1) copy of the International Residential Code, 2018 Edition, and the Chapters of the Appendix adopted herein, together with one (1) copy of the ordinance

codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IRC shall be available for sale to the public at a moderate price.

Sec. 18-90. Penalties.

- (a) Any person, firm or corporation violating any of the provisions of the IRC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or by such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the IRC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IRC shall be deemed one of "strict liability."
- (b) The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IRC. No permit presuming to give authority to violate or cancel the provisions of the IRC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance of or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing operations being carried on thereunder when in violation of the IRC or any other ordinance or from revoking any certificate of approval when issued in error.

Section 11. That Article VIII of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE VIII

International Energy Conservation Code

Sec. 18-100 Adopted by reference.

- (a) The International Energy Conservation Code, 2009 Edition, published by the International Code Council, (hereafter "IECC" or "International Energy Conservation Code") (or more current published energy compliance standards used in its entirety as approved by the Building Official) is hereby adopted as the Energy Conservation Code of County of Mesa regulating design, construction, quality of materials, erection, installations, alterations, repair, location, relocation,

replacement, additions to, use and maintenance of the building envelope, mechanical, lighting and power systems within the Jurisdiction.

Sec. 18-101 Amendments

- (a) Section 107: Section 107.2 Schedule of permit fees is amended by the addition of Table 108-A Fee Schedule. (Copy of Table 108-A, Fee Schedule is on file in the Town Clerks Office and the Mesa County Building Inspection Office).
- (b) Section 108: Section 108 Stop work order is amended by the deletion of this section in its entirety.
- (c) Section 109: Section 109 Board of appeals is hereby amended by deletion of this section in its entirety and replaced with: “The Board of Appeals established in 18-4 shall serve as the Board of Appeals.”
- (d) Section 402: Section 402.5 Maximum fenestration U-factor and SHGC is hereby amended by the deletion of this section in its entirety.
- (e) Section 403: Section 403.2.2 Sealing verification by 1 or 2 is amended by the deletion in their entirety.
- (f) Section 403: Section 403.6 Equipment sizing is hereby amended to read: “IRC regulated structures that exceed 4,500 square feet of conditioned space or space to be conditioned requires an engineered design.”
- (g) Section 404: Section 404.1 Electrical power and lighting systems is amended by the deletion of this section in its entirety.

Sec. 18-102. Copies on file and available for sale.

At least one copy of the International Energy Conservation Code, 2009 Edition, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of said IECC shall be available for sale to the public at a moderate price.

Sec. 18-103. Penalties.

- (a) Any person, firm or corporation violating any provisions of the IECC shall be punished by a fine of not more than three hundred dollars (\$300.00), or imprisonment for not more than ninety (90) days or by both such fine and imprisonment. Each separate day or any portion thereof, during which any

violation of the IECC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IECC shall be deemed one of "strict liability."

- (b) The issuance of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of IECC. No permit presuming to give authority to violate or cancel the provisions of the IECC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance of or granting of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IECC, or any other ordinance, or from revoking any certificate of approval when issued in error.

Section 12. That Article IX of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE IX

National Electrical Code

Sec. 18-112. Adopted by reference.

- (a) The National Electrical Code published by the National Fire Protection Association as amended and adopted by the State of Colorado Electrical Board pursuant to Title 12, Article 23 C.R.S. (hereafter "NEC" or "National Electrical Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of electrical systems in the Jurisdiction.

Sec. 18-113 Amendments

- (a) Applicants shall pay for each electrical permit at the time of issuance, a fee for electrical permits and inspections as determined by Table 108-A Fee Schedule. (Copy of Table 108-A, Fee Schedule is on file in the Town Clerks Office and the Mesa County Building Inspection Office).

Sec. 18-114. Copies on file and available for sale.

At least one (1) copy of the National Electrical Code, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of said NEC shall be available for sale to the public at a moderate price.

Sec. 18-115. Penalties.

- (a) Any person, firm or corporation violating any provisions of the NEC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the NEC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the NEC shall be deemed one of "strict liability."
- (b) The issuance of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the NEC. No permit presuming to give authority to violate or cancel the provisions of the NEC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance of or granting of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the NEC or any other ordinance or from revoking any certificate of approval when issued in error.

Section 13. Table 108-A Fee Schedule

All fees related to the activities of the Mesa County Building Department in relation to public compliance with the adopted Building Codes are given in this Table. In general, fees include permit fees, plan review fees and inspection fees. All questions regarding the calculation of fees for any specific project should be directed to the Mesa County Building Department.

Building Fees

Fee #	Fee Description	Fee Value
1	Applies to any project subject to the "Group" and "Type of Construction" identified by the 2003 International Building Code. The fee associated with any project type separately listed in this table will supersede this Permit Fee.	Permit Fee Schedule

	<p>Permit Fees generally include the permit and the inspections to support a project. Re-inspection and additional plan review fess may also apply.</p> <p>Plan Review Fees in addition to the Permit Fee: New Commercial Construction, Addition, or Alteration to Commercial Building</p> <p>New One and Two Family Residence (R-3): Applies to new one and two residential projects. The Building Department has the discretion to apply this fee or a portion thereof.</p> <p>Third Party Plan Review: The Building Department may require certain projects to have plan reviews completed by a third party. Any costs between the applicant and the third party reviewer are negotiated and charged directly between the parties. The Building Department may assess an additional fee associated for the Building Department’s additional review.</p>	<p>Maximum 50% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department</p> <p>Maximum 15% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department</p> <p>Maximum 20% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department</p>
2	Inspections outside of normal business hours (2 hour minimum)	\$50. ⁰⁰ per hour per person
3	Inspections or plan review for which no fee is specifically indicated	\$45. ⁰⁰ per hour per person
4	Re-inspection Fee	\$50. ⁰⁰ first re-inspection \$100. ⁰⁰ for addition re-inspection on same violation
5	Same day re-inspection if staff is available	\$100. ⁰⁰ in addition to required Re-inspection fee (4)
6	When inspections are required after Temporary Certificate of Occupancy expires Extensions before TCO expires	\$250. ⁰⁰ \$100. ⁰⁰

Project Specific Permit Fees

Fee #	Fee Description	Fee Value
7	Demolition Permit	\$35. ⁰⁰
8	Move on Houses Permit Fee	Permit Fee Schedule ⁽²⁾
9	Signs Illuminated and Non Illuminated Permit Fee	Permit Fee Schedule ⁽¹⁾
10	Mechanical, Electrical, Plumbing, Hot Tubs, Pools & Spas Permit Fee	Permit Fee Schedule ⁽¹⁾
11	Manufactured Homes Permit Fee	\$100. ⁰⁰
12	Manufactured Home on required Permanent Foundation Permit Fee	\$150. ⁰⁰
13	International Residential Code (IRC) Certified Homes Permit Fee	\$150. ⁰⁰

14	Office/ Construction Trailer Permit Fee	\$150. ⁰⁰ per section
15	Change in Use/ Occupation Valuation Permit Fee Under \$2,000 Valuation	\$35. ⁰⁰
	Over \$2,000 Valuation	Permit Fee Schedule ⁽¹⁾
16	Decks, Patio Covers, Storage Sheds & Open Carports Permit Fee Less than 400 sq. ft. in area and accessory to residences	\$35. ⁰⁰
	Plumbing, Electrical & Mechanical	Permit Fee Schedule ⁽¹⁾
	Over 400 sq. ft. in area: Valuation Calculated at \$15. ⁰⁰ per sq. ft.	Permit Fee Schedule

⁽¹⁾ "Total Valuation" is the actual coast of project labor and materials.

⁽²⁾ "Total Valuation" is determined by Table 3A and 3B.

Permit Fee Schedule

Total Valuation	Permit Fee (All Permit Fees Rounded up to the next dollar)
Up to \$500. ⁰⁰	\$35. ⁰⁰
\$500. ⁰¹ to \$2,000	\$35. ⁰⁰ for the first \$500. ⁰⁰ plus \$2. ²⁰ for each additional \$100. ⁰⁰ or fraction thereof, to and including \$2,000
\$2,000. ⁰¹ to \$25,000	\$68. ⁰⁰ for the first \$2,000. ⁰⁰ plus \$9. ⁹⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$25,000
\$25,000. ⁰¹ to \$50,000	\$295. ⁷⁰ for the first \$25,000. ⁰⁰ plus \$7. ²⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$50,000
\$50,000. ⁰¹ to \$100,000	\$475. ⁷⁰ for the first \$50,000. ⁰⁰ plus \$5. ⁰⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$100,000
\$100,000. ⁰¹ to \$500,000	\$725. ⁷⁰ for the first \$100,000. ⁰⁰ plus \$3. ⁹⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$500,000
\$500,00. ⁰¹ to \$1,000,000	\$2,285. ⁷⁰ for the first \$500,000. ⁰⁰ plus \$3. ³⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$1,000,000
\$1,000,000. ⁰¹ And up	\$3,935. ⁷⁰ for the first \$1,000,000. ⁰⁰ plus \$2. ²⁰ for each additional \$1,000. ⁰⁰ or fraction thereof

Notes:

1. To determine the Total Valuation for new construction or additions, select the applicable Square Foot Construction Cost multiplier in Table 3A and 3B- Building Valuation Data. The product of the identified multiplier and the area, in square feet, of the outside dimension of the proposed construction project is the Total Valuation.
2. The Total Valuation for remodels is the actual labor and material cost of the project.

Building Valuation Data

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, Theaters, with stage	160.69	153.29	149.76	143.55	133.59	132.90	138.98	123.75	119.25
A-1 Assembly, Theaters, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2 Assembly nightclubs	118.34	115.03	112.14	107.94	100.98	99.751	104.00	91.98	88.94
A-2 Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
A-3 Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
A-3 Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74
A-4 Assembly, arenas	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
B Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.36	94.92	91.38
F-1 Factory and industrial, moderate hazard	74.13	70.68	66.42	64.36	55.62	56.61	61.75	47.42	45.06
F-2 Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	60.75	47.42	44.06
H-1 High Hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	NP
H234 High Hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5 HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
I-1 Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
I-2 Institutional incapacitated	200.36	196.04	192.30	187.07	175.32	NP	182.81	164.96	NP
I-3 Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94
I-4 Institutional, day care facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M Mercantile	88.15	84.83	80.95	71.74	70.26	70.02	73.81	61.26	59.22
R-1 Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2 Residential, multi-family	100.33	96.24	93.15	88.61	79.95	79.90	85.56	71.98	68.40
R-3 Residential, one and two-family	96.19	93.52	91.22	88.71	84.51	84.36	87.22	80.46	74.68

R-4 Residential, care/ assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1 Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.88
S-2 Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U Utility, miscellaneous	52.28	49.43	46.49	44.17	38.31	38.31	41.69	31.50	29.99

Notes:

1. Private Garages use Utility, miscellaneous Group
2. Unfinished basements (all use groups) = \$15.⁰⁰ per sq. ft.
3. For shell only buildings, deduct 20 percent
4. N.P. = Not Permitted
5. Complete unfinished residential basements \$40.⁰⁰ per sq. ft.
6. The values in this table are from the 2003 International Building Code (IBC). This reference to the 2003 IBC is intended to only apply to the values listed in this Table. For all other requirements of the Mesa County Building Code, including the definition of any Group or Construction Type, the version of the IBC that applies is the one adopted by the Building Department.

Section 14. Repeal. Any ordinance of the Town of Palisade, or part thereof, whose provisions are in conflict with this ordinance, including but limited to, Articles II, III, IV, V, VI, VII, VIII, and IX of Chapter 18 of the Palisade Municipal Code are hereby repealed. Provided, however, this ordinance shall not affect the construction of buildings for which permits were issued prior to the effective date of this ordinance. All buildings now under construction pursuant to existing permits shall be constructed in conformance with the buildings codes applicable at the time of issuance of such permit. Provided further however, no construction authorized by an existing permit shall be altered without complying with the newly adopted building codes. The adoption of this ordinance shall not in any way prevent the prosecution of violations of any previous ordinance adopting previous building codes which occurred prior to the effective date of this ordinance. Where this ordinance and the codes adopted by reference herein are in conflict with other resolutions or ordinances of the Town of Palisade, Colorado, the more restrictive provision shall apply.

Section 15. Severability. Each section of this ordinance is an independent section and the holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other section or part thereof.

Section 16. Effective Date. Pursuant to Section 31-16-203, C.R.S., as amended, a public notice shall be published twice in a newspaper of general circulation within the Town, once at least fifteen (15) days preceding a public hearing, and once at least eight (8) days preceding the public hearing. The notice shall state the time and place of the hearing, shall state that copies of the primary codes to be considered for adoption are on file with the Town Clerk and are open to public inspection, shall contain a description deemed sufficient to give notice to interested persons of the purpose of the primary codes, the subject matters of said codes and the

name and address of the agency by which it has been enacted. The public hearing on the adoption of this ordinance is hereby set for January 8, 2019.

This ordinance shall be in full force and effect following adoption and approval by the Board of Trustees and thirty (30) days following the publication of the within ordinance.

INTRODUCED, READ, AND PUBLIC NOTICE ORDERED PUBLISHED, at a regular meeting of the Palisade Board of Trustees, on the 11th day of December, 2018.

Public Notice Publication Dates:

December 22 and December 30, 2018

INTRODUCED A SECOND TIME at a regular meeting of the Board of Trustees of the Town of Palisade, Colorado held on January 8, 2019, PASSED, ADOPTED AND ORDERED PUBLISHED PURSUANT TO LAW.



TOWN OF PALISADE, COLORADO

By: *Roger L. Granat*
Roger L. Granat, Mayor

ATTEST:

Lindsey Chitwood
Lindsey Chitwood, Town Clerk

Publication Date:

January 13, 2019

Trustee *R. Granat* introduced, read and moved that the Ordinance titled:

AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO, ADOPTING AND AMENDING THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL ELECTRICAL CODE, AND THE 2009

INTERNATIONAL ENERGY CONSERVATION CODE; REPEALING ALL ORDINANCES OF THE TOWN OF PALISADE, IN CONFLICT OR INCONSISTENT HERewith; PROVIDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THESE PRIMARY CODES; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND THE CODES ADOPTED HEREIN BY REFERENCE.

be passed on first reading on December 11, 2018, and that public notice be published in the Grand Junction Daily Sentinel on December 22, 2018 and on December 30, 2018.

Trustee L'Hommedieu seconded the motion. On roll call, the following Trustees voted "AYE":

Sundermeier, Somerville,
Granat, Chase,
L'Hommedieu, Bonds

Trustees voting "Nay":

_____, _____
_____.

On conclusion of the hearing held on January 8, 2019.

Trustee Granat moved that the Ordinance titled:

AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO, ADOPTING AND AMENDING THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL ELECTRICAL CODE, AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE; REPEALING ALL ORDINANCES OF THE TOWN OF PALISADE, IN CONFLICT OR INCONSISTENT HERewith; PROVIDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THESE PRIMARY CODES; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND THE CODES ADOPTED HEREIN BY REFERENCE.

and upon adoption that it be published pursuant to law and recorded in the Book of Ordinances.

Trustee L'Hommedieu seconded the motion. On roll call, the following

Trustees voted "Aye":

Sundermaier, Somerville,
Granat, Chase,
L'Hommedieu, Bonds

Trustees voting "Nay":

The undersigned Clerk of the Town of Palisade certifies the above and foregoing to be a true record of the proceedings of the Board of Trustees relating to Ordinance No. 2019-01.

Dated this 8 day of January, 2019.

Lindsey Chitwood
Lindsey Chitwood, Town Clerk



Palisade Board of Trustees

Regular Meeting

Item A under Public Hearing I

Meeting Date: January 8, 2018

Presented By: Ron Quarles, Community Development Director; Darrell Bay, Building Official

Department: Community Development

Submitted By: Ron Quarles, Community Development Director

Information

SUBJECT:

Hold Public Hearing on Ordinance 2019-01 to adopt the 2018 International Building Codes including the Building, Plumbing, Mechanical, Fuel Gas, Existing Building, Residential, the 2009 Energy Conservation, and the National Electrical Code and Amendments thereto, repealing all other ordinances and parts of ordinances in conflict therewith.

RECOMMENDATION:

Hold Public Hearing on Ordinance 2019-01 to adopt the 2018 International Building Codes including the Building, Plumbing, Mechanical, Fuel Gas, Existing Building, Residential, the 2009 Energy Conservation, and the National Electrical Code and Amendments thereto, repealing all other ordinances and parts of ordinances in conflict therewith.

EXECUTIVE SUMMARY:

Ordinance 2019-01 will adopt the 2018 International Code editions for the Building, Residential, Plumbing, Mechanical, Fuel Gas, and Existing Building along with the 2009 edition of the International Energy Conservation Code, and the National Electric Code. The codes regulate building construction in the Town of Palisade. The Mesa County Building Inspection Office continues to contract with the Town of Palisade for professional services associated with all building inspection and permitting activities. The Mesa County Building Official is in attendance for the January 8 public hearing.

SUGGESTED MOTION:

I move to adopt Ordinance 2019-01 entitled “An Ordinance of the Town of Palisade, Colorado adopting and amending the latest edition of the international Building Code, The International plumbing code, The International mechanical code, The International fuel gas code, The International existing building code, The International residential code, The National electrical code, and the 2009 International energy conservation code; Repealing all ordinances of the Town of Palisade , in conflict or inconsistent herewith; Providing penalties for violation of the Provisions of these primary codes; and providing for the effective date of this ordinance and the codes adopted herein by reference.”

Attachment

Ordinance 2019-01