

ORDINANCE 2012-04

AN ORDINANCE OF THE CITY OF FRUITA COLORADO, AMENDING TITLE 15 OF THE FRUITA MUNICIPAL CODE TO REPEAL, RE-ADOPT, AND AMEND THE INTERNATIONAL BUILDING CODE, 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 TO BE APPLIED THROUGHOUT THE CITY OF FRUITA AND PROVIDING FOR ADMINISTRATION, ENFORCEMENT, AND APPEALS, INCLUDING PENALTIES FOR VIOLATIONS

WHEREAS, pursuant to Title 31, Article 16, of the Colorado Revised Statutes, the Fruita City Council has the power to adopt ordinances which adopt codes by reference, and

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

WHEREAS, the Fruita City Council finds that it is important for the safety of the citizens of the City of Fruita to have established a current uniform code. Accordingly, it is necessary to repeal, re-adopt and amend the building codes including International Building Code, 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 to be applied throughout the City of Fruita and providing for administration, enforcement and appeals including penalties for violation of the provisions of these Codes.

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

Section 1: Chapter 15.04 of the Fruita Municipal Code and Ordinance 2007-01, Section 1, are hereby repealed and reenacted to read as follows:

Chapter 15.04

INTERNATIONAL BUILDING CODE

Sections:

15.04.010 **Adopted by reference**
15.04.020 **Amendments**

15.04.010 ADOPTED BY REFERENCE.

- A. The International Building Code, 2012 Edition, promulgated 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 City of Fruita.

- B. The following chapters of the Appendix of the International Building Code, 2012 Edition, are adopted: Chapter C, Group U - Agriculture Building; Chapter I, Patio Covers. No other chapters of the Appendix are adopted.

15.04.020 AMENDMENTS. The International Building Code adopted in Section 15.04.010 is hereby amended as follows:

- A. Section 105.2: Section 105.2 is amended by the addition of the word Platforms to Section 105.2 Item 6.
- B. Section 109: Section 109 is amended by the addition of Subsection 109.7. No fees shall be required for a building permit obtained for Agricultural Buildings, as defined at Section 202. This agricultural building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.
- C. Section 109.2: Section 109.2 is amended by the addition of Table 108-A, Fee Schedule, for building permits and/or combinations of building, mechanical, plumbing, electrical, fuel gas piping and pool, hot tub and spa permits. Copy the Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's office and the Mesa County Building Inspection office.
- D. Section 109.6: Section 109.6 is amended to establish a fee refund policy, by the addition of the following: Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced.
- E. Section 110: Section 110 is amended by addition of Subsection 110.7 to read as follows: No inspections shall be required for a building permit obtained for Agricultural Buildings as defined at Section 202. However, this exemption is not an exception of the minimum building standards set forth in the International Building Code, nor to the other requirements for inspections for electrical, mechanical and plumbing.
- F. Section 113: Section 113 is amended by deletion thereof. The Board of Appeals established in Section 15.42 of the Fruita Municipal Code shall serve as the Board of Appeals.
- G. Section 114.4. Violation Penalties. Section 114.4 is amended by deletion of the section and replacing with the following: Section 114.4. Violation Penalties. Any person who violates a provision of the code or fails to comply with any of the requirements thereto shall be subject to the penalties prescribed in Chapter 15.50 of the Fruita Municipal Code.

- H. Section 310: Section 310.5.1 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.”
- I. Section 310: Section 310.6 amended by adding at last paragraph “or shall comply with the International Residential Code.”
- J. Table 602: Table 602 is amended by the addition of footnote i. to E occupancies. “Footnote i. Group E Day Care occupancies that accommodate 12 or fewer persons shall have fire resistive ratings as required for IRC occupancies.”
- K. Section 1004: Section 1004, Table 1004.1.2 is amended to change the maximum floor area allowance per occupant of Agricultural Building from 300 Gross to 500 Gross.
- L. Section 3001.1 is amended to read as follows:
3001.1 Scope. This chapter governs the design, construction, installations, alterations, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators and moving walks, requiring permits therefore and providing procedures for the inspection and maintenance of such conveyances.
- M. Chapter 30: Chapter 30 concerning elevators, moving walks, escalators or dumbwaiters, is amended by adding new sections and subsections to read as follows:

1. Section 3009 - Permits and Certificates of Inspection.

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

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. A copy the Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's office and the Mesa County Building Inspection office.

2. 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.

3. 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 ASME 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.

4. 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 condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such conveyance, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be

removed by the building official when satisfied that the unsafe conditions have been corrected.

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

Section 2. Chapter 15.08 of the Fruita Municipal Code and Ordinance 2007-01, Section 2, are hereby repealed and reenacted to read as follows:

Chapter 15.08

INTERNATIONAL PLUMBING CODE.

Sections:

- 15.08.010** **Adopted by reference**
15.08.020 **Amendments**

15.08.010 ADOPTED BY REFERENCE.

- A. The International Plumbing Code, 2012 Edition, as published by the International Code Council, together with amendments set forth below (hereafter "IPC" or "International Plumbing Code") is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, addition to, use and maintenance of plumbing systems within the City of Fruita.
- B. The following chapters of the Appendix of the International Plumbing Code are adopted: Appendix B – Rates of Rain Fall for Various Cities; Appendix E – Sizing of Water Piping Systems. No other chapters of the Appendix are adopted.

15.08.020 AMENDMENTS. The International Plumbing Code adopted in Section 15.08.010 is hereby amended as follows:

- A. Section 106.6. Section 106.6 is amended by deletion of the section and replaced with the following. Section 106.6 Permit Fees. A fee for each permit shall be as set forth in Table 108-A, Fee Schedule. A copy of Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's office and the Mesa County Building Inspection office.
- B. Section 106: section 106.5.6 is amended by deletion of the first paragraph.
- C. Section 108.4, Violation Penalties. Section 108.4 is amended by deletion of the section and replaced with the following: Section 108.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereto shall be subject to the penalties as prescribed in Chapter 15.50 of the Fruita Municipal Code.
- D. Section 109: Section 109 is amended by deletion and replaced with the following: Section 109, Subsection 109.1. The Board of Adjustment established in Chapter 15.42 of

the Fruita Municipal Code shall serve as the Board of Appeals for the International Plumbing Code.

Section 3. Chapter 15.12 of the Fruita Municipal Code and Ordinance 2007-01, Section 3, are hereby repealed and reenacted to read as follows:

Chapter 5.12

THE INTERNATIONAL MECHANICAL CODE

Sections:

15.12.010 **Adopted by reference**

15.12.020 **Amendments**

15.12.010 ADOPTED BY REFERENCE.

A. The International Mechanical Code, 2012 Edition, 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 within the City of Fruita.

15.12.020 AMENDMENTS. The International Mechanical Code adopted in Section 15.12.010 is hereby amended as follows:

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

Section 4. Chapter 15.16 of the Fruita Municipal Code and Ordinance 2007-01, Section 4, are hereby repealed and reenacted to read as follows:

Chapter 5.16

INTERNATIONAL FUEL GAS CODE

Sections:

15.16.010 **Adopted by reference**

15.16.020 **Amendments**

15.16.010 ADOPTED BY REFERENCE.

- A. The International Fuel Gas Code, 2012 Edition, published by the International Code Council, together with amendments set forth below (hereafter "IFGC" or "International Fuel Gas Code") is hereby adopted for the control of buildings and structures related to gas and fuel burning appliances and related piping within the City of Fruita.

- B. The following chapters of the Appendix of the International Fuel Gas Code, 2012 Edition, are adopted: Appendix A, Sizing and Capacities of the Gas Piping; Appendix B, Sizing of Vent Systems; Appendix C Exit Terminals of Mechanical Draft and Direct-Venting Systems. No other Appendix chapters are adopted.

15.16.020 AMENDMENTS. The International Fuel Gas Code adopted in Section 15.20.010 is hereby amended as follows:

- A. Section 106.6.2. Schedule. Section 106.6.2 is amended by the addition of Table 108-A Fee Schedule. A copy the Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's office and the Mesa County Building Inspection office.

- B. Section 108.4. Violation Penalties. Section 108.4 is amended by deletion of the section and replacing with the following: Section 108.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to penalties as prescribed in Chapter 15.50 of the Fruita Municipal Code.

- C. Section 109. Means of Appeal. Section 109 is amended by deletion thereof. The Board of Appeals established in Chapter 15.42 of the Fruita Municipal Code shall serve as the Board of Appeals.

Section 5. Chapter 15.20 of the Fruita Municipal Code and Ordinance 2007-01, Section 5, are hereby repealed and reenacted to read as follows:

Chapter 5.20

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

15.20.010 **Adopted by reference**

15.20.020 **Amendments**

15.20.010 ADOPTED BY REFERENCE.

A. The International Property Maintenance Code, 2012 Edition, published by the International Code Council, together with amendments set forth below (hereafter "IPMC" or "International Property Maintenance Code") is hereby adopted for the practical safeguarding of persons and property in regard to buildings and structures within the City of Fruita.

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

A. Section 111. Means of Appeal. Section 111 is amended by deletion thereof. The Board of Appeals established in Chapter 15.42 of the Fruita Municipal Code shall serve as the Board of Appeals.

B. Section 108.1.3. Section 108.1.3 is amended by the deletion of the words "vermin or rat infested".

C. Section 302. Section 302 is amended by deletion thereof.

D. Section 303. Section 303 is amended by deletion thereof.

E. Section 308. Section 308 is amended by deletion thereof.

F. Section 309: Section 309 is amended by deletion thereof.

Section 6. Chapter 15.22 of the Fruita Municipal Code and Ordinance 2007-01, Section 6, are hereby repealed and reenacted to read as follows:

Chapter 5.22

INTERNATIONAL RESIDENTIAL CODE

Sections:

15.22.010 **Adopted by reference**

15.22.020 **Amendments**

15.22.010 ADOPTED BY REFERENCE.

- A. The International Residential Code, 2012 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, repair, location, relocation, replacement, addition to, use or maintenance of one-and-two family dwellings and townhouses not more than three stories in height within the City of Fruita.
- B. The following chapters of the Appendix of the International Residential Code, 2012 Edition, are adopted: Appendix A, Sizing and Capacities of Gas Piping; Appendix B, Sizing of Vent Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances; Appliances Listed For Use with Type B Vents; Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems; Appendix D, Recommended Procedures for Safety Inspections of Existing Appliance Installations; Appendix H, Patio Covers; Appendix Q, ICC International Residential Code Electrical Provisions/National Electrical Code Cross-Reference. No other Appendix chapters of the Appendix are adopted.

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

- A. Section R105.2: Section R105.2, Item 5, is amended to read: Sidewalks, Driveways and Platforms not more than 30 inches above adjacent grade and not over any basement or story below.
- B. Section R105.2: Section R105.2 is amended by the addition of the following new subsections: Building Item 11. Re-siding of buildings regulated by this code; Building Item 12. Re-roofing of buildings regulated by this code that do not exceed Limits of Section R907.3.
- C. Section R105.3.1.1: Section R105.3.1.1 is amended by deletion thereof.
- D. Section R106.3.1: Section R106.3.1 is amended by deletion of the first sentence of the first paragraph. One set of construction documents so reviewed shall be retained by the Building Official.
- E. Section R106.5: Section R106.5 is amended by deletion thereof.
- F. Section R108.2: Section R108.2 is amended to add Table 108-A Fee Schedule. A copy the Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's office and the Mesa County Building Inspection office.

- G. Section R112: Section R 112 is amended by deletion thereof. The Board of Appeals established in Chapter 15.42 of the Fruita Municipal Code shall serve as the Board of Appeals.
- H. Section R113.4. Violation Penalties. Section R113.4 is amended by deletion of the Section and replaced with the following: Section R113.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereto shall be subject to the penalties as prescribed in Chapter 15.50 of the Fruita Municipal Code.
- I. Table R302.1, Exterior Walls: Table R302.1(1) is amended by changing the following: Walls (not fire resistance rated) Minimum Fire Separation Distance = 3 feet; Projections (fire resistance rated) Minimum Fire Separation Distance = 2 feet; Projections (not fire resistance rated) Minimum Fire Separation Distance = 3 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.
- J. Section R303.1: Section R303.1, Exception 3 is amended by deletion and replacing with the following: Use of sunroom additions and patio covers, as defined in Section R202, shall be permitted for natural ventilation provided the space has adequate openings to the outside.
- K. Section R309.1: Section R309.1 is amended by the deletion of the second paragraph.
- L. Section R309.5: Section R309.5 is amended by deletion thereof.
- M. Section R302.2: For the purpose of this section, townhouse shall include two (2) or more attached units as defined in Section R202. R302.2 exception replace 1-hour with 2-hour
- N. Section R313: Section R313 is amended by the deletion thereof.
- O. Section R908: The IRC is amended to add Section R908. Roof Covering Requirements in Wildfire Hazard Areas.
1. Section R908.1 Wildfire Hazards defined. Areas that have wildfire hazard rating of medium or above (as shown on the Mesa County Wildfire Hazard Map).
 2. Section R908.2 Roof Covering. Roof coverings for new buildings or structures or additions thereto or roof coverings utilized for re-roofing, shall be Class A or B, tested in accordance with ASME E108 or UL 790 or Fire-retardant-treated shingles or shakes treated in accordance with AWPA C1.
 3. Section R908.3 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.

- P. Part IV-Energy Conservation, Chapter 11(eleven): Chapter 11 (eleven) is amended by the deletion thereof in its entirety. And adding “see 2009 International Energy Conservation Code as adopted for energy code requirements.”

Section 7. Chapter 15.28 of the Fruita Municipal Code and Ordinance 2007-01, Section 8, are hereby repealed and reenacted to read as follows:

Chapter 5.28

INTERNATIONAL ENERGY CONSERVATION CODE

Sections:

15.28.010 **Adopted by reference**

15.28.020 **Amendments**

15.28.010 ADOPTED BY REFERENCE.

- A. The International Energy Conservation Code, 2009 Edition, published by the International Code Council, (hereafter “IECC” or “International Energy Conservation Code”) is hereby adopted regulating the design, construction, quality of materials, erection, installations, alteration, repair, location, relocation, replacement, additions to, use and maintenance of the building envelope, mechanical, lifting and power systems in the City of Fruita.

15.28.020 AMENDMENTS. The International Energy Conservation Code adopted in Section 15.24.010 is hereby amended as follows:

- A. Section 107: section 107 is amended by deletion thereof
- B. Section 108: section 108 is amended by deletion thereof.
- C. Section 109: section 109 is amended by deletion thereof
- D. Section 402.5: section 402.5 is amended by the deletion thereof.
- E. Section 403.2.2: section 403.2.2 is amended by deletion thereof.
- F. Section 404: section 404 is amended by deletion thereof in its entirety.

Section 8. Chapter 15.32 of the Fruita Municipal Code and Ordinance 2007-01, Section 9, are hereby repealed and reenacted to read as follows:

Chapter 5.32

NATIONAL ELECTRICAL CODE

Sections:

15.32.010 **Adopted by reference**

15.32.010 ADOPTED BY REFERENCE.

- A. The National Electrical Code, 2011 Edition, as promulgated by the National Fire Protection Association and as adopted by the State of Colorado and pursuant to Title 12, Article 23 C.R.S. (hereinafter "NEC" or "National Electrical Code") is hereby adopted. The purpose of the NEC is the practical safeguarding of person and property from hazards arising from the use of electricity.

- B. Applicants shall pay for each electrical permit at the time of issuance, a fee for electrical permits and inspections as determined by Table 108-A Fee Schedule. A copy of Table 108-A, Fee Schedule, is on file in the Fruita City Clerk's office and the Mesa County Building Inspection office.

Section 9. Attached as Exhibit "A" is the Fee Schedule Table 108-A as referenced in the adopted building codes which includes a schedule for other inspections and fees.

Section 10. REPEAL. Any and all Ordinances of the City of Fruita, or parts thereof, whose provisions are in conflict with this ordinance, 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 building and construction codes applicable at the time of issuance of said permit. Provided further however, no construction authorized by an existing permit shall be altered without complying with the newly adopted building and construction codes. The adoption of this ordinance shall not in any way prevent the prosecution of violations of any previous ordinance adopting previous building codes which occurred prior to the effective date of this Ordinance. Where this Ordinance and the Codes adopted herein by reference are in conflict with other resolution ors ordinances of the City of Fruita, Colorado, the more restrictive provision shall apply.

Section 11. SEVERABILITY. If any part, section, subsection, sentence, clause or phrase of this Ordinance or of the Codes adopted herein is for any reason held to be invalid, such decision shall not affect the validity of remaining section of this Ordinance or of the Codes adopted herein, the Fruita City Council hereby declares that it would have passed the Ordinance and adopted said Codes in each part, section, subsection. sentence, clause or phase thereof, irrespective of the fact that any one or more parts, sections, subsection, sentences, clauses or phases be declared invalid.

Section 12. EFFECTIVE DATE. Pursuant to Section 31-16-203, C.R.S., as amended, a public notice shall be published twice in a newspaper of general circulation within the City once at least

fifteen (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 City Clerk and are open to public inspection, shall contain a description deemed sufficient to give notice to interested persons of the purpose of the primary codes, the subject matter 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 17, 2012.

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

INTRODUCED, READ, AND PUBLIC NOTICE ORDERED PUBLISHED AT A REGULAR MEETING OF THE FRUITA CITY COUNCIL ON THE 20TH DAY OF DECEMBER 2011

Public Notice publication dates: December 29, 2011, and January 5, 2012

INTRODUCED A SECOND TIME AT A REGULAR MEETING OF THE FRUITA CITY COUNCIL HELD ON JANUARY 17, 2012, PASSED ADOPTED AND ORDERED PUBLISHED PURSUANT TO LAW

City of Fruita

ATTEST:

H. Kenneth Henry, Mayor

City Clerk

EXHIBIT "A"

Ordinance 2012-04

Table 108-A Fee Schedule

SCHEDULE OF FEES FOR BUILDING PERMITS AND/OR COMBINATIONS OF BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, AND POOL, HOT TUB AND SPA PERMITS WHEN THE INSTALLATION VALUE IS OVER \$2,000.

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

25,000	220.00
26,000	224.00
27,000	227.00
28,000	230.00
29,000	232.00
30,000	234.00
31,000	239.00
32,000	243.00
33,000	248.00
34,000	252.00
35,000	256.00
36,000	259.00
37,000	263.00
38,000	266.00
39,000	269.00
40,000	272.00
41,000	277.00
42,000	282.00
43,000	287.00
44,000	292.00
45,000	297.00
46,000	302.00
47,000	306.00
48,000	311.00
49,000	316.00
50,000	320.00
51,000	323.00
52,000	327.00
53,000	330.00
54,000	333.00
55,000	336.00
56,000	338.00
57,000	341.00
58,000	343.00
59,000	346.00
60,000	348.00
61,000	350.00
62,000	352.00
63,000	354.00
65,000	361.00
66,000	363.00
67,000	364.00
68,000	366.00
69,000	367.00
70,000	368.00
71,000	369.00

72,000	370.00
74,000	371.00
75,000	372.00
76,000	375.00
77,000	378.00
78,000	381.00
79,000	384.00
80,000	387.00
81,000	390.00
82,000	393.00
83,000	396.00
84,000	399.00
85,000	401.00
86,000	404.00
87,000	406.00
88,000	409.00
89,000	412.00
90,000	414.00
91,000	416.00
92,000	419.00
93,000	421.00
94,000	423.00
95,000	426.00
96,000	428.00
97,000	430.00
98,000	432.00
99,000	434.00
100,000	436.00
101,000	439.00
102,000	441.00
103,000	444.00
104,000	446.00
105,000	449.00
106,000	451.00
107,000	454.00
108,000	456.00
109,000	459.00
110,000	461.00
111,000	464.00
112,000	466.00
113,000	469.00
114,000	471.00
115,000	474.00
116,000	476.00
117,000	479.00
118,000	481.00

119,000	484.00
120,000	486.00
121,000	489.00
122,000	491.00
123,000	494.00
124,000	497.00
125,000	499.00
126,000	502.00
127,000	505.00
128,000	507.00
129,000	510.00
130,000	512.00
131,000	515.00
132,000	518.00
133,000	521.00
134,000	523.00
135,000	526.00
136,000	529.00
137,000	531.00
138,000	534.00
139,000	536.00
140,000	539.00
142,000	545.00
143,000	548.00
144,000	551.00
145,000	553.00
146,000	556.00
147,000	558.00
148,000	560.00
149,000	563.00
150,000	565.00
160,000	589.00
170,000	610.00
180,000	630.00
190,000	648.00
200,000	664.00
210,000	678.00
220,000	691.00
230,000	701.00
240,000	710.00
250,000	717.00
260,000	723.00
270,000	726.00
280,000	728.00
290,000	731.00
300,000	732.00

310,000	746.00
320,000	759.00
330,000	772.00
340,000	784.00
350,000	796.00
360,000	807.00
370,000	817.00
380,000	827.00
390,000	835.00
400,000	844.00
410,000	851.00
420,000	858.00
430,000	864.00
440,000	870.00
450,000	875.00
460,000	880.00
470,000	883.00
480,000	886.00
490,000	888.00
500,000	890.00
510,000	894.00
520,000	899.00
530,000	904.00
540,000	908.00
550,000	913.00
560,000	918.00
570,000	922.00
580,000	927.00
590,000	932.00
600,000	936.00
610,000	941.00
620,000	946.00
630,000	950.00
640,000	955.00
650,000	960.00
660,000	964.00
670,000	969.00
680,000	974.00
690,000	978.00
700,000	983.00
710,000	988.00
720,000	992.00
740,000	997.00
750,000	1002.00
760,000	1007.00
770,000	1011.00

780,000	1015.00
790,000	1021.00
800,000	1025.00
810,000	1030.00
820,000	1035.00
830,000	1039.00
840,000	1044.00
850,000	1049.00
860,000	1053.00
870,000	1058.00
880,000	1063.00
890,000	1067.00
900,000	1072.00
910,000	1077.00
920,000	1081.00
930,000	1086.00
940,000	1091.00
950,000	1095.00
960,000	1100.00
970,000	1105.00
980,000	1109.00
990,000	1114.00
1,000,000	1119.00
1,200,000	1311.00
1,400,000	1506.00
1,600,000	1694.00
1,800,000	1875.00
2,000,000	2049.00
2,200,000	2217.00
2,400,000	2377.00
2,600,000	2531.00
2,800,000	2678.00
3,000,000	2819.00
3,200,000	2952.00
3,400,000	3079.00
3,800,000	3312.00
4,000,000	3418.00
4,200,000	3518.00
4,400,000	3610.00
4,600,000	3696.00
4,800,000	3775.00
5,000,000	3848.00

The value column shall be figured by taking the outside square foot dimension of the proposed construction project and multiplying that by the average cost per square foot

figure provided by the most current Building Valuation Chart found in the “Building Safety Journal”, publication.

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

OTHER INSPECTIONS AND FEES

1.	Inspection outside of normal hours (two hour minimum)	\$45.00 per hour
2.	Re-Inspections	\$35.00
3.	Inspections or plan reviews for which no fee is specifically indicated. Not to exceed 50% of actual permit fee for nonresidential permits exceeding \$500,000.00	\$45.00 per hour
4.	Demolition Permit	\$35.00
5.	House Moving	\$35.00
6.	Fences	\$35.00
7.	Illuminated Signs	\$35.00
8.	Non-Illuminated Signs	\$35.00
9.	Mechanical, Electrical, Plumbing, Hot Tub, Pool and Spa Permits – Installations under \$2000	\$35.00
	Installations over \$2000	per Table 108-A Fee Schedule
10.	Manufactured Homes	\$100.00
11.	Manufactured Home on Permanent Foundation	\$150.00
12.	IRC Certified Homes	\$150.00
13.	Change in Use Permits, Valuation Under \$2000 Valuation \$2000 and over	\$35.00 Use Table 108-A
14.	Plan Reviews Performed by Third Party	Fee shall be that amount charged by the service provider
15.	Decks, Patio Covers, Storage Sheds, and Open Carports not exceeding 400 square feet in area and accessory to residences, shall be computed using following method In all cases the minimum building permit fee charged shall not be less that \$35.00 plus an additional \$35.00 for each of the following added to the building permit: Plumbing, Mechanical and/or Electrical installations.	Square foot Construction cost (from Building Valuation Data Sheet) x gross area x .0024 = permit fee

