

CHAPTER V:
Building and Excavation Regulation
Section I

5-1 Building Code

(Adopted by Ordinance 176, March 14, 2000, Amended by Ordinance 205, August 12, 2003; Amended by Ordinance 222, September 14, 2004, Amended by Ordinance 243, March 14, 2007, Amended by Ordinance 268, July 14, 2009, Amended by Ordinance 273, October 13, 2009, Amended by Ordinance 289, February 8, 2011)

5-1-1 The following describe documents and codes are hereby adopted as the Code of the Town of Ignacio, Colorado for the purpose of regulating the erection, construction, enlargement, alteration, repair, occupancy and maintenance of all buildings and structures in the Town of Ignacio, Colorado and establishing fees and permits therefore and each of the following are hereby referred to, adopted and made part hereof as if fully set forth in this ordinance (Ordinance 222, September 14, 2004):

- (1) The chapters and appendices of the International Building Code, 2003 edition, as published by the International Code Council, together with Amendments and Deletions as set forth in Exhibit A.
- (2) The chapters and appendices of the International Residential Code, 2003 edition, as published by the International Code Council, together with Amendments and Deletions as set forth in Exhibit B
- (3) The chapters and appendices of the International Mechanical Code, 2003 edition, as published by the International Code Council, together with Amendments and Deletions as set forth in Exhibit C.
- (4) The chapters and appendices of the International Plumbing Code, 2003 edition, as published by the International Code Council, together with Amendments and Deletions as set forth in Exhibit D.
- (5) The chapters and appendices of the International Fuel Gas Code, 2003 edition as published by the International Code Council, together with Amendments and Deletions as set forth in Exhibit E.
- (6) The chapters and appendices of the International Energy Code, 2003 edition as published by the International Code Council.

5-1-2 Revisions to Code

The following sections of the International Code Section are hereby revised: See Exhibits A through E attached hereto.

5-1-3 Conflicting Ordinance Repealed

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

5-1-4 Validity

That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason, held to be unconstitutional; such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

5-1-5 Effect on Existing Rights

- (1) That nothing in this ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 5-1-3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.
 - (a) Any other references in the Town Code to the “Uniform Building Code” shall be amended to read “International Building Code.”
 - (b) The Town Clerk is hereby ordered and directed to cause this ordinance to be published in compliance with the law.
 - (c) This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect thirty (30) days from and after the date of its final passage, adoption and publication.

5-1-6 Notwithstanding the adoption of the Town of Ignacio Building Code specified herein, the creation of a Building Department and appointment of a Building Official and other personnel, the enumeration in said Town of Ignacio Building Code of certain duties and responsibilities of said official and personnel, nothing in the Town of Ignacio Building Code, the activities of such Department, or the enforcement or failure to enforce the Town of Ignacio Building Code shall be construed to relieve any person owning or constructing a building governed by said Town of Ignacio Building Code from full responsibility and liability for any violations of said Town of Ignacio Building Code or defects in said building, nor shall said adoption, enforcement or failure to enforce be deemed to create any liability on the part of the Town of Ignacio, Colorado, or its officers, agents, servants and employees. Nothing contained herein or in the Building Code is intended to create a private remedy or benefit for particular individuals or class thereof.

5-2 Organization and Enforcement

5-2-1 Building Department - Office Created

The Building Department is created, and the official in charge shall be known as the Building Official.

5-2-2 Building Official

The Building Official shall be appointed by the Board of Trustees. His appointment shall continue during good behavior and satisfactory service.

5-2-3 Building Inspector - Acting

During temporary absence or disability of the Building Official qualified to inspect, the appointing authority shall designate an Acting Inspector.

5-2-4 Building Inspector – Duties

- (1) The Building Official shall receive application required by the building code, issue permits and furnish the prescribed certificates. The Building Official shall examine the premises for which permits have been issued and shall make necessary inspections to see that the provisions of law are complied with and that construction is prosecuted safely. The Building Official shall enforce all provisions of the building code. The Official shall, when requested by a proper authority, or when the public interest so required, make investigations in connection with matters referred to in the building code and render written reports on same. To enforce compliance with the law, to remove illegal or unsafe conditions, to secure the necessary safeguards during construction or to require adequate exit facilities in buildings and structures, he shall issue such notice or orders as may be necessary.
- (2) Inspections required under the provisions of the building code shall be made by the Building Official or his duly appointed assistant. The Building Official may accept reports of inspectors or reorganize inspection services, after investigation of their qualifications and reliability. No certificate called for by any provision of the building code shall be issued on such reports unless the same are in writing and certified to by a responsible officer of such service.
- (3) The Building Official shall keep comprehensive records of applications, of permits issued, of certificates issued, of inspections made, of reports rendered, and of notices or orders issued according to a Retention of Records system approved by the Town Board of Trustees February 12, 2002.
- (4) All such records as provided for in this section shall be open to public inspection for good and sufficient reasons at the stated office hours, but shall not be removed from the Building Department without the Official's approval and written consent.

- (5) The Building Official shall make verbal reports as needed to the Board of Trustees and written, if requested, including statements of permits and certificates issued and order promulgated.

5-3 Permits, Inspections and Application Procedures

5-3-1 Permits Required

From and after the effective date of this Code, no person, firm, partnership, or corporation shall erect or construct, or commence the excavation, erection or construction of, or alter or commence the alteration of, any building or structure within the Town of Ignacio, without first obtaining a building permit in accordance with the provisions of this Building Code and Municipal Code Chapter related to Zoning and Land Use.

5-3-2 Application for Permit

Application for a permit shall be made to the Building Official on forms furnished for that purpose.

5-3-3 Building Permits Issuance, Retention, & Expiration

- (1) All applications for building permits shall be submitted to the Building Official for his approval. At such time as the Building Official is satisfied that the minimum requirements set forth in this Code are met by the applicant, he shall issue the building permit by signing for final approval.
- (2) One set of the approved plans shall be retained by the Building Department for at least ninety (90) days from the date of the completion of the work.
- (3) If the authorized work is not commenced within one hundred eighty (180) days from the date of such permit or if the work is abandoned or suspended for a period of one hundred eighty (180) days, said permit shall expire according to Subsection 105.5 of the International Building Code 2003 edition. A single one hundred eighty (180) day extension is allowed upon written request of the permit holder.

5-3-4 Fees

A fee is required for each building permit. The fee shall be based on Schedule 5A in the Appendix. If no fixed fee is indicated, the fee shall be based on the value of the improvements.

5-3-5 Inspections

Inspections of new buildings by the Building Inspector shall be held as needed.

5-4 Building Violations and Penalties

5-4-1 Changes to structure

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure in the Town of Ignacio or cause the same to be done contrary to or in violation of any of the provisions of said International Building Code, 2003 edition.

5-4-2 Penalties for Violations (Ordinance 127, December 9, 1991)

Any person, firm or corporation violating any of the provisions of the International Building Code as herein adopted shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any provision of said International Uniform Building Code is committed, continued or permitted and upon conviction of any such violation such person shall be punishable by a fine of not more than One Thousand Dollars (\$1,000.00) or by imprisonment for not more than one (1) year or by both such fine and imprisonment.

5-5 Uniform Code for the Abatement of Dangerous Buildings Adopted

5-5-1 Code adoption

There is hereby adopted the Code know as "Uniform Code for the Abatement of Dangerous Buildings", 1997 Edition, a copy of which is in the offices of the Town of Ignacio, Colorado, and may be inspected during regular business hours, the same being adopted as set out fully herein.

5-5-2 Penalties for Violations (Ordinance 97, August 12, 1985)

All unsafe buildings, as defined in the Code, are declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedure specified in Chapters 4 through 9 of the "Uniform Code for the Abatement of Dangerous Buildings" or by other procedures provided by law. In addition to any other remedy herein provided, the Building Official may cause the unsafe building to be repaired to the extent necessary to correct the conditions which render the building dangerous or cause the building to be sold and demolished, or demolished and the materials, rubble and debris there from removed and the lot cleaned. Upon appropriate hearing, as set forth in Chapter 9 of said Code, "Uniform Code for the Abatement of Dangerous Buildings", the costs of such repair, demolition, removal or sale, may be assessed against the unsafe property on the appropriate assessment roll, and said costs shall be a personal obligation of the unsafe property owner.

5-6 EXHIBIT A (Ordinance 222, September 14, 2004)

5-6-1 Amendments, additions and deletions to the International Building Code

(1) Section 101 General

Delete Section 105.2 and substitute the following:

- (a) 105.2 Exempted work. A building permit will not be required for the following:

1. Building:

Superceded by Ordinance 254, October 10, 2007, Ordinance 267, May 12, 2009 Land Use Chapter 3-6-4

- b. Oil derricks.
 - c. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons and the ratio of height to diameter does not exceed two to one (2 to 1).
 - d. Painting, papering, tiling, carpeting, cabinets, counter-tops and similar finish work
 - e. Temporary motion picture, television and theater stage sets and scenery.
 - f. Window awnings supported by an exterior wall of Group R, Division 3, and Group U occupancies when projecting not more than (fifty four) 54 inches.
 - g. Movable cases, counters and partitions not over five (5) feet nine (9) inches in height.
2. Gas:
- a. Portable heating appliance.
 - a. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
 - b.
3. Mechanical:
- a. Portable heating appliance.
 - b. Portable ventilation equipment.
 - c. Portable cooling unit.
 - d. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code.

- e. Replacement of any part which does not alter its approval or make it unsafe.
 - f. Portable evaporative cooler.
 - g. Self-contained refrigeration system containing ten (10) pound (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
4. Plumbing
- a. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drain-pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.
 - b. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- ~~5. Work that requires any excavation or digging, including digging for post or piers requires a permit.~~
5. Crawl space or work for which a building permit has been issued.
6. Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or resolutions of this jurisdiction.

5-7 EXHIBIT B

5-7-1 Amendments, additions and deletions to the International Residential Code

- (1) Add the following Table:

TABLE 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

- (a) Required minimum roof live load (Snow Load) forty (40) psf
- (b) Wind speed- ninety (90) MPH (3 sec. gust) Exposure B or C applies
- (c) Seismic Design Category - C
- (d) Weathering-Severe
- (e) Frost depth – thirty-two (32) inches
- (f) Termite - Moderate
- (g) Decay - None to slight
- (h) Winter design temperature four (4) degrees F.
- (i) Air freezing index-two thousand (2000)
- (j). HDD – six thousand nine hundred thirty (6930)
- (k). Climate Zone fifteen (15)

- (2) R311.5.3.3 Profile. Delete the last sentence. Delete exception No. 2.

- (3) R312.2 Guard opening limitations. Delete in its entirety and substitute the following:

Required guards on open sides of stairways, raised floor areas; balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere four (4) inches or more in diameter.

- (a) Exceptions

- 1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of stairways are permitted to be of such a size that a sphere six (6) inches in diameter cannot pass through.
- 2. The openings between stair treads (open risers) do not require guard protection.

- (4) R318 Moisture vapor retarders. Delete in its entirety.

- (5) R402.2 Concrete. Delete in its entirety.

- (6) R403.1.1 Minimum size. Delete R403.1.1 Minimum size. And substitute the following:

- (a) The minimum size for concrete footings will be as approved by the Building Official or as designed by a licensed design professional.

- (7) Table R402.2 Delete in its entirety.
- (8) Table R403.1 Delete in its entirety.
- (9) Figure R403.1(1) Delete in its entirety.
- (10) R403.1.8 amend by the addition of a second exception as follows:
Exception 2): Foundations for mobile homes, garages, barns and other outbuildings.
- (11) R404.1.1 Masonry foundation walls. Delete in its entirety. Substituting as follows:
Concrete masonry foundation walls shall be constructed in accordance with standards as approved by the Building Official, or as designed by a licensed design professional.
- (12) R404.1.2 Concrete foundation walls Delete in its entirety. Substituting as follows:
Concrete foundation walls shall be constructed in accordance with standards as approved by the Building Official, or as designed by a licensed design professional
- (13) Table R404.1.1(1) Delete in its entirety.
- (14) Table R404.1.1(2) Delete in its entirety.
- (15) Table R404.1.1(3) Delete in its entirety.
- (16) Table R404.1.1(4) Delete in its entirety.
- (17) Table R404.4(1) Delete in its entirety.
- (18) Table R404.4(2) Delete in its entirety.
- (19) Table R404.4(3) Delete in its entirety.
- (20) Table R404.4(4) Delete in its entirety.
- (21) Table R404.4(5) Delete in its entirety.
- (22) R404.4.1 Delete in its entirety.
- (23) R404.4.2 Delete in its entirety.
- (24) R404.4.3 Delete in its entirety.
- (25) R404.4.6.2 Delete in its entirety.

- (26) R404.4.6.3 Delete in its entirety.
- (27) R802.10.3 Bracing. Add a second paragraph as follows:
 - 1. All trusses shall be supported laterally at all points of bearing by either solid blocking, sheathing, bridging or other approved methods.
 - (a) Exception: Where the truss heel height is less than four (4) inches.
- (28) N1102.1 Detached one and two-family dwellings. Delete item 1. And replace with the following:
 - 1. Meeting the requirements of this chapter; for buildings with a glazing area that does not exceed twenty (20) percent of the gross area of exterior walls: or
- (29) N1101.2.2 Townhouses. Delete item 1. and replace with the following:
 - 1. Meeting the requirements of this chapter for buildings with a glazing area that does not exceed thirty (30) percent of the gross area of exterior walls; or
- (30) N1102.1 Thermal performance criteria. Delete the second paragraph, and replace with the following:

Detached one-and -two family dwellings with greater than twenty (20) percent glazing area; and townhouses with greater than thirty (30) percent glazing area; shall determine compliance using building envelope requirements of Chapter 4 or 5 of the *International Energy Conservation Code*.
- (31) N1102.1.4 Floors. Delete in its entirety.
- (32) N1102.4 Replacement fenestration. Delete in its entirety.
- (33) TABLE N1102.1 Delete in its entirety and substitute the following:

TABLE N1102.1A

Maximum Glazing U-Factor	Minimum Ceiling R-Value.	Minimum Wall R-Value	Minimum Floor R-Value	Minimum Basement Wall R-Value	Minimum Slab Perimeter R-Value and depth	Minimum Crawl space wall R-Value
U-.40	R-38	R-19	R-19	R-11	R-9, 4 ft.	R-19

5-7-2 Residential Mechanical Code.

Add the following Sections.

- (1) M1307.7 Securing appliance. Appliances designed to be fixed in position shall be securely fastened in place.
- (2) M1307.1.1 LPG appliances. LPG appliances shall not be installed in a pit or an under floor space which forms a pit.
- (3) M14.1.1 Unvented room heaters. Unvented room heaters must be installed in accordance with Section G2406.

5-7-3 Residential Fuel Gas Code

Add the following:

- (1) G2406.2 Prohibited Locations. Add item number 5. LPG appliances.
- (2) LPG appliances shall not be installed in a pit or an under floor area which forms a pit.
- (3) G2416.4.1 Test pressure. Delete Section G2416.4.1 and substitute as follows.

The test pressure to be used shall be not less than one and one-half (1.5) times the proposed maximum working pressure, but not less than 10 (10) psig (sixty-nine (69) kPa gauge,) irrespective of design pressure.

5-7-4 Residential Plumbing Code

- (1) P2501.1 Scope. Add a second paragraph:

The intent of this Code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict, the more restrictive shall apply.

5-7-5 Chapters R33 through R42 Delete in their entirety

5-7-6 The following Appendix Chapters of the International Residential Code are hereby adopted and enforced by the Town of Ignacio, Colorado.

- (1) Appendix Chapter A: Sizing and Capacities Of Gas Piping.
- (2) Appendix Chapter B: Sizing of Vent Systems.
- (3) Appendix Chapter C: Exit Terminals of Mechanical Draft Systems.

- (4) Appendix Chapter D: Deleted in its entirety.
- (5) Appendix Chapter E: Manufactured Homes Used As Dwellings. Deleted in its entirety and replaced with the following:

Appendix Chapter E: Manufactured Homes. Manufactured homes are subject to installation permits and standards developed by the building official.
- (6) Appendix Chapter F: Radon Control Methods. Delete in its entirety.
- (7) Appendix Chapter G: Swimming Pools, Spas and Hot Tubs. Delete in its entirety.
- (8) Appendix Chapter J: Existing Buildings and Structures. Delete in its entirety.
- (9) Appendix Chapter K: Sound Transmission. Delete in its entirety.
- (10) Appendix Chapter L: Electrical Provisions. Delete in its entirety.

5-8 EXHIBIT C

5-8-1 Amendments Additions and Deletions to the International Mechanical Code:

Add the following sections:

- (1) 301.17 Securing appliance. Appliances designed to be fixed in position shall be securely fastened in place.
- (2) 303.3.1 LPG appliances. LPG appliances shall not be installed in a pit or an under floor space which forms a pit.
- (3) 303.9 Unvented room heaters. Unvented room heaters must be installed in accordance with Section 620 of the International Fuel Gas Code.

5-9 EXHIBIT D

5-9-1 Amendments, Additions and Deletions to the International Plumbing Code:

Add the following:

- (1) 101.2 Scope. Add second paragraph as follows:

The intent of this Code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict, the more restrictive shall apply.

5-10 EXHIBIT E

5-10-1 Amendments Additions and Deletions to the International Fuel Gas Code:

Add the following.

- (1) 406.4.1 Test pressure. Delete Section 406.4.1 and substitute as follows.
- (2) 406.4.1 Test pressure. The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than ten (10) psig (sixty-nine (69) kPa gauge, irrespective of design pressure.
- (3) Appendix Chapters A, B, and C of the International Fuel Gas Code are hereby adopted.

5-11 Excavation (Ordinance 97, August 12, 1985,
Ordinance 180, August 8, 1988, Amended by Ordinance 195, April 9, 2002, Ordinance 273,
October 13, 2009)

5-11-1 Permit for Work (Ordinance 273, October 13, 2009)

- (1) Right-of- Way Permit Required

It shall be unlawful for any person, other than the Town through its employees or those persons under contract with the Town, to excavate, cut, open, trench or conduct any other work of any type in, on, under, above, upon or within any street, sidewalk, curb, gutter, alley or other public place within the Town without having first obtained a Permit as required by this section. If an emergency occurs when the Town Hall is not open, a permit must be obtained during business hours within 72 hours of the excavation.

It shall be specifically unlawful for any person to conduct any work on or in any way interfere with or alter any Town utility regardless of location without having lawfully requested a utility location and without having received prior permission from the Town to conduct the proposed work.

- (2) Private Property Permit Required

It shall be unlawful for any person, whether property owner, contractor with a Business Service License or legal renter to move dirt in preparation for digging, building, or replacing pipes to excavate, cut, open, dig, trench or conduct any other work of any type on, under, above, upon or on private property in the Town with having first obtained a Permit. If an emergency occurs when the Town Hall is not open, a permit must be obtained during business hours within 72 hours of the excavation.

It shall be specifically unlawful for any person to conduct any work on or in any way interfere with or alter any Town utility regardless of location without having lawfully requested a utility location and without having received prior permission from the Town to conduct the proposed work. This is to protect the citizens and town from any accident, as there are gas and water distribution lines that the town maintains.

(3) Violation

It shall be unlawful for any person, firm, or corporation, whether as principal, agent, employee, or otherwise, to violate or cause the violation of any of the provisions of this Ordinance. It is the policy of the Town to work with citizens. If, in the opinion of staff, all reasonable efforts have been used to resolve the issue then the offending party may be ticketed. If the fine is paid in the appropriate time frame, no other action will be taken. If the fine is not paid the party will be cited into Municipal Court by Town Manager or other code enforcement officer. Upon conviction thereof, the guilty party may be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment in county jail for a term not exceeding one year. Appeals of any conviction will be taken to District Court.

5-11-2 Application. (Revised 1988, Ordinance 180, December 12, 2000, and Amended by Ordinance 195 April 9, 2002, Amended by Ordinance 243, January 10, 2007)

- (1) Applications for an excavation and work in or use of right-of-way permit shall be made on forms provided by the Town Clerk and shall contain the following information:
- (a) Name and mailing address of applicant.
 - (b) Description of proposed work.
 - (c) Location of proposed work.
 - (d) Reason for work.
 - (e) Estimated square yards of surface excavation linear feet of curb excavation.
 - (f) An affirmation that the applicant agrees to comply with the state underground utility location statute.
 - (g) Monetary Guarantee (See 5-11-10)
 - (h) Insurance certificate
 - (i) Signature of applicant.
 - (j) Signature of Staff.

- (2) All applications shall be accompanied by a fee of Ten Dollars (\$10.00), appropriate insurance certificates and bonding requirements as required herein and any payment to the Ignacio general fund.

5-11-3 Liability Insurance; Self Insurance (Ordinance 97, August 12, 1985, Amended Ordinance 243, January 10, 2007)

No person shall be issued an excavation or work in or using public right-of-way permit until such person has furnished a Certificate of Insurance, satisfactory to the Town, certifying that such person is insured against claims for damages for personal injury and for property damage which may arise from or out of the performance of the work of such person or any work performed by a subcontractor, and agent, employee or any person directly or indirectly employed by such person or by a subcontractor. Such insurance must insure against collapse, explosive hazard, damage to nearby utilities and underground work by equipment on the street, and must include protection for a period of one (1) year from the date of completion of an excavation or work in or using public right-of-way against liability arising from completed operation. Liability limits shall be at least those limits specified for coverage under the Governmental Immunity Act, C.R.S. 24-10-101 et seq., and each Certificate must provide that notice of not less than ten (10) days be given to the Town prior to cancellation of any such insurance policy. Any public utility company having a net worth in excess of five million dollars (\$5,000,000.00) is not required to comply with the insurance requirements of this section if such utility provides written notice to the Town of the election of such utility to be self-insured and if such utility provides satisfactory proof at the time an application for an excavation permit is made that the utility does in fact have such net worth. Any such certificate furnished by such utility shall further set forth in writing that such utility shall be responsible for and shall hold harmless the Town against all claims and liabilities arising from the making of any excavation pursuant to the provisions of this section which are made by such public utility, its agents or employees, or by any subcontractor of such public utility or by anyone directly or indirectly employed by such public utility or its subcontractor.

5-11-4 Excavation Standards

All persons receiving an excavation permit from the Town shall commence work not later than ten (10) days after the date such permit is issued. Failure to commence work in a timely manner shall cause an automatic revocation of the permit for which no refund of the permit fee shall be granted. A subsequent permit, with appropriate permit fee, shall be required. All work authorized by an excavation permit shall be diligently and continuously performed until completion. All trenches shall be made in compliance with any applicable Federal, State, County, or Town law, ordinance, rule or regulation regarding slope, depth, bracing and other similar requirements.

5-11-5 Safety Standards and Routing of Traffic

All work performed under an excavation permit shall be done in such a manner as will cause the least inconvenience to the continued flow of traffic on the streets of the Town of Ignacio. In no case shall more than one-half (1/2) of the width of any street, alley or other public place be opened or excavated at any one time, and in all cases, one-half (1/2) of such street, alley or other public place shall remain untouched for the accommodation of traffic until the other one-half (1/2) is restored for safe use, unless specifically approved in writing by the Town Manager. Every person making or causing to be made any excavation shall keep the excavation barricaded at all times and, between the hours of sunset and sunrise, shall keep such excavation properly lighted so as to warn all persons thereof. In no case shall excavated material be used as a barricade. In addition, excavation materials shall not be permitted to block any sidewalks, gutters, drainage ditches, culverts or other structures or easements except as specifically permitted herein.

5-11-6 Backfill - Unpaved Locations

Excavations in unpaved locations shall be filled to the actual surface level of the unexcavated portion of the street with approved material. Additional amounts of such material shall be added by the permit holder upon the order of the Manager, as may be necessary to compensate for any irregularity in the surface that may occur due to settling in the area of excavation during the twelve (12) month period next following the completion of the excavation.

5-11-7 Backfill - Paved Locations

Excavation in paved locations shall be filled to fourteen inches (14") below the actual pavement surface with material as specified in 5-12-8. Appropriate base course and asphalt concrete pavement shall then be placed over the excavation as required by the Town of Ignacio engineer. Paving taking place during summer months should be done within five (5) days of the excavation completion. If excavation occurs during cold months paving must be done by June 15th of the same year. Exceptions can be sought through the Town Manager.

5-11-8 Backfill - Placement

The material used in backfilling shall consist of the original excavated material or other material as required by the Development Standards (See Appendix A) in a finely divided form free from large lumps, large stones, rocks, pieces of old concrete or asphalt pavement, or large wet or gummy masses and must be placed in compacted layers or lifts of six inches (6") each from the bottom of the trench to the top of the trench. The backfill material must be thoroughly compacted to a minimum of ninety-five percent (95%) of the maximum density as determined by ASTM D-698 through the entire depth of the excavation or trench, with the exception of the top fourteen inches (14"), which must be compacted in accordance with the Paving Specification of the Town of Ignacio. If, in the opinion of the Town, engineering tests are required to verify the amount of compaction, including proctors, the Town may order the tests, which shall be at the expense of the contractor.

5-11-9 Guarantee

Any permit holder is required to correct any work which is found to be incomplete or which contains defective material or defective workmanship for a period of one (1) year from the date such work was completed and accepted by the Town. Should the person required fail to correct incomplete or defective work within ten (10) days of Town notification to such person, the Town may, at its election, complete such work and bill the person for work required to be done by the Town. The permit holder may also be found to be in violation of this ordinance.

5-11-10 Monetary Guarantee

Excavation shall not be made in any Town street or other public place unless required by absolute necessity or due to any emergency. When an excavation is required in a Town street or in a public place, a cash deposit, performance bond, or letter of credit shall be made to the Town of Ignacio based on 110% of the anticipated costs of the required work. A cost estimate shall be provided by the applicant detailing the anticipated costs and must be approved by the Town engineer. This cost estimate must be approved and the monetary guarantee be in place prior to beginning work.

5-11-11 Advance Notices of Improvements

The Town shall endeavor to keep the public informed of proposed street, curb and gutter or sidewalk improvements in order that facilities may be installed prior to the making of such improvements. It is the responsibility of the persons installing the facilities to do so in advance of such improvements whenever possible.

5-12 Development Standards
for Public Improvements and Construction Specifications
(Approved March 6, 2006, Amended Ordinance 289 February 8, 2011)

Section I

In Handbook in the back of the hard copy Municipal Code Master notebook

Section II

Words and Terms Defined

Arterial roads: large volume roads, such as Highway 172.

Collector roads: smaller volume roads, such as Browning Ave.

Local roads: small volume residential roads.

Chapter V
Building/Excavation
Section 2
Words and Terms Defined

Building Official: The title Building Official as described in the Code is the Building Inspector.

Schedule 5A Building Inspection Department Fees (Ord 268, July 14, 2009)

CATEGORY 1 SINGLE FAMILY RESIDENCE/ COMMERCIAL/ REMODELS/OTHERS	
Description	Fee
a. Single family homes, within exterior dimensions of structure including closets, stairwells, and storage areas	\$.65 / square feet
b. Basements which are not defined as habitable space	\$.45 / square feet
c. Garage, accessory to single family dwelling, attached or detached	\$.45 / square feet
d. Shop or outbuilding	\$.45 / square feet
e. Carport or pole type structure	\$.45 / square feet
f. Fence	\$15.00 flat fee
g. Maintenance Inspection for utilities applies when no building permit issued, but customer replaces service line, needs riser, tracer, pressure inspection.	\$50.00 flat fee
h. Anything not listed above is subject to Building Code Fee Table	
Note: Initial fees are considered a deposit, as complexity of construction may change the number of needed inspections. A final review of fees will be made and extra charges invoiced at final inspection. Certificate of Occupancy will depend on payment of fees.	

Building Code Fee Table

	<u>Estimated value of new construction (including materials and labor) must be provided</u>
<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$25.00
\$501.00 to \$2000.00	\$25.00 for the first \$501.00, plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2001.00 to \$25,000.00	\$70.00 for the first \$2001.00, plus \$14.00 for each additional \$1000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$392.00 for the first \$25,001.00, plus \$10.00 for each additional \$1000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$642.00 for the first \$50,001.00, plus \$7.00 for each additional \$1000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$992.00 for the first \$100,001.00, plus \$5.60 for each additional \$1000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,232.00 for the first \$500,001.00, plus \$4.75 for each additional \$1000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,607.00 for the first \$1,000,001.00, plus \$3.65 for each additional \$1000.00 or fraction thereof, to and including any higher amount

MISCELLANEOUS FEES

Description	Fees
a. Inspections outside of the normal business hours and/or outside the inspection process (Phone calls are not charged if under 15 minutes)	\$ 50.00
b. Inspection for which no fee is specified. (Site visits, damage assessment, code enforcement, etc.)	\$ 50/ inspection
c. Reinspection fee for failed inspections (paid in advance of reinspection)	\$50.00/ inspection
d. Additional plan review for changes	\$50.00
e. Use of outside consultants or professional services to evaluate engineering or geological conditions.	Actual costs of services
f. Building Code or Land Use violation investigation	\$50.00hour

2003 International Building Code:

108.3 Building permit valuations.

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.