

ORDINANCE 2020-02

AN ORDINANCE OF THE TOWN OF HOTCHKISS, COLORADO, REPEALING AND REPLACING CERTAIN PROVISIONS OF CHAPTER X OF THE HOTCHKISS MUNICIPAL CODE TO UPDATE BUILDING REGULATIONS AND TO ADOPT BY REFERENCE CERTAIN 2018 INTERNATIONAL CODE COUNCIL BOOKS AND AMENDMENTS THERETO

WHEREAS, the Town of Hotchkiss (the “Town”) is a duly organized statutory town of the State of Colorado; and

WHEREAS, the Town of Hotchkiss Municipal Code (the “Code”) contains building regulations further enumerated under Chapter X, Building Regulations; and

WHEREAS, the Town Board of Trustees adopted the 2006 International Residential Code and the International Building Code; and

WHEREAS, the Town Board of Trustees supports keeping up-to-date with current trends and building practices by adopting by reference the 2018 International Building Code, International Residential Code, the 2018 International Existing Building Code and the 2015 International Energy Conservation Code

WHEREAS, the Town of Hotchkiss as a statutory town has the police power to enact laws

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF HOTCHKISS, COLORADO, AS FOLLOWS:

Section 1. Findings of the Board of Trustees. The recitals contained in this Ordinance are incorporated by the Town Board of Trustees.

Section 2. Addition to the Town Code. Chapter X of the Hotchkiss Municipal Code is amended as follows:

Section 10.01.010. Adoption of the International Building Code.

There is hereby adopted for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare, The International Building Code, 2018, Edition, including Appendices E, I and J, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing, the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; the declaration of buildings and structures as unfit for human occupancy and use, and the demolition of such structures; and providing for the issuance of permits and collection of fees therefore.

Section 10.01.020. Adoption of the International Residential Code.

There is hereby adopted for the purpose of providing minimum standards to protect persons and property, public safety, health and general welfare, The International Residential Code, 2018 Edition, including Appendices H, J*, M, Q, R and S as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress and the issuance of permits and collection of fees therefore.

Section 10.01.030. Adoption of the International Energy Conservation Code.

There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Energy Conservation Code, 2015 Edition, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems and for the issuance of permits and collection of fees therefore.

Section 10.01.040. Adoption of the International Existing Building Code.

There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Existing Building Code 2018 Edition, including Appendices A and B, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the repair, alteration, change of occupancy, addition and relocation of existing buildings including historic buildings and the issuance of permits and collection of fees therefore.

Section 10.01.050. Adoption of the Plumbing Code.

The International Plumbing Code, as adopted and amended by the State of Colorado, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, where connected to a water or sewage system and all aspects of a medical gas system, and references to the International Plumbing Code shall mean such code.

Section 10.01.060. Adoption of Electrical Code.

The National Electric Code, as adopted and amended by the State of Colorado, shall apply to the installation, alterations, repairs, and replacement of electrical systems.

Section 10.01.070 Administration of Adopted Codes.

(1) One copy of each of the above codes is on file in the office of the Town Clerk and may be inspected during regular business hours.

(2) The Town Board of Trustees may appoint a Building Official or one or more inspectors, who shall be employees of the Town, or independent contractors of the Town, by and through an independent contractor agreement, to enforce, interpret and administer the provisions of this Section and the codes adopted herein by reference, except that the State Electrical Inspector shall have primary responsibility to enforce, interpret and administer the Electrical Code in accordance with State law. No certificate of occupancy shall be issued until the State Electrical Inspector and the State Plumbing Inspector have given final approval of State permitted work.

(3) The Building Official or his/her designated representative shall have the right to enter upon public and private property at all reasonable times to inspect or enforce the provisions of this Section and any of the codes adopted herein by reference. If the premises are occupied, he/she shall request entry. If the premises are unoccupied, he/she shall make efforts to locate the owner or the persons in custody to request entry. If entry is refused, the Building Official shall have recourse as provided by law to secure entry.

Section 10.01.080 Code Exemptions.

(1) In accordance with Exhibit 1, attached hereto and incorporated herein, certain Code Sections are revised and /or amended.

Section 3. Applicability. This Ordinance shall apply to all property within the Town of Hotchkiss or within any area hereinafter annexed to the Town.

Section 4. Effective date. This Ordinance shall become effective thirty days following publication.

Section 5. Conflict and Severability. The provisions of this Ordinance are severable, and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.


Section 6. Effect. All other ordinances, resolutions and other provisions of the Town of Hotchkiss, Colorado, or parts thereof, in conflict or inconsistent herewith, and to the extent they are in conflict or inconsistent herewith, are hereby repealed; provided, however, that the repeal of any ordinance, resolution or other provisions of the Town of Hotchkiss, Colorado, or parts thereof, shall not revive any other section of the same theretofore repealed and superseded.

INTRODUCED, READ, AND REFERRED to public hearing before the Board of Trustees of the Town of Hotchkiss, Colorado, this 14th day of May, 2020.

**TOWN OF HOTCHKISS, COLORADO,
MUNICIPAL CORPORATION**

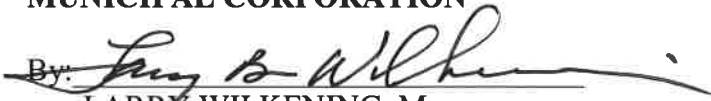
By: 
LARRY WILKENING, Mayor

ATTEST:


~~MARLENE SEARLE, Town Clerk (Deputy)~~
Ginger R Redden

**HEARD AND FINALLY ADOPTED by the Board of Trustees of the Town of Hotchkiss,
Colorado, this 11th day of June, 2020.**

**TOWN OF HOTCHKISS, COLORADO,
MUNICIPAL CORPORATION**

By: 
LARRY WILKENING, Mayor

ATTEST:


~~MARLENE SEARLE, Town Clerk (Deputy)~~
Ginger R Redden

Approved as to Form:

BO JAMES NERLIN, #40397 Town Attorney