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James DePue, *City Manager*
Emily J. Ellis, *City Clerk/Treasurer*
Alvin R. Wall, *City Attorney*

ORDINANCE No. 646

AN ORDINANCE AMENDING CHAPTER 15.04—BUILDING CODES OF THE MUNICIPAL CODE OF THE CITY OF WRAY ADOPTED BY ORDINANCE 268 RELATING TO THE REGULATION OF ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, ABATEMENT, MAINTENANCE, ENERGY USE, ACCESSIBILITY AND FIRE PROTECTION OF BUILDINGS OR STRUCTURES IN THE CITY OF WRAY, COLORADO; ADOPTING BY REFERENCE THERETO THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL MECHANICAL CODE, THE 2018 INTERNATIONAL FIRE CODE, THE 2018 INTERNATIONAL FUEL GAS CODE, THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, AND THE ICC/ANSI A117.1-2009 ACCESSIBILITY STANDARDS; REPEALING ALL ORDINANCES OF THE CITY OF WRAY, COLORADO, IN CONFLICT OR INCONSISTENT HEREWITH; AND PROVIDING A PENALTY FOR VIOLATION OF THE PROVISIONS OF SAID CODES.

WHEREAS, the City Council, previously adopted Building Codes in Ordinance No. 268 adopted October 7, 1969 and

WHEREAS, the City Council of the City of Wray, Colorado, has had staff review the editions of the 2018 International Building Code, the 2018 International Residential Code, the 2018 International Mechanical Code, the 2018 International Fire Code, the 2018 International Fuel Gas Code, the 2018 International Energy Conservation Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings, and the ICC/ANSI A117.1-2009 Accessibility Standards; and

WHEREAS, the City Council is of the opinion that the same should be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WRAY, COLORADO, That:

1. That the Municipal Code of the City of Wray, Ordinance No. 268 is hereby amended by amending Chapter 15.04 – Building Codes to read as follows:

Council Members: Robert Kraus, Mayor Chad Deyle, Mayor Pro-Tem
Ronnald Akey Jennifer Jones Brad Rockwell Ben Gardner Nicole A. Smith

Chapter 15.04 – Building Codes

15.04.010 Adoption of the International Building Code, 2018 Edition.

Pursuant to Colorado Revised Statutes 31-16-201, et. seq., as amended, there is hereby adopted as the Building Code of the City of Wray, including Appendix's list on the Appendix Adoption Table, published by the International Code Conference, to have the same force and effect as if set forth herein in every particular.

The purpose of this code is to provide the minimum 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; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; providing for the issuance of permits and collection of fees in the City of Wray.

For the purpose of clarity within this code all buildings in excess of 120 square feet shall be anchored as required by the manufacturer or as specified by the Building Department in cases the manufacturer or constructor does not provide such standard

AMENDMENTS TO THE INTERNATIONAL BUILDING CODE. The following amendments to the 2018 edition of the International Building Code shall apply.

Section 101.1 Title is replaced as follows:

101.1 Title. These regulations shall be known as the Building Code of the City of Wray, herein as “this Code”.

Section 101.4.4 Property maintenance is replaced as follows:

101.4.4 Property maintenance. All references to the International Property Maintenance Code shall be deleted.

Section 101.4.7 Existing buildings is replaced as follows:

101.4.7 Existing buildings. All references to the International Existing Building Code shall be deleted.

Section 103.1 Creation of enforcement agency is replaced as follow:

103.1 Creation of enforcement agency. The City or Wray Department of Public Works or its designee is hereby the official in charge thereof and shall be known as the

building official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 109.2 Schedule of permit fees is replaced as follows:

109.2 Schedule of permit fees. On buildings, structures, gas, mechanical systems or alterations requiring a permit, a fee for each permit shall be paid, as required, in accordance with a fee schedule adopted from time to time by the city council by resolution.

Section 109.5 Related fees is replaced as follows:

109.5 Related fees. When Section 106 requires submittal documents, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be in accordance with a fee schedule adopted from time to time by the city council by resolution.

Section 114.4 Violation penalties is replaced as follow:

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, of a permit or certificate issued under the provisions of this code shall be subject to penalties as described by law and upon conviction of any such violation, such person shall be punishable by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such hereunder.

Section 907.2.11 Single- and multiple-station smoke alarms is replaced as follow:

907.2.11 Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7, NFPA 72 and the manufacturer's published instructions.

Section 915.4 Carbon monoxide alarms is replaced as follows:

915.4 Carbon monoxide alarms. Carbon monoxide alarms shall be installed in accordance with the manufacturer's installation instructions and shall comply with Sections 915.4.1 through 915.4.4.

Section 1101.1 Scope is amended by adding the following sentences to the end of the paragraph:

Where there are seven or more residential dwelling units in a project, the provisions of the Colorado Revised Statute (C.R.S.) Title 9, Article 5, Standards for Accessible Housing, shall be applicable.

Section 1507.1.2 Ice barriers are replaced as follows.

1507.1.2 Ice barriers. On roofs with a slope equal to or less than four units vertical in 12 units horizontal (33-percent slope), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, and wood shakes. The ice barrier shall consist of not less than two layers of underlayment cemented together, or a self-adhering polymer modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building.

Exception: Detached accessory structures that do not contain conditioned floor area.

Section 1507.17.4.2 Ice barrier is replaced as follows:

1507.17.4.2 Ice barrier. Where required, ice barriers shall comply with Section 1507.1.2.

Section 1612.3 Establishment of flood hazard areas is replaced as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Plain Information Report: North Fork Republican River for the Town of Wray and Yuma County, Colorado," dated November 1981, with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Section 1809.5 Frost protection is amended by adding the following sentence:

The frost line for the City of Wray is 36 inches below the finished grade.

INTERNATIONAL BUILDING CODE APPENDIX ADOPTION

Appendices are Added, Adopted, Adopted as Amended, or Not Adopted as part of this Code as noted in Appendix Adoption Table of the *International Building Code*. Prescriptive design provisions and mandatory requirements from appendices that are added, adopted, or adopted as amended carry the full authority of this code.

APPENDIX ADOPTION TABLE

APPENDIX	TITLE – SUBJECT	STATUS
AA	Employee Qualifications	Not Adopted
AB	Board of Appeals	Not Adopted
AC	Group U – Agricultural Buildings	Not Adopted
AD	Fire Districts	Not Adopted
AE	Supplementary Accessibility Requirements	Not Adopted
AF	Rodent-Proofing	Not Adopted
AG	Flood-Resistant Construction	Adopted
AH	Signs	Adopted
AI	Patio Covers	Adopted
AJ	Grading	Adopted
AK	Administrative Provisions	Not Adopted
AL	Earthquake Recording Instrumentation	Not Adopted
AM	Tsunami-Generated Flood Hazards	Not Adopted
AN	Replicable Buildings	Not Adopted
AO	Performance-Based Application Index	Not Adopted

15.01.020 Adoption of the International Residential Code, 2018 Edition.

Pursuant to Colorado Revised Statutes 31-16-201, et. seq., as amended, there is hereby adopted as the Residential Building Code of the City of Wray, including Appendix's list on the Appendix Adoption Table, published by the International Code Conference, to have the same force and effect as if set forth herein in every particular.

The purpose of this code is to provide the minimum regulations regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress and providing for the issuance of permits and collection of fees in the City of Wray.

AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE. The following amendments to the 2018 edition of the International Residential Code shall apply.

Section R101.1 Title is replaced as follows:

These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Wray and shall be cited as such and will be referred to herein as "this Code".

Section R102.4 Referenced codes and standards is amended by adding the following sentence:

All references to the *International Existing Building Code* and *International Property Maintenance Code* shall be deleted.

Section R105.2 Work exempt from permit is amended by replacing item Building 1 as follows:

Building:

1. One-story detached accessory structures, provided that the floor area does not exceed 120 square feet.

Section R108.2 Schedule of permit fees is replaced as follows:

R108.2 Schedule of permit fees. On buildings, structures, gas, mechanical systems or alterations requiring a permit, a fee for each permit shall be paid, as required, in accordance with a fee schedule adopted from time to time by the city council by resolution.

Section R113.4 Violation penalties is replaced as follow:

R113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, of a permit or certificate issued under the provisions of this code shall be subject to penalties as described by law and upon conviction of any such violation, such person shall be punishable by a minimum fine of One Hundred Fifty Dollars (\$150.00) and a maximum of Five Hundred Dollars (\$500.00). Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such hereunder.

CHAPTER 3

BUILDING PLANNING

Table R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA is replaced as follows:

TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GR OU ND SN OW LO AD ^o	WIND DESIGN				SEIS MIC DES IGN CAT EGO RY ^f	SUBJECT TO DAMAGE FROM			ICE BARRI ER UNDE RLAY MENT REQUI RED ^h	FL OO D HA ZA RDS ^g	AIR FR EE ZIN G IND EX ⁱ	ME AN AN NU AL TE MP ^j
	Sp ee d ^d (m ph)	Topo grap hic effect ^{s^k}	spec ial win d regi on ^l	wind born e debr is zone ^m		Weat herin g ^a	Fr ost lin e de pt ^b	Ter mit e ^c				
20 psf	11 5 mp h	None	No	No			36 "	-	See R905.1. 2	-	-	-

MANUAL J DESIGN CRITERIA²

Elevation		Altit ude corr ectio n fact or ^e	Coin cide nt wet bulb	Indo or wint er desig n relat	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperatu re difference

			ive humid ity			
			30%	70°	°	°
Latitude	Dail y Ran ge	Indo or sum mer desi gn relat ive hum idity	Sum mer desig n gains	Indoor summer design dry-bulb temperature	Outdoor summer design dry- bulb temperature	Cooling temperatu re difference
40.08°N	H	50%	-	75°	°	°

Footnotes not shown and unchanged.

Section R309.6 Electric vehicle charging systems is added as follows:

R309.6 Electric vehicle charging systems. Where provided, electric vehicle charging systems shall be installed in accordance with NFPA 70. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL 2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594.

New standards for adoption in Chapter 44.

2202—2009 Electric Vehicle (EV) Charging System Equipment—with Revisions through February 2018

2594—2016 Electric Vehicle Supply Equipment

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS is deleted in entirety.

Section R314.1.2 Installation is added as follows:

R314.1.2 Installation. Smoke alarms and combination smoke and carbon monoxide alarms shall be installed in accordance with their listing and the manufacturer's instructions.

Section R314.3.1 Installation near cooking appliances is replaced as follows:

R314.3.1 Installation near cooking appliances. Smoke alarms shall be installed a minimum of 10 ft. (3.0 m) horizontally from a permanently installed cooking appliance.

Exception: Smoke alarms shall be permitted to be installed a minimum of 6 ft. (1.8 m) horizontally from a permanently installed cooking appliance where necessary to comply with Section R314.3

Section R315.1.2 Installation is added as follows:

R315.1.2 Installation. Carbon monoxide alarms shall be installed in accordance with their listing and the manufacturer's instructions.

Section R320.1 Scope is amended by adding the following sentence:

In addition to the requirements of this section, the provisions of the Colorado Revised Statute (C.R.S.) Title 9, Article 5, Standards for Accessible Housing, shall be applicable.

Section R905.1.2 Ice barriers is replaced as follows:

R905.1.2 Ice barriers. On roofs with a slope equal to or less than four units vertical in 12 units horizontal (33-percent slope), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of *underlayment* cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal *underlayment* and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building.

Section R1002.1 Definition is amended by adding the following sentence:

Masonry heaters shall be approved by the Colorado Department of Public Health and Environment and listed on their currently published list of Colorado Approved Masonry Heaters.

Section R1004.1 General is amended by adding the following sentence:

R1004.1 General. Factory-built fireplaces listed in the EPA Certified Wood Heater Database published by the Environmental Protection Agency as currently EPA Certified under the 2020 rule.

Section R1004.4 Unvented gas log heaters is replaced as follows:

R1004.4 Unvented gas log heaters. Unvented gas log heaters shall be prohibited.

Section M1410.1 General is amended by adding the following sentence:

Pellet fuel-burning appliances shall be listed in the EPA Certified Wood Heater Database published by the Environmental Protection Agency as currently EPA Certified under the 2020 rule.

Section M1414.1 General is amended by adding the following sentence:

Fireplace stoves and wood heaters shall be listed in the EPA Certified Wood Heater Database published by the Environmental Protection Agency as currently EPA Certified under the 2020 rule.

Section M1801.1 Venting required is replaced as follows:

M1801.1 Venting required. Fuel-burning *appliances* shall be vented to the outdoors in accordance with their *listing* and *label* and manufacturer's installation instructions. Venting systems shall consist of *approved* chimneys or vents, or venting assemblies that are integral parts of *labeled appliances*. Gas-fired *appliances* shall be vented in accordance with Chapter 24.

Section G2425.8 Appliances not required to be vented is amended by deleting item 7

Sections G2445.1 General through G2445.7.1 Ventless firebox enclosures are replaced in their entirety as follows:

G2445.1 Prohibited. Unvented room heaters and unvented decorative room heaters shall not be installed within *dwelling units*.

INTERNATIONAL RESIDENTIAL CODE APPENDIX ADOPTION

Appendices are Added, Adopted, Adopted as Amended, or Not Adopted as part of this Code as noted in Appendix Adoption Table of the *International Residential Code*. Prescriptive design provisions and mandatory requirements from appendices that are added, adopted, or adopted as amended carry the full authority of this code.

Reason: *This table provides clear communication of the status of appendix adoption. When an appendix is adopted as amended, provide the amendments following this table.*

APPENDIX ADOPTION TABLE

APPENDIX	TITLE – SUBJECT	STATUS
AA	Sizing and Capacities of Gas Piping (IFGC)	Adopted
AB	Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use with Type B Vents (IFGC)	Adopted
AC	Exit Terminals of Mechanical Draft and Direct-Vent Ventilating Systems (IFGC)	Adopted
AD	Recommended Procedures for Safety Inspection of an Existing Appliance Installation (IFGC)	Adopted
AE	Manufactured Housing Used as Dwellings	Not Adopted
AF	Radon Control Methods	Not Adopted
AG	Piping Standards for Various Applications	Not Adopted
AH	Patio Covers	Adopted
AI	Private Sewage Disposal	Not Adopted
AJ	Existing Buildings and Structures	Not Adopted
AK	Sound Transmission	Not Adopted
AL	Permit Fees	Not Adopted
AM	Home Day Care – R-3 Occupancy	Not Adopted
AN	Venting Methods	Not Adopted
AO	Automatic Vehicular Gates	Not Adopted
AP	Sizing of Water Piping System	Not Adopted
AQ	Tiny Homes	Adopted
AR	Light Straw-Clay Construction	Not Adopted
AS	Strawbale Construction	Not Adopted
AT	Solar-Ready Provisions – Detached One- and Two-Family Dwellings, Multiple Single-Family Dwellings (Townhouses)	Not Adopted

AU	Cob Construction (Monolithic adobe)	Not Adopted
AV	Board of Appeals	Not Adopted
AW	3D-Printed Building Construction	Not Adopted

Adoption of the International Mechanical Code, 2018 Edition.

Pursuant to Colorado Revised Statutes 31-16-201, et. seq., as amended, there is hereby adopted as the Mechanical Code of the City of Wray, published by the International Code Conference, to have the same force and effect as if set forth herein in every particular.

The purpose of this code is to safeguard the life and limb, health, property and public welfare of the residents of the City of Wray by providing minimum standards regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the City of Wray, Colorado.

AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE. The following amendments to the 2018 edition of the International Mechanical Code shall apply.

Section 101.1 Title is replaced as follows:

101.1 Title. These provisions shall be known as the Mechanical Code of the City of Wray hereinafter referred to as “this Code”.

Section 106.5.2 Fee schedule is replaced as follows:

106.5.2 Fee schedule. For mechanical work requiring a permit, a fee for each permit shall be paid as required in accordance with a fee schedule adopted from time to time by the city council by resolution.

Section 106.5.3 Fee refunds is replaced as follows:

106.5.3 Fee refunds. The building official is authorized to establish a refund policy.

Section 108.4 Violation penalties is replaced as follows:

108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who shall erect, construct, alter or repair mechanical work in violation of the approved construction documents or directive of the building official, of a permit or certificate issued under the provisions of this code shall be subject to penalties as described by law and upon conviction of any such violation, such person shall be punishable by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such hereunder.

Section 108.5 Stop work orders is replaced as follows:

108.5 Stop work orders. Upon notice from the code official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine as established by the applicable governing authority.

Section 903.1 General is amended by adding the following sentence:

903.1 General. Factory-built fireplaces shall be listed in the EPA Certified Wood Heater Database published by the Environmental Protection Agency as currently EPA Certified under the 2020 rule.

Section 903.3 Unvented gas log heaters is replaced as follows:

903.3 Unvented gas log heaters. Unvented gas log heaters shall be prohibited.

Section 904.1 General is amended by adding the following sentence:

Pellet fuel-burning appliances shall be listed in the EPA Certified Wood Heater Database published by the Environmental Protection Agency as currently EPA Certified under the 2020 rule.

Section 925.1 General is amended by adding the following sentence:

Masonry heaters shall be approved by the Colorado Department of Public Health and Environment and listed on their currently published list of Colorado Approved Masonry Heaters.

15.04.050 Adoption of the International Fire Code, 2018 Edition.

Pursuant to Colorado Revised Statutes 31-16-201, et. seq., as amended, there is hereby adopted as the Fire Code of the City of Wray published by the International Code Conference, to have the same force and effect as if set forth herein in every particular.

The purpose of this code is to govern the maintenance of buildings and premises and safeguard life, health, property and the public welfare by regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Wray, Colorado.

AMENDMENTS TO THE INTERNATIONAL FIRE CODE. The following amendments to the 2018 edition of the International Fire Code shall apply.

Section 104.1.1 Fire Suppression Systems. The Colorado Division of Fire Safety, pursuant to C.R.S. 24-33.5-1202 through 24-33.5- 1209, is authorized to administer and enforce this code in reference to requirements for installation, inspection, and maintenance of fire suppression systems.

Section 110.4 Violation penalties is replaced as follows:

110.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who shall erect, construct, alter or repair mechanical work in violation of the approved construction documents or directive of the building official, of a permit or certificate issued under the provisions of this code shall be subject to penalties as described by law and upon conviction of any such violation, such person shall be punishable by a minimum fine of One Hundred Fifty Dollars (\$150.00) and a maximum of Five Hundred Dollars (\$500.00). Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such hereunder.

Adoption of the International Fuel Gas Code, 2018 Edition.

Pursuant to Colorado Revised Statutes 31-16-201, et. seq., as amended, there is hereby adopted as the Fuel Code of the City of Wray, published by the International Code Conference, to have the same force and effect as if set forth herein in every particular.

The purpose of this code is to govern fuel gas systems and gas-fired appliances in the City of Wray, Colorado.

AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE. The following amendments to the 2018 edition of the International Fuel Gas Code shall apply.

Section 108.4 Violation penalties is replaced as follows:

108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who shall erect, construct, alter or repair mechanical work in violation of the approved construction documents or directive of the building official, of a permit or certificate issued under the provisions of this code shall be subject to penalties as described by law and upon conviction of any such violation, such person shall be punishable by a minimum fine of One Hundred Fifty Dollars (\$150.00) and a maximum of Five Hundred Dollars (\$500.00). Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such hereunder.

Adoption of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.

Pursuant to Colorado Revised Statutes 31-16-201, et. seq., as amended, there is hereby adopted as the Abatement of Dangerous Buildings Code of the City of Wray, published by the International Conference of Building Officials, to have the same force and effect as if set forth herein in every particular.

The purpose of this code is to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Building Code of the City of Wray or otherwise available at law, whereby buildings or structures in the City of Wray which may, from any cause, endanger the life, limb, health, morals, property, safety, or welfare of the general public or their occupants, may be required to be repaired, vacated or demolished. The subject matter of this code includes definitions and procedures for enforcement, notice, appeal, hearing, performance of work or repair, or demolition and other matters applying to dangerous buildings now in existence or which may hereafter exist in the City of Wray.

Adoption of the International Energy Conservation Code, 2018 Edition.

Pursuant to Colorado Revised Statutes 31-16-201, et. seq., as amended, there is hereby adopted as the Energy Conservation Code of the City of Wray, published by the International Code Conference, to have the same force and effect as if set forth herein in every particular.

The purpose of this code is to safeguard life, health, property and the public welfare by regulating energy efficient building envelopes and installation of energy efficient mechanical lighting and power systems in the City of Wray, Colorado.

ADOPTION OF THE INTERNATIONAL ENERGY CONSERVATION CODE. The following amendments to the 2018 edition of the International Energy Conservation Code shall apply.

Section R101.1 Title is replaced as follows:

R101.1 Title. These provisions shall be known as the Residential Energy Conservation Code of the City of Wray hereinafter referred to as “this Code”.

Section C101.1 Title is replaced as follows:

C101.1 Title. These provisions shall be known as the Commercial Energy Conservation Code of City of Wray hereinafter referred to as “this Code”.

Section R108.5 Violation Penalties is added as follows:

Section R108.5 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, of a permit or certificate issued under the provisions of this code shall be subject to penalties as described by law and upon conviction of any such violation, such person shall be punishable by a minimum fine of One Hundred Fifty Dollars (\$150.00) and a maximum of Five Hundred Dollars (\$500.00). Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such hereunder.

INTERNATIONAL ENERGY CONSERVATION CODE APPENDIX ADOPTION

Appendices are Added, Adopted, Adopted as Amended, or Not Adopted as part of this Code as noted in Appendix Adoption Table of the *International Energy Conservation Code*. Prescriptive design provisions and mandatory requirements from appendices that are added, adopted, or adopted as amended carry the full authority of this code.

Reason: *These tables provide clear communication of the status of appendix adoption. When an appendix is adopted as amended, provide the amendments following this table.*

RESIDENTIAL APPENDIX ADOPTION TABLE

APPENDIX	TITLE – SUBJECT		STATUS
RA	Solar-Ready Residential	Zone-	Not Adopted

COMMERCIAL APPENDIX ADOPTION TABLE

APPENDIX	TITLE – SUBJECT		STATUS
CA	Solar-Ready Commercial	Zone-	Not Adopted

Code Copies. A digital copy of each code adopted herein by reference, will be available on the City of Wray website at least 15 days preceding the hearing hereon and shall be kept there for public inspection while this ordinance is in force. After the adoption of this ordinance, and the codes herein stated by reference, the copy of said codes may also be kept in the Office of the Building Inspector.

Penalties and/or Amendments.

The Building Permit Fees shall be determined in accordance with a fee schedule adopted from time to time by the city council by resolution is hereby set forth.

Building Permit Fees.

Table 1A—Building Permit Fees shall be determined in accordance with a fee schedule adopted from time to time by the city council by resolution.

Other Inspections and Fees

Other Inspections and Fees shall be determined in accordance with a fee schedule adopted from time to time by the city council by resolution.

2. Savings Clause

If any part, section, subsection, sentence or phrase of this ordinance or of the standard codes adopted hereby is for any reason held to be invalid, such decisions shall not affect the validity of the remaining sections of this ordinance or of said standard codes; the City Council hereby declares that it would have passed this ordinance and adopted said standard codes in each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

3. Repeal

Any or all ordinances or parts of ordinances of the City of Wray, in conflict or inconsistent herewith are hereby repealed, provided, however, that the repeal of any ordinance or parts of ordinances of the City of Wray shall not revive any other section of any ordinance or ordinances heretofore repealed or superseded.

Introduced and approved on first reading, and ordered published this 9th day of May, 2023 and set for final reading and passage on June 13, 2023 at public meeting to be held at 7:30 P.M. at the City Council chambers located at 304 W 3rd Street, Wray, CO 80758.

CITY OF WRAY

By: 
Mayor, Robert Kraus

ATTEST:


City Clerk, Emily J. Ellis

Publish: _____

PASSED, APPROVED AND ADOPTED ON FINAL READING THIS 13TH day of June, 2023.

CITY OF WRAY

By: _____
Mayor, Robert Kraus

ATTEST:

City Clerk, Emily J. Ellis, Town Clerk