

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2045

AN ORDINANCE ADOPTING THE INTERNATIONAL BUILDING CODE, 2003 EDITION, INCLUDING APPENDIX CHAPTERS C AND J; INTERNATIONAL RESIDENTIAL CODE, 2003 EDITION INCLUDING APPENDIX CHAPTER E; INTERNATIONAL EXISTING BUILDING CODE, 2003 EDITION; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; NATIONAL ELECTRICAL CODE, 2005 EDITION; INTERNATIONAL CODE COUNCIL ELECTRICAL CODE, ADMINISTRATIVE PROVISIONS, 2003 EDITION; INTERNATIONAL MECHANICAL CODE, 2003 EDITION; INTERNATIONAL PLUMBING CODE, 2003 EDITION, INCLUDING APPENDIX CHAPTERS B, D, E, F, G; INTERNATIONAL FUEL GAS CODE, 2003 EDITION, ALL REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES, AND BUILDING SERVICE EQUIPMENT; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Steamboat Springs has previously adopted the 1997 Edition of the Uniform Administrative Code and all related technical codes; and

WHEREAS, the International Code Council and similar bodies have updated and improved the codes; and

WHEREAS, The City of Steamboat Springs finds the fees set forth in City Ordinance 06-2039 are reasonable and necessary to cover the expected normal costs of plan review and inspection associated with the permits in question; and

WHEREAS, The Routt County Regional Building Department Users' Board has reviewed and recommended their adoption; and

WHEREAS, the Building Official has reviewed the new codes and recommends their adoption.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL, OF THE CITY OF STEAMBOAT SPRINGS, COLORADO AS FOLLOWS:

Section 1.

Section 5-2 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-2 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-2 International Building Code - Adoption.

“There is hereby adopted by the City, for the purpose of providing minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the City, that certain code known as the International Building Code, 2003_Edition, including Appendix Chapters C and J, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 2.

Section 5-3 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-3 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-3 International Building Code - Amendments and Deletions.

The International Building Code, 2003 Edition, is subject to the following amendments and deletions:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official.

Section 106.5 Retention of construction documents, is amended to read as follows:

One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than 90 days from the date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Section 115 Unsafe structures and equipment, is amended by adding a second paragraph to read as follows:

The building official may use the Uniform Code for Abatement of Dangerous Buildings, as adopted, to provide a just, equitable and practicable method to be cumulative with and in addition to any other remedy provided by this code.

Section 406.1.1 Classification, is amended to read as follows:

Building or parts of buildings classified as Group U Occupancies because of the use or character of the occupancy shall not exceed 1,000 square feet in area or two (2) stories in height except as provided in Section 406.1.2. Any building or portion thereof that exceeds the limitations specified in this chapter shall be classed in the occupancy group other than Group U that it most nearly resembles.

Section 705.3 Materials, is amended to read as follows:

Fire walls shall be of concrete or masonry construction only, without exception.

Section 712.4.1.2 Through-penetration firestop system. Exception, is amended to add a second exception as follows:

2. Floor penetrations consisting of either a pipe, tube, conduit or electrical conductor that are not in contact with combustible material do not require a T rating.

Section 901.1 Scope, is amended to add a second paragraph as follows:

The fire code official shall have the authority to adopt additional standards for fire protection systems subject to applicable provisions of State statutes and home rule charter.

Section 903.2.7 Group R, is amended to add the following exception:

EXCEPTION: An automatic sprinkler system is not required in multi-use buildings, two stories or less with no more than 2 dwelling units, provided the building is constructed as required by Section 302.3.2, and an automatic and manual fire alarm system is installed in accordance with NFPA 72. Sprinkler systems required by other sections and other codes must still be provided.

Section 907.2.1 Group A, Exception, delete.

Section 907.2.2 Group B, Exception, delete.

Section 907.2.4 Group F, Exception, delete.

Section 907.2.7 Group M, Exception, delete.

Section 907.2.8.1 Manual fire alarm system, Exception 2, delete.

Section 907.2.9 Group R-2, Exception 2, delete.

Section 907.3.1 Location, Exception, delete.

Section 1009.1 Stairway width, the first paragraph is amended to read as follows:

The width of stairways shall be determined as specified in Section 1005.1, but such width shall be not less than 48 inches (1219 mm). See Section 1007.3 for accessible means of egress stairways.

Section 1009.1 Stairway width. Exception 1, is amended to read as follows:

1. Stairways serving one individual dwelling unit in Group R, Division 1 or 2, or serving Group U Occupancies may be 36 inches in width.

1009.11.3 Handrail graspability, is amended to read as follows:

Handrails with a circular cross section shall have an outside diameter of at least 1.25 inches (32 mm) and not greater than 2 inches (51 mm) or shall provide equivalent graspability. If a handrail is not circular, it shall have a maximum horizontal cross section dimension of at least 1.25 inches (32mm) and not greater than 3 inches (57 mm). The narrowest horizontal cross section of the handgrip portion of the handrail shall have a minimum dimension .75 inch less than the maximum horizontal cross section. The surface of the handgrip portion of the handrail shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6.25 inches (160 mm) measured to the centerline of the narrowest horizontal cross section. Edges shall have a minimum radius of 0.01 inch (0.25 mm).

Section 1104.4 Multilevel buildings and facilities. Exception 1, the following paragraph is added to this exception:

This exception, exempting elevator or ramp service does not obviate or limit the obligation to comply with all other accessibility requirements required by this chapter. For example, floors above or below the accessible ground floor must meet the requirements of this chapter except for elevator or ramp service. If toilet or bathing facilities are provided on a level not served by an elevator or ramp, then toilet or bathing facilities must be provided on the accessible ground floor.

Section 1207.2 Air-borne sound, The first sentence of this section is amended to read as follows:

Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 49 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90.

Section 1207.3 Structure-borne sound, delete.

Section 1301.1.1 Criteria, is amended to read as follows:

Buildings should be designed and constructed in accordance with the *International Energy Conservation Code*. This code is not officially adopted.

Table 1604.5 Classification of Buildings and Other Structures for Importance Factors, is amended to add the following:

Category	Nature of Occupancy	Seismic Factor	Snow Factor	Wind Factor
I	▪ Detached private garage	1.00	0.8	0.87 ^b

Section 1805.2.1 Frost protection. Exception 2, is amended to read as follows:

2. Area of 576 square feet (53.5m²) or less; and

Section 3002.4 Elevator car to accommodate ambulance stretcher, is amended to read as follows:

In buildings four stories in height or more, at least one elevator shall be provided for fire department emergency access to all floors. Such elevator car shall be of such a size and arrangement to accommodate a 24-inch by 80-inch (610 mm by 2032 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3-inches (76mm) high and shall be placed inside on both sides of the hoistway door frame.

Section 3202.1.1 Structural support, is amended to read as follows:

A part of a building erected below grade that is necessary for structural support of the building or structure shall not project beyond the lot lines.

Section 3202 Encroachments above grade and below 8 feet in height, is amended to read as follows:

Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Section 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

Section 3202.2.1 Steps, delete.

Section 3202.2.2 Architectural features, is amended to read as follows:

Columns, pilasters, moldings, bases, belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

Section 3202.3.1 Awnings, canopies, marquees and signs, is amended to read as follows:

Awnings, canopies, marquees and signs shall be supported entirely by the building and constructed of noncombustible materials or, when supported by a building of Type V construction, may be of one-hour fire-resistive construction. Awnings, canopies, marquees and signs shall not extend more than 4 feet (1220 mm) from the building.

Section 3202.3.3 Encroachments 15 feet or more above grade, delete.

Section 3307, CERTIFICATES OF INSPECTION is added to read as follows:

3307.1 General. Elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to escalator or dumbwaiter; or the certificate shall be available for public inspection in the office of the building operator.

3307.2 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

Appendix Section J103.3 Grading fees, is added to read as follows:

When plans or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. A grading permit fee shall be paid at permit issuance. Said plan review and grading permit fees shall be as set forth in the adopted fee schedule.

Chapter 36, is added to read as follows:

Chapter 36

CONSTRUCTION SITE MANAGEMENT

Section 3601 Purpose, Application and Scope. The requirements set forth in this chapter shall apply to the management and maintenance of all construction sites during construction.

Section 3602 Construction Access. Access to construction sites shall not adversely affect existing traffic patterns or access to adjacent properties. Construction access shall be limited to the approved access shown on the development permit or building permit. The construction access shall be installed in accordance with the City of Steamboat Springs Road Standards and the requirements of the Fire Marshall. At a minimum, the access and any road where emergency access lanes must be maintained shall be built at the onset of construction.

Section 3603 Drainage. Major drainage patterns shall not be interrupted or diverted in a way that would adversely affect the site, surrounding area, or downstream properties. Any temporary diversion shall be of adequate capacity to control a 25-year storm and shall be removed upon completion of construction.

Section 3604 Grading. Massive over lot grading is discouraged. Grading shall be done in a way that minimizes erosion and disturbed areas must be revegetated as soon as practical within the same growing season the disturbance occurs. Major retaining walls should be completed in the first development phase to preserve the site. Should work during any development phase be discontinued for a period of ninety (90) days or longer, retaining walls and revegetation for the area worked shall be completed before discontinuance.

Section 3605 Storage. Construction sites must construct a fence to mitigate the visual impact of storage and construction. Fence specifications and limits shall be identified on the construction site management plan and be approved by the Planning Department.

Section 3606 Pedestrian Protection. Protection of pedestrians during construction or demolition shall be provided as required by Section 3303.

Section 3607 Environmental Controls. At a minimum, the following environmental controls shall be provided and maintained during construction:

1. Dust control materials shall be applied to minimize raising dust from construction operations, and provide positive means to prevent airborne dust from dispersing into the atmosphere.

2. Areas under the contractor's control shall be free of extraneous debris. A specific program to prevent accumulation of debris at the construction site, storage and parking areas or along access roads and haul routes shall be developed. Failure to ensure the maintenance of debris may result in the issuance of a stop work order. Covered trash receptacles shall be provided on site.
3. The contamination of soil, water or atmosphere by discharge of noxious substances from effluents, chemicals or other such substances adjacent to streams or in sanitary or storm sewers shall be prevented. Contaminated earth shall be properly disposed of offsite and replaced with suitable compacted fill and topsoil.
4. Mud, dirt, sand, concrete, and building debris shall not be allowed to accumulate in or impact the public right-of-way during construction. Contractor shall take measures necessary to keep public rights of way in a safe and clean manner.
5. Trees and plants shall be protected as follows:
 - 5.1 Existing trees and plants which are designated to remain shall be protected by temporary barriers to height of 6 feet around each, or around each group of trees and plants.
 - 5.2 Root zones of trees and plants shall be protected from vehicular traffic, parking, stored materials, and dumping of refuse or chemically injurious materials or liquids.
 - 5.3 Excavating, grading and filling and subsequent construction operations shall be supervised to prevent damage.
 - 5.4 Trees designated to remain which are damaged or destroyed due to construction operations shall be replaced or repaired.

Section 3608 Temporary Construction Facilities. Temporary utilities required for construction shall be installed on site, out of the right-of-way and shall be removed on completion of work. Materials may be new or used but must be adequate in capacity for required usage, must not create unsafe conditions and must not violate requirements of applicable codes and standards.

Adequate sanitary facilities for the convenience of all workmen shall be provided. These facilities shall be kept in a clean and sanitary condition throughout the duration of the work. The temporary facility shall be enclosed, screened and weatherproofed. If connected to a sewer, upon removal of the temporary facilities, the sewer connection shall be removed and the sewer capped. In lieu of connecting to a sewer, the temporary facility may be a portable, enclosed, chemically treated, tank-tight unit. Temporary facilities for use by workmen during

building construction shall consist of at least one water closet or chemical toilet and one urinal for each thirty (30) workmen.

Temporary field offices may be new or used but must not violate the provisions of applicable codes and standards. Permanent facilities shall not be used for field offices or storage unless approved in accordance with the Municipal Code.

Section 3609 Construction Site Cleanup. Periodic cleaning shall be done to keep the site and adjacent properties free from accumulations of waste materials and windblown debris.

Upon completion of the project or any phase of a project, temporary materials, equipment, facilities and services shall be removed. This shall occur no later than ten (10) days after issuance of the Certificate of Occupancy. Damage caused by installation or use of temporary facilities shall be repaired as follows:

1. Foundations and underground installations for construction facilities shall be removed.
2. Areas of the site affected by temporary installations shall be filled and graded to required elevations and slopes.

Section 3610 Construction Site Management Plan. A Construction Site Management Plan shall be submitted with the building permit application, and shall contain the following:

1. Topographic information.
2. Location of construction limits and supporting activities including trailers, field offices, parking areas, trash receptacles, and sanitary facilities.
3. Proposed construction access, type of surface and extent of area to be improved.
4. Location and surface of fire lane and emergency services access.
5. Extent of fencing or pedestrian protection measures, if applicable.
6. Extent of surface area that will be disturbed.
7. Erosion control plan including grading and phasing limits, mud tracking, inlet protection, diversion structures, check dams or other measures necessary to minimize erosion and protect storm water quality.
8. Location of materials staging areas, storage areas, stockpiled, and type of material to be stored.
9. Location of existing trees and plants that will be retained and method of protection.
10. Number of employees and truck/ delivery schedule (est. trips per day).
11. Crane use details including right-of-way encroachment, swing, loading locations; and
12. Sign Plan indicating any directional and traffic control signs to direct traffic or pedestrians on or around the site.

If the project will be developed in phases, a phasing plan must address the timing of each phase, grading, revegetation and storage. A written text may also be submitted to address the items outlined in this section which cannot be shown in graphic form.

Chapter 37, is added to read as follows:

Chapter 37

FLOODPLAIN CONSTRUCTION STANDARDS

Section 3701 Purpose, Application and Scope. The provisions of this chapter are intended to promote public safety and welfare by reducing the risk of flood damage in the regulatory floodplain. All buildings and structures erected in the regulatory floodplain shall conform to the requirements set forth in this chapter.

Section 3702 Definitions. For the purpose of this chapter, certain terms are defined as follows:

BASE FLOOD ELEVATION is the crest elevation in relation to mean sea level (using National Geodetic Vertical Datum) expected to be reached during a flood which encompasses the regulatory floodplain.

BREAKAWAY WALLS are any type of walls, using approved materials, which are not part of the structural support of the building and which are so designed as to break away without damage to the structural integrity of the building or structure on which they are used.

FLOODPLAIN is land which will be inundated by floods known to have occurred or reasonably characteristic of what can be expected to occur from the overflow of inland waters and the accumulation of runoff of surface waters from snowmelt or rainfall.

FLOODPROOFING is structural changes or adjustments incorporated in the design or construction of a building so as to make the building watertight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy for the reduction or elimination of flood damages.

HIGH HAZARD AREA is an area within the regulatory floodplain which is subject to high-velocity waters.

MSL is mean sea level.

REGULATORY FLOODPLAIN is the area of the flood plain identified on the official floodplain map in Section 9-5 of the Steamboat Springs Revised Municipal

Code along with the water surface profile of the base flood elevation. (*Note: The base flood elevation profile and regulatory floodplain is normally the 100-year frequency flood.*)

Section 3703 Elevation Standards.

1. The lowest floor, including basement, shall be located at least one (1) foot above the base flood elevation in the following buildings:
 - 1.1 Group R Occupancies, including manufactured homes.
 - 1.2 All other occupancy groups, as identified in Chapter 3, except that a building in this category need not meet this requirement if the building and its utility and sanitary facilities are flood-proofed to or above the base flood elevation in accordance with approved floodproofing methods.
2. In high hazard areas the lowest portion of structural members of the lowest floor (excluding columns, freestanding pilings and diagonal bracing attached to pilings) of all construction shall be located at least one (1) foot above the base flood elevation.

Section 3704 Anchoring Standards.

1. Structural systems of buildings and structures shall be constructed, connected and anchored by approved methods to prevent floatation, collapse or permanent lateral dislocation of the structure.
2. In high hazard areas all construction shall be supported by anchored pilings, columns or other approved methods providing equivalent stability and shall be anchored in an approved manner. The Building Official may require plans, signed by a registered engineer or architect, to be submitted on the anchoring and support system documenting its ability to withstand the water velocity and wave wash associated with the regulatory flood.
3. Buildings and structures shall not be supported by fill material.
4. Manufactured homes—see Chapter 38 for tiedowns and anchoring standards.

Section 3705 Construction and Materials.

1. All construction and building service equipment located below the base flood elevation shall be protected by approved materials constructed to resist flood damage.

2. Nonresidential construction, other than in high hazard areas, located below the base flood elevation in accordance with Section M-3.0(a)2 shall meet the following standards:
 - 2.1 Floodproofing shall comply with classification standards FP1 and FP2, contained in the U.S. Army Corps of Engineers "Flood-Proofing Regulations", dated June 1972, or other approved methods; and
 - 2.2 A registered professional engineer shall certify that the floodproofing has been designed to withstand the flood depths, pressure, velocities and the impact of uplift forces associated with the regulatory flood at the location of the building.
3. In high hazard areas breakaway walls are permitted below the base flood elevation provided:
 - 3.1 Such walls are constructed with approved materials.
 - 3.2 Such walls are not a part of the structural support of the building.
 - 3.3 Such walls are designed so as to break away without damage to the structural integrity of the building on which they are to be used.
 - 3.4 Such enclosed space shall not be designed for human habitation.

Section 3706 Records and Certifications.

1. The building permit shall include the required elevation (MSL) and actual elevation (MSL) of the lowest floor (including basement). The required elevation (MSL) shall be provided to the contractor or builder upon issuance of the permit. The actual elevation shall be obtained from the contractor or builder at the time of inspection of the flooring and prior to further vertical construction. The Floodplain Administrator may require the actual elevation be certified by a registered professional engineer, land surveyor or architect.
2. The certifications required for floodproofing or structural support anchoring shall be attached to the master building permit copy.
3. All elevation, floodproofing and structural support anchoring certifications shall be permanently maintained by the Floodplain Administrator.

Chapter 38, is added to read as follows:

Chapter 38

MANUFACTURED HOME TIEDOWNS AND ANCHORING

Section 3801 Purpose, Application and Scope. The requirements set forth in this chapter shall apply specifically to new or replacement manufactured homes within the regulatory floodplain.

Section 3802 Definitions.

DIAGONAL TIE is any tiedown designed to resist horizontal or shear forces and which deviates not less than thirty (30) degrees from a vertical direction.

GROUND ANCHOR is any device at the manufactured home stand designed for the purpose of securing a mobile home to the ground.

MANUFACTURED HOME is a structure, transportable in single or multiple sections, which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities and includes plumbing, heating, air conditioning and electrical systems contained therein.

TIEDOWN is any device designed for the purpose of anchoring a manufactured home to ground anchors.

Section 3803 Required Anchorage and Support Piers.

1. Manufactured homes require two types of anchorage as follows:

1.1 Over-the-top tiedowns to restrict overturning.

1.2 Frame tiedowns to restrict the unit from being pushed from its piers.

(Note: Items 1.1 and 1.2 shall apply to all single-section manufactured homes. Multiple-section manufactured homes require only frame tiedowns as specified in Item 1.2)

2. Manufactured homes require load-bearing support piers or devices which shall be designed and constructed to evenly distribute the loads. Support piers or devices shall be securely attached to the frame of the manufactured home and shall extend at least 6 inches from the centerline of the frame member. Manufactured load-bearing support devices shall be listed and approved for the use intended or support piers shall be constructed as follows:

2.1 Piers less than 40 inches in height shall be constructed of open or closed cell, 8-inch by 16-inch concrete blocks (with open cells vertically placed on the footer). Single stacked block piers shall be installed with the 16 inch dimension perpendicular to the main beam (I-beam) frame.

The piers shall be covered with a 2-inch by 8-inch by 16-inch wood or a concrete cap.

- 2.2 Piers between 40 inches and 80 inches in height and all corner piers over three (3) blocks high shall be double blocked with blocks interlocked and capped with a 4-inch by 16-inch solid concrete block, or equivalent.
- 2.3 Piers over 80 inches in height shall be constructed in accordance with subsection 2 above, and they shall be laid in concrete mortar and steel reinforcing bars inserted in block cells with the block cells filled with concrete.
- 2.4 All piers shall be placed on reinforced footings of solid concrete not less than 8 inches in depth by 16-inches square.

Section 3804 Tiedowns. Manufactured homes with provisions for installation of anchor systems, including instructions, in accordance with Federal Manufactured Home Construction Safety Standards, Section 280.306, shall be installed in accordance with the manufacturer’s instructions. Mobile homes not provided with instructions for the flood zone in which they are being installed shall comply with the following specifications:

- 1. Single-section manufactured homes:

Length of manufactured home:

	Up to 40 feet	41 feet to 60 feet	61 feet to 82 feet
Diagonal ties per side	3	5	6
Over-the-roof-ties	2	3	3
Minimum No. of anchors per home	6	10	12

- 2. Multiple-section manufactured homes shall have diagonal ties and anchors as required above for single-section manufactured homes. No over-the-roof ties shall be required.
- 3. Alternate systems. These specifications are minimum standards. Other anchor systems may be approved by the Building Official provided that such designs are prepared by a registered professional engineer or architect based on the criteria set forth in Federal Manufactured Home Construction and Safety Standards, Section 280.306.

Section 3805 Tiedown Spacing and Size. Tiedowns shall be provided in conformance with the following:

1. Over-the-top tiedowns shall be positioned at stud and rafter locations near each end of the manufactured home.
2. Whenever feasible, over-the-top tiedowns and frame ties directly beneath them may use the same anchors.
3. Cable or strapping or other approved methods or materials shall be used for ties. All ties shall be fastened to ground anchors and drawn tight with turnbuckles, yoke-type fasteners or other such tensioning devices listed with the ground anchor.
4. Cable shall be either 7/32-inch diameter or greater (7 by 7) steel cable or 1/4-inch diameter or greater (7 by 19) aircraft cable. All cable ends shall be secured with at least two (2) U-bolt type cable clamps or other fastening device as approved by the enforcing officials.
5. Tie materials shall be capable of resisting an allowable working load of three thousand one hundred fifty (3,150) pounds with no more than two (2) percent elongation and shall withstand a fifty (50%) percent overload (4,725 pounds total). Tiedowns exposed to weathering shall be resistant to weathering deterioration at least equivalent to that provided by a coating of zinc on steel of not less than 0.30 ounces per square foot of surface coated.
6. Materials used for ties must terminate with D-ring bolts or other fastening devices that will not cause distortion of the band or reduce its breaking strength (4,725 pounds).
7. Connection of the cable frame tie to the I-beam (or other shape) main structural frame member should be by a 5/8-inch drop-forged closed eye bolted through a hole drilled in the center of the I-beam web. A washer, or equivalent, shall be used so the beam is sufficiently reinforced around the hole. If steel-strap ties are used, care should be exercised to insure that minimum bending radius is adhered to so that the breaking strength of the strap is not reduced.
8. Frame ties shall connect the ground anchor and the steel I-beam (or other shape) main structural frame member which runs lengthwise under the mobile home. Frame ties shall never be connected to any of the steel outrigger beams which fasten to and intersect the main I-beam at right angles.
9. Ground anchors should be aligned with the center of piers. Also, they should be situated immediately below the outer wall to accommodate over-the top ties as well as frame ties.

Section 3806 Ground Anchors. Ground anchors shall be a manufactured anchoring device, or custom designed anchoring system. Ground anchor design and testing shall be as follows:

1. Manufactured anchors intended for general use; a drawing shall be filed with the agency having jurisdiction over manufactured homes for each model anchor submitted for approval. Each drawing shall show model identification, pertinent details of construction, method of installation and method of securing connections to the tiedown cable or strap. The following information shall accompany manufactured anchors:
 - 1.1 The anchor manufacturer shall furnish to each and every user complete installation instructions, the types or classes of soils or rocks in which the anchor may be used, and the amount of preload to be applied.
 - 1.2 The model number shall be permanently marked on the exposed portion of each anchor so that it is visible after installation. If the model number is stamped into the metal, it shall be done prior to galvanizing, electroplating or application of other corrosion-protective coating.
2. Custom designed anchors for use in specific locations such as a particular manufactured home park, individual manufactured home site or manufactured home subdivision shall be as follows:
 - 2.1 Plans and specifications shall be filed with the Building Official showing the anchor design in sufficient detail to allow proper construction and installation of the anchor (such as shop or construction drawings). It shall bear the seal and signature of the registered engineer who designed the anchors, tiedown system and blocking.
 - 2.2 The plans and specifications shall show the design working load and design ultimate load of the anchor and the number of anchors required for various sizes of manufactured homes. It shall show the method of attaching the anchors to manufactured homes and the design working and ultimate load of attaching devices. Methods of blocking shall be shown.
 - 2.3 One prototype anchor shall be tested at the location where the design is intended to be installed in accordance with the Standard Method of Test for Manufactured Home Anchors, Part A. In lieu of a written report on this test, attend and observe the test.
 - 2.4 Design ultimate load is the ultimate load when tested in accordance with the Standard Method of Test for Manufactured Home Anchors, Part B.

3. Ground anchors shall be tested for strength and effectiveness. Testing shall be done by a registered professional engineer or recognized independent engineering testing laboratory. Test approvals shall be filed with the Building Official. Each type and model of manufactured anchor, and each custom anchor design shall be tested as follows:

3.1 The connection device (with strap, cable, rope, chain, etc., properly assembled) shall be tested in axial tension of failure when assembled exactly as it will be installed. The purpose of this test is to determine the ultimate strength of the connection at the manufactured home and at the anchor head as well as the connector (strap, cable, rope, chain, etc.). Testing shall be in accordance with ASTM A-370. Failure shall not occur at a load of less than four thousand seven hundred twenty-five (4,725) pounds (2,155 kilograms) for manufactured anchors or less than the design ultimate load set forth on the construction drawings for custom designed types.

3.2 The anchor shall be tested to structural failure in accordance with the Standard Method of Test for Manufactured Home Anchors, Part B. Failure shall not occur at a load of less than seven thousand one hundred twenty-five (7,125) pounds (3,230 kilograms) for manufactured anchors or less than the design ultimate load as set forth on the drawings for custom designed types. The anchors shall be tested in accordance with the Standard Method of Test for Manufactured Home Anchors, Part A. Three (3) pullout tests shall be conducted for each model of manufactured anchor and one pullout test for each custom designed type in each class of soil or rock for which they are intended to be used. The recognized soil classes are:

Types of Soils	Blow Count (ASTM D-1586)	Test Probe ⁽¹⁾ Torque value ⁽²⁾
Sound hard rock	N/A	N/A
Very dense and/or cemented sands, coarse gravel and preloaded silts, clays and corals	40 and up	More than 550 lbs./inch
Medium-dense coarse sands, sandy gravels, very stiff silts and clays.	24-39	350-549 lbs./inch
Loose to medium dense sands, firm to stiff clays and silts, alluvial fill	14-23 ⁽³⁾	200-349 lbs./inch

Notes:

- (1) The test probe is a device for measuring the torque value of soils to assist in evaluating the holding capability of the soils in which the anchor is placed. The test probe has a helix on it. The overall length of the helical section is 10.75 inches; the major diameter is 1.25 inches; the minor diameter is 0.81 inches, the pitch is 1.75 inches. The shaft must be of suitable length for anchor depth.
- (2) A measure synonymous with moment of a force when distributed around the shaft of the test probe.
- (3) Below these values, a professional engineer should be consulted.
- (4) Classifications shall be in accordance with ASTM D-2487 and the above classes refer to the stratum in which the helix or plate is located for manufactured anchors. Penetration resistance is defined and to be determined in accordance with ASTM D-1586 and pertains to the soil stratum in which the helix or plate is located for manufactured anchors. The test load shall be applied at an angle of forty-five (45) degrees from a true vertical. In addition, the 45-degree angle load application shall be oriented to the anchor in the same manner as the connecting strap, cable, etc., will be connected to the mobile home during installation. All three (3) tests shall demonstrate: (1) a maximum of three (3) inches of deflection at a load of three thousand one hundred fifty (3,150) pounds (1,450 kilograms); and (2) the ultimate load shall be equal to or greater than four thousand seven hundred twenty-five (4,725) pounds (2,155 kilograms). Deflection shall be measured ninety (90) degrees from a true vertical in the same direction as the applied load.

Section 3.

Section 5-4 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-4 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-4 International Residential Code – Adoption.

“There is hereby adopted by the City, for the purpose of providing minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of one and two-family dwellings within the City, that certain code known as the International Residential Code, 2003_Edition, including Appendix Chapter E, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the

whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 4.

Section 5-5 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-5 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-5 International Residential Code – Amendments and Deletions.

Section R103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official.

Section R105.2 Work exempt from permit. Item 1, is amended to read as follows:

1. One story detached accessory structures, provided the floor area does not exceed 120 square feet (11.15m²).

Section R106.5 Retention of construction documents, is amended to read as follows:

One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than 90 days from the date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Section R110.1 Use and occupancy. Exception, is amended to add a second exception to read as follows:

2. Certificates of occupancy are not required for one and two family dwellings and private garages.

Section R202 Definitions, is amended to read as follows:

TOWNHOUSE. A single-family dwelling unit constructed in a group of **two** or more attached units in which each unit extends from foundation to roof and with open space on at least two sides.

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA, is completed as follows:

- Ground Snow Load – Varies by site location and elevation. (Use actual roof snow load)
- Wind Speed – 90 MPH
- Seismic Design Category – B
- Subject to Damage by Weathering – Severe
- Subject to Damage by Frostline Depth – 48 inches (1220mm)
- Subject to Damage by Termite – None to slight
- Subject to Damage by Decay – None to slight
- Winter Design Temperature - -15°F (-26°C)
- Ice Shield Underlayment Required – Yes
- Flood Hazards – FIRM, February 4, 2005
- Air Freezing Index – Steamboat 2239
- Mean Annual Temperature – 40-45°F (4.5-7.2°C)

Section R305.1 Minimum height. Exception 2, delete.

Section R310.1 Emergency escape and rescue required, the first sentence in the paragraph is amended to read as follows:

Basements and every sleeping room shall have at least one operable emergency escape and rescue opening.

Section R311.5.6.3 Handrail grip size, Item 1, is amended to read as follows:

Handrails with a circular cross section shall have an outside diameter of at least 1.25 inches (32 mm) and not greater than 2 inches (51 mm) or shall provide equivalent graspability. If a handrail is not circular, it shall have a maximum horizontal cross section dimension of at least 1.25 inches (32mm) and not greater than 3 inches (57 mm). The narrowest horizontal cross section of the handgrip portion of the handrail shall have a minimum dimension .75 inch (20 mm) less than the maximum horizontal cross section. The surface of the handgrip portion of the handrail shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6.25 inches (160 mm) measured to the centerline of the narrowest horizontal cross section. Edges shall have a minimum radius of 0.01 inch (0.25 mm).

Section R311.5.6.3 Handrail grip size, Item 2, delete.

Section R311.5.8.3 Ship's ladder stairway, is added to read as follows:

An interior fire escape stairway may serve as an exit from an area not to exceed 200 square feet. The pitch of the stairway shall not exceed 60 degrees with a minimum width of 24 inches. Treads shall be not less than 4 inches in

width and the rise between treads shall not exceed 10 inches. An approved handrail shall be provided on each side.

Section R311.5.8.4 Alternating tread stairway, is added to read as follows:

Alternating tread stairways may serve as an exit from an area not to exceed 200 square feet. Alternating tread stairways shall have a minimum projected tread of 8.5 inches (216 mm) with a minimum tread depth of 10.5 inches (267 mm). The rise to the next alternating tread surface should not be more than 8 inches (203 mm). The initial tread of the stairway shall begin at the same elevation as the platform, landing or floor surface. An approved handrail shall be provided on each side.

Section R403.1.4.1 Frost Protection, Exceptions: is amended to read as follows:

1. Freestanding accessory structures (private garages) with an area of 576 square feet (53.5 m²) or less and an eave height of 10 feet (3048 mm) or less shall not be required to be protected.

Section R501.2 Requirements, is amended to read as follows:

Floor construction shall be capable of accommodating all loads according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction.

Section R601.2 Requirements, is amended to read as follows:

Wall construction shall be capable of accommodating all loads imposed according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction.

Section R801.2 Requirements, is amended to read as follows:

Roof and ceiling construction shall be capable of accommodating all loads imposed according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All Tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction.

Section N1101.1 Scope, is amended to read as follows:

This chapter sets forth energy-efficiency related recommendations for the design and construction of buildings regulated by this code.

Section G2406.2 (303.3) Prohibited locations. Exception 3, delete.

Section G2406.2 (303.3) Prohibited locations. Exception 4, delete.

Section G2406.4 LP-gas appliance in pit or basement, is added to read as follows:

Liquefied petroleum gas piping may serve a gas appliance located in a pit, basement or similar location when the following conditions are met:

1. There shall be installed a listed gas detector that is interlocked to a listed solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air changes per hour, and the exhaust intake shall be located within 6 inches of the floor.

Section G2433 (603) Log Lighters, delete.

Section G2445.2 (621.2) Prohibited use, is amended to read as follows:

Unvented room heaters are not to be installed in dwelling units.

Section G2445.7 (621.7) Unvented Log Heaters, delete.

Section P2717.2 Sink, dishwasher is amended to read as follows:

A sink and dishwasher are permitted to discharge through a single 1.5 inch (38 mm) trap after the dishwasher passes through an air gap device. No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher airgap fitting on the discharge side of the dishwashing machine. Listed airgap fittings shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher, or separately trapped with the air gap located on the stand pipe.

Section P2717.3 Sink, dishwasher and food grinder is amended to read as follows:

The combined discharge from a sink, dishwasher and food grinder is permitted to discharge through a single 1.5 inch (38 mm) trap after the dishwasher passes through an air gap device. No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher airgap fitting on the discharge side of the dishwashing machine. Listed airgap fittings shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher, or separately trapped with the air gap located on the stand pipe.

Section P2904.4.1 Water service installation, is amended to read as follows:

Water service pipe and the building sewer shall be separated as required by policy established by authority having jurisdiction. No exceptions.

Section E3301.1 Applicability, is amended by the addition of a second paragraph as follows:

Any conflict with the provisions of this code and the current electrical code adopted by the State of Colorado Electrical Board shall comply with the current State code.

Section 5.

Section 5-6 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-6 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-6 International Existing Building Code – Adoption.

“There is hereby adopted by the City, for the purpose of providing minimum life safety requirements for all existing buildings within the City that undergo alteration or a change in use, that certain code known as the International Existing Building Code, 2003 Edition, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 6.

Section 5-7 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-7 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-7 International Existing Building Code - Amendments.

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. Building official shall be synonymous with code official in all other references in this code.

Section 7.

Section 5-8 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-8 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-8 National Electrical Code - Adoption.

“There is hereby adopted by the City, for the purpose of regulating the installation and use of electric conductors and equipment within the City, that certain code known as the National Electric Code, 2005 Edition, published by the National Fire Protection Association, Batterymarch Park, Quincy, Massachusetts 02269. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 8.

Section 5-9 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-9 of the Steamboat Springs Revised Municipal Code shall read as follows:

Sec. 5-9. Uniform Code for the Abatement of Dangerous Buildings Adoption.

“Pursuant to authority conferred by Section 7.9 of the Charter, there is hereby adopted by the City, for the purpose of providing a just, equitable and practicable method, to be cumulative with and in addition to any other remedy available by law whereby buildings or structures in the City which from any cause endanger the life, limb, health, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished, that certain code known as the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 9.

Section 5-10 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-10 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-10 International Code Council Electrical Code, Administrative Provisions, Adoption.

“There is hereby adopted by the City, for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of electrical systems and equipment within the City, that certain code known as the International Code Council Electrical Code, Administrative Provisions, 2003 Edition, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 10.

Section 5-11 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-11 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-11 International Code Council Electrical Code, Administrative Provision – Amendments.

Section 301.1 Creation of enforcement agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. The building official shall appoint an electrical inspector to assist the building department in the administration and enforcement of this code. Building official shall be synonymous with code official in all other references in this code.

Section 1201.1.1 Adoption, is amended to read as follows:

Electrical systems and equipment shall be designed and constructed in accordance with the most current electrical code adopted by the State of Colorado Electrical Board.

Section 11.

Section 5-12 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-12 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-12 International Mechanical Code – Adoption.

“There is hereby adopted by the City, for the purpose of regulating and controlling the design, construction, installation, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances in the City, that certain code known as the International Mechanical Code, 2003 Edition; published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 12.

Section 5-13 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-13 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-13 International Mechanical Code – Amendments.

The International Mechanical Code, 2003 Edition, is subject to the following amendments:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. Building official shall be synonymous with code official in all other references in this code.

Section 303.3 Prohibited locations, a second paragraph is added to read as follows:

Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement or similar location where heavier-than-air gas might collect, unless the following conditions are met:

1. There shall be installed a listed gas detector that is interlocked to a listed solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.

2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air changes per hour, and the exhaust intake shall be located within 6 inches of the floor.

Section 13.

Section 5-18 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-18 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-18 International Plumbing Code – Adoption.

“There is hereby adopted by the City, for the purpose of regulating and controlling design, construction, installation, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of any plumbing system within the City, that certain code known as the International Plumbing Code, 2003 Edition, including Appendices B, D, E, F, G, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 14.

Section 5-19 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-19 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-19 International Plumbing Code - Amendments and Deletions.

The International Plumbing Code, 2003 Edition, is subject to the following amendments:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. Building official shall be synonymous with code official in all other references in this code.

Section 107.1 Required inspections and testing, Item 1, is amended to read as follows:

1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place.

Underground inspections of the water service pipe and building sewer shall be performed by the authority having jurisdiction.

Section 312.5 Water supply system test, is amended by adding the following exception:

Exception: The water service piping shall be tested as required by the authority having jurisdiction.

Section 312.6 Gravity sewer test, is amended to read as follows:

Gravity sewer tests shall consist of plugging the end of the building sewer at the point of connection to the public sewer, filling the building sewer with water, testing with not less than a 10-foot (3048 mm) head of water and maintaining such pressure for 15 minutes, or as required by the authority having jurisdiction.

Section 603.2 Separation of water service and building sewer, is amended to read as follows:

Water service pipe and the building sewer shall be separated as required by policy established by authority having jurisdiction.

603.2 Separation of water service and building sewer, Exceptions 1, 2, and 3, deleted.

Section 701.3 Separate sewer connection, is amended to read as follows:

Every building having plumbing fixtures installed and intended for human habitation, occupancy or use on premises abutting on a street, alley or easement in which there is a public sewer shall have a separate connection to the sewer.

Section 703.6 Slope of building sewer, is added to read as follows:

The building sewer shall have a minimum slope of $\frac{1}{4}$ -inch (6.35 mm) per lineal foot (305 mm).

Section 802.1.6 Domestic dishwashing machines, is amended to read as follows:

No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher airgap fitting on the discharge side of the dishwashing machine. Listed airgaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher, or separately trapped with the air gap located on the stand pipe.

Section 1003.4 Sand and oil separators required, is amended to read as follows:

At any building providing access to motor vehicles, repair garages, carwashing facilities, and where oily or flammable liquid wastes are produced or stored, separators shall be installed into which water that may contain heavy solids, oil-bearing, grease-bearing or flammable wastes shall be discharged before emptying in the building drainage system or other point of disposal. Sand and oil interceptors shall be designed and located so as to be provided with ready access for cleaning. Location within a building will require a vapor tight cover.

Exception: Private garages attached to a dwelling or townhome.

Section 1003.4.2 Sand and Oil Separator Design is amended to read as follows:

Sand and oil separators shall be designed in accordance with 1003.4.2.1.

Section 1003.4.2.1 General Design Requirements, is amended to read as follows:

Sand and oil separators shall have a depth of not less than 2 feet (610 mm) below the invert of the discharge drain. The outlet opening of the separator shall have not less than an 18-inch (457 mm) water seal. The inlet shall extend to within 6-inches (152 mm) of the bottom of the interceptor. Sand and oil separators shall have a minimum capacity of 6 cubic feet (0.168 m³) for the first 100 square feet (9.3 m²) of area to be drained, plus 1 cubic foot (0.028 m³) for each additional 100 square feet (9.3 m²) of area to be drained into the separator.

Section 1003.4.2.2 Garages and service stations, delete.

Section 15.

Section 5-20 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-20 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-20 International Fuel Gas Code – Adoption.

“There is hereby adopted by the City, for the purpose of regulating and controlling the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories within the City, that certain code known as the International Fuel Gas Code, 2003 Edition, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405.

The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 16.

Section 5-21 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-21 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-21 International Fuel Gas Code - Amendments and Deletions.

The International Plumbing Code, 2003 Edition, is subject to the following amendments and deletions:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. Building official shall be synonymous with code official in all other references in this code.

Section 303.3, Prohibited locations, Exception 3, delete.

Section 303.3, Prohibited locations, Exception 4, delete.

Section 303.3, Prohibited locations, a second paragraph is added to read as follows:

Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement or similar location where heavier-than-air gas might collect, unless the following conditions are met:

1. There shall be installed a listed gas detector that is interlocked to a listed solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air changes per hour, and the exhaust intake shall be located within 6 inches of the floor.

Section 603 Log Lighters, delete.

Section 621.2 Prohibited use, is amended to read as follows:

Unvented room heaters are not to be installed in dwelling units.

Section 17.

Section 5-22 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety.

Section 5-23 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety.

Section 18.

Section 5-24 of the Steamboat Springs Revised Municipal Code shall be amended to read as follows:

Section 5-24. Penalties.

- (a) Any person who violates any of the provisions of the **Steamboat Springs Revised Municipal Code** or **any Standard as provided in this Chapter 5** or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order affirmed or modified by the City or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable as set forth in Section 1-15 of the Municipal Code of the City of Steamboat Springs. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.
- 1.
- (b) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

Section 19.

Section 20-9 of the Steamboat Springs Revised Municipal Code shall be added to read as follows:

Section 20-9 Mud, Dirt and Ice in the streets and/or alleys, is added to read as follows:

20-9 (1) At all times during construction, the streets and/or alleys and/or public rights-of-way shall be kept in a safe and clean manner. Mud, dirt, sand, concrete, and building debris shall not be allowed to accumulate. A means shall be provided

to comply with provisions of all ordinances and prevent mud, dirt, sand, concrete, building debris, gravel, snow, ice or other debris from being tracked onto any public street, public right-of-way and any other public property. The owner, building permit holder or any agent thereof, shall be responsible for the immediate removal and or cleaning of any mud, dirt, sand, concrete, building debris, gravel, snow, ice or other debris tracked onto or left on any public street, public right-of-way and any other public property adjacent to such construction site.

20-9(2) Civil liability imposed. In the event the owner, building permit holder or any agent thereof fails to comply with the terms of this subsection (4) or otherwise permits a public street, public right-of-way or other public property adjacent to their construction to become littered with mud, dirt, sand, concrete, building debris, gravel, snow, ice or other debris, the owner, building permit holder or agent thereof shall be liable for any resulting injuries. Any civil liability for injuries caused by the condition of the public street, public right-of-way or other public property or the failure to comply with this subsection (4) shall be imposed solely upon the owner, building permit holder or any agent thereof, and not upon the City.

20-9(3) Failure to comply with this Section may be considered a Code violation and may be processed in accordance with Section 1-15 of the Steamboat Springs Revised Municipal Code. If the city manager, or his authorized representative, determines a violation of this subsection constitutes an emergency presenting immediate danger of serious injury to persons or property, the city manager may proceed in accordance with Section 15-4 of the Steamboat Springs Revised Municipal Code regarding nuisances. Failure to comply with this Section will be considered a violation of the building permit and a stop work order may be issued until the public right-of-way or public property has been restored.

Section 20.

All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith, except that no portion of Chapter 25 of the Revised Municipal Code; the City's Feb. 2004 Standard Specifications for Water and Wastewater Utilities, as those specifications may be from time to time amended; or the Treated Water Master Plat/City Water System Improvements Policies adopted by the City Council on June 23, 1994 shall be repealed by this ordinance. To the extent the provisions of this ordinance conflict with the above mentioned codes or regulations, the above mentioned codes or regulations shall control.

Section 21.

The City Council hereby finds, determines and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

Section 22.

If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

Section 23.

This Ordinance shall take effect immediately upon the expiration of five (5) days from and after its publication following final passage, as provided in Section 7.6(h) of the Steamboat Springs Home Rule Charter.

INTRODUCED, READ AND ORDERED PUBLISHED, as provided by law, by the City Council of the City of Steamboat Springs at it's regular meeting held on the _____ day of _____, 2006.

**KEN BRENNER, President
Steamboat Springs City Council**

ATTEST:

Julie Jordan, City Clerk

FINALLY READ, PASSED AND APPROVED this _____ day of _____, 2006.

**KEN BRENNER, President
Steamboat Springs City Council**

ATTEST:

Julie Jordan, City Clerk