

**TOWN OF GRAND LAKE  
ORDINANCE NO. 04 - 2018**

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 36-2009 OF THE TOWN OF GRAND LAKE AND AMENDING CHAPTER 9, ARTICLE 1: BUILDING REGULATIONS OF THE CODE OF THE TOWN OF GRAND LAKE FOR THE PURPOSE OF REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT USE, HEIGHT, AREA, AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES**

**WHEREAS**, the Town of Grand Lake Colorado, County of Grand, State of Colorado is authorized, pursuant to the provisions of Section 31-16-201 et seq., C.R.S. to adopt by reference building regulations within the Town of Grand Lake; and,

**WHEREAS**, the County of Grand, State of Colorado, has recently adopted editions of the 2015 International Building Code (the "primary code"), International Residential Code, International Fire Code, and associated codes with specific amendments; and,

**WHEREAS**, the Board of Trustees held a public hearing, as required by Section 31-16-203, C.R.S., following public notification, on June 11<sup>th</sup>, 2018; and,

**WHEREAS**, following the public hearing, the Board of Trustees approved the proposed amendments to the Building Regulations of the Town of Grand Lake Code; and,

**WHEREAS**, one copy of each of the aforementioned codes have been kept in the office of the Clerk and Recorder with Grand County for public inspection for at least 15 days prior to the enactment hereof;

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO;**

PART 1. Chapter 9, Article 1: Building Regulations, of the code of the Town of Grand Lake, Colorado, is hereby amended by adding the text in red and deleting the strikethrough text to read as follows:

**9-1-2 ADOPTION OF PRIMARY CODES**

- (a) Pursuant to Section 31-16-201 et seq., C.R.S., the following Codes (hereinafter referred to the "Primary Codes") are adopted by reference, except as the same are specifically amended hereinafter, and all shall have the same force and effect as if set forth herein in every particular. All secondary publications referenced in the Primary Codes or this Article and which are on file in the office of the Grand Lake Town Clerk are hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance:

1. ~~International Residential Code, 2009 2015 edition: Published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (IRC, 2009)~~
2. ~~International Building Code, 2009 2015 edition: Published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (IBC, 2009)~~
3. ~~International Mechanical Code, 2009 2015 edition: Published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (IMC, 2009)~~
4. ~~International Plumbing Code, 2009 2015 edition: Published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (IPC, 2009)~~
5. ~~International Fuel Gas Code, 2009 2015 edition: Published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (IFGC, 2009)~~
6. ~~International Energy Conservation Code, 2006 2015 edition: Published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 (IECC, 2009)~~
7. ~~International Fire Code, 2015 edition GA-600-09 Fire Resistance Design Manual, 19<sup>th</sup> edition: Published by the Gypsum Association, 810 First Street NE, #510, Washington, DC, 20002 (FRDM, 2009)~~
8. National Electrical Code, most current edition adopted by the State of Colorado
9. International Existing Building Code, 2015 edition: Uniform Code for the Abatement of Dangerous Buildings, 1997 edition; Published by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier, California, 91790 (UCADB, 1997)

All International Codes are published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL, 60478, except the National Electrical Code which is published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269.

- (b) The applicable Grand County Building Code Department Code changes are adopted by reference, except as the same are specifically amended hereinafter, and all shall have the same force and effect as if set forth herein in every particular.
1. The provisions, administration and enforcement applicable to unincorporated areas of Grand County as set forth in the Primary Code and this Article shall be provisions that are applicable within the Town of Grand Lake unless otherwise noted in this Article.

#### 9-1-4 Amendments to the Primary Codes

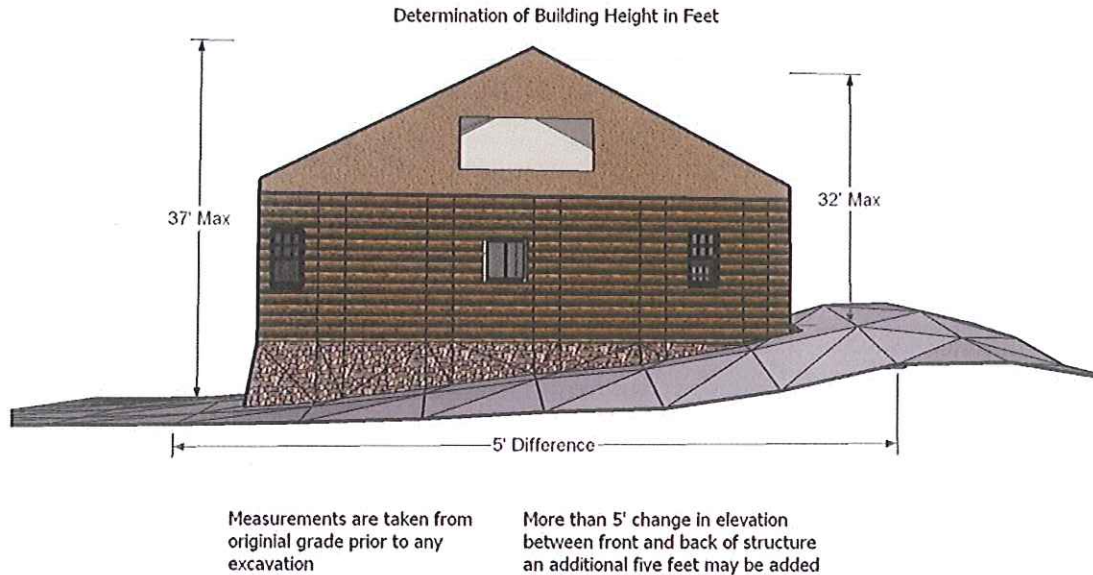
~~The Primary Codes are amended as follows:~~

- ~~(A) Section R202 of the International Residential Code for One and Two Family Dwellings and Section 502 of the International Building Code is amended as follows:~~

~~Height, Building: Means the vertical distance measured from the original grade or finish grade whichever is more restrictive to the highest point of the roof surface, exclusive of chimneys, ventilators, pipes, spires, or similar items. If the footprint of the structure~~

has an elevation difference of five feet (5") or greater, an additional five feet may be added to the lower elevation. The height of a stepped or terraced building is the maximum height of any segment of the building.

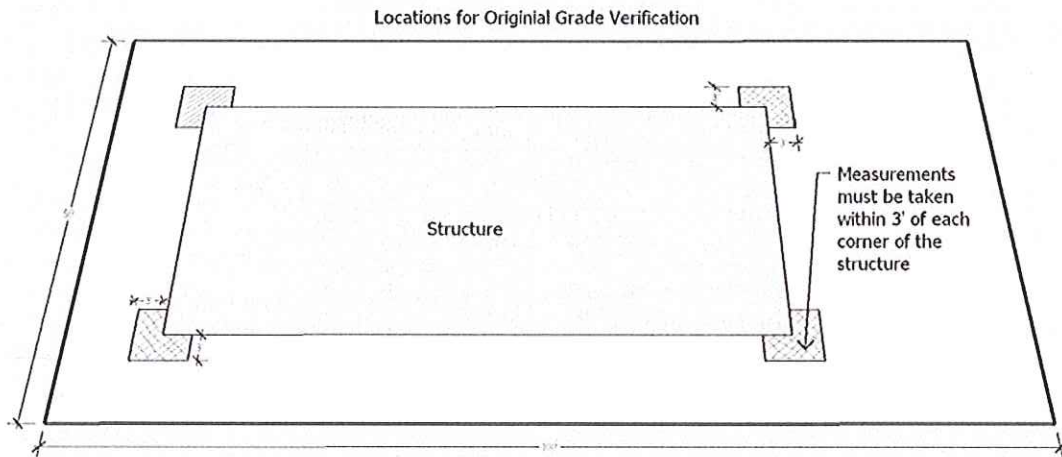
(a) Original grade must be determined prior to any human disturbance. Measurements must be taken within three feet of each corner of the proposed structure



(B) — Section R202 of the International Residential Code for One and Two Family Dwellings and Section 502 of the International Building Code is amended to include as follows:

1. Original Grade (Preconstruction Elevation): means the ground level before any human disturbance in the last five years. Soil tests may be required if the Town can not determine if human disturbance has occurred in the last five years.





~~(C) The following Sections relating to floodplains and floodplain administration shall be regulated by the Town of Grand Lake as per the provisions of Municipal Code CHAPTER 12:ARTICLE 5: FLOOD DAMAGE PREVENTION:~~

- ~~1. 2009 International Residential Code: R109.1.3, Floodplain inspections; R112.2.1, Determination of substantial improvements in areas prone to flooding; R112.2.2, Criteria for issuance of a variance for areas prone to flooding; Table R301.2(1); Climatic and Geographic Design Criteria, R309.5, Flood hazard areas; R322, Flood-Resistant Construction; R408.7, Flood Resistance; and G2404.7, Flood Hazard~~
- ~~2. 2009 International Building Code: 110.3.3, Lowest Floor Elevation; 1605.3.1.2, Flood loads; 1612, Flood Loads; 1804.4, Grading and fill in hazard areas; 1805.1.2.1, Flood hazard areas; 3403.2, Flood hazard areas; 3404.2, Flood hazard areas; 3409.2, Flood hazard areas; and 3412.2.4.1, Flood hazard areas~~
- ~~3. 2009 International Plumbing Code: 309, Flood Hazard Resistance~~
- ~~4. Any other applicable Sections, as adopted and incorporated by reference herein, pertaining to flooding, flood hazard areas, floodplains, floodplain administration and flood-resistant construction.~~

~~(D) All amendments adopted by Grand County prior to the effective date of this ordinance are hereby incorporated herein by reference, except where specifically provided otherwise.~~

Severability: If any Article, Section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Trustees declares that it would have passed this Ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Repeal: Existing Ordinances or parts of Ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any Ordinance hereby repealed prior to the taking effect of this Ordinance.

**DULY MOVED, SECONDED, AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, THIS 11th DAY OF JUNE, 2018.**

(SEAL)



Votes Approving:	5
Votes Opposed:	0
Absent:	2
Abstained:	0

ATTEST:

A blue ink signature of Alayna Carrell, written in a cursive style, positioned above a horizontal line.

Alayna Carrell,  
Town Clerk

TOWN OF GRAND LAKE

A blue ink signature of Jim Peterson, written in a cursive style, positioned above a horizontal line.

Jim Peterson,  
Mayor