

Building Code Board of Appeals

Agenda

**July 18, 2013
City Hall, Spruce Room
749 Main Street
6:30 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - May 16, 2013
- V. Public Comments on Items Not on the Agenda
- VI. Regular Business
 - City Council Study Session Review
- VII. Discussion – Direction
 - Projects for 2013 Building Code Board of Appeals
 - Review of the Louisville Municipal Code pertaining to Contractor Licensing
 - Mobile Home Ordinance
 - 2012 Building Codes
- VIII. Update
- IX. Staff Comments
- X. Board Comments
- XI. Date of next meeting
 - September 19, 2013
- XII. Discussion Items for Next Meeting
- XIII. Adjourn

Building Code Board of Appeals

Meeting Minutes

May 16, 2013
City Hall, Spruce Room
749 Main Street
6:30 PM

CALL TO ORDER – Chairperson Geise called the meeting to order at 6:48 PM.

ROLL CALL was taken and the following members were present:

Board Members Present: Peter Geise, Chairman
Matthew Berry, Vice Chair
Robert Van Pelt
Gary Mancuso

Board Members Absent: Christopher Tew

Staff Members Present: Ken Swanson, Chief Building Official
Troy Russ, Director of Planning & Building Safety
Monica Garland, Permit Technician

Others Present: Andy Johnson, Sustainability Advisory Board

APPROVAL OF AGENDA

Van Pelt moved and Mancuso seconded the motion to approve the agenda. Motion passed by all members present.

APPROVAL OF MINUTES

Van Pelt made a minor change to the public comments to add the distinction from Boulder to Boulder County. Berry moved and Van Pelt seconded the motion to approve the January 17, 2013 minutes as amended. Motion passed by all members present.

PUBLIC COMMENTS

None heard.

REGULAR BUSINESS

Open Government Training

Van Pelt will be attending the Fall Open Government Training Session. He was unable to make the Spring Session.

DISCUSSION

Projects for 2013 Building Code Board of Appeals

- I. 2012 Building Codes
 - Van Pelt asked if there were copies of the 2012 codes for the Board to review during this process. Staff will order the books and will notify the Board members when they are in. The new codes are to be reviewed and discussions will begin at the July meeting.
- II. Review of the Louisville Municipal Code (LMC) pertaining to Contractor Licensing
 - Staff started the discussion reminding the Board if any changes are to be made to the LMC, they will require City Council approval. The Board is interested in possible changes regarding the requirement of an application fee be paid on expired contractors license renewals. Details of this requirement are found in LMC Sec. 5.12.030.B – Term and renewal.

Mancuso stated, because Louisville is such a small city, contractors may not have a steady stream of work and they may not maintain their City licenses until they have another project.

The Board asked Staff if there was a difference in the processing of an expired license renewal to warrant the additional fee. Staff replied there was no difference. The Board requested Staff research other jurisdictions contractors licensing fees and present the findings at the July meeting. Staff stated they would like to stay competitive with other jurisdictions fees.

Berry asked about the change in the requirement of proof of insurance. Staff stated this change was made a few years ago and they would research the exact timing and why it was changed. Staff may need to ask the City Attorney if there is a legal need for proof of insurance. Mancuso stated not all jurisdictions require insurance.

Projects for 2013 Building Safety Division Staff

- I. Software Update
 - Staff advised the Board the Division permitting software upgrade will most likely be in 2014. After the completion of the Strategic Plan for IT the City determined they may be leaning toward a City-wide software system.
- II. Updating Inspection Cards
 - Staff is starting to mark inspection cards for permits during the plan review process. This should help with the clarification of any inspections needed during the construction process.

UPDATE

On-Going and Up-Coming Developments and Permits

- I. There are two sites currently in for review. The Fire Department is constructing three (3) buildings and Avadan is constructing an office/warehouse building. Both of these projects are in the CTC.
- II. Steel Ranch South is currently going strong with the construction of the apartment buildings and townhouse.
- III. Lynn Tennant has been learning the inspection process and has been shadowing Randy Dewitz during some of his inspections. She is currently studying for the ICC Plan Reviewer Exam and will start plan reviews at a later date.
- IV. There is a permit in for the demolition of the old Safeway building. Once the new development has passed City Council, Staff expects the applicant to come in for the permit.

STAFF COMMENTS

None heard.

BOARD COMMENTS

None heard.

NEXT MEETING

The next meeting is scheduled for Thursday, July 18, 2013.

DISCUSSION ITEMS FOR NEXT MEETING

- Contractor License Fees
- 2012 Code Adoption/Review

ADJOURN

The meeting adjourned at 7:54 PM.

MEMORANDUM

To: Honorable Chair and Members of the Building Code Board of Appeals

From: Planning and Building Safety Division

Subject: Review of the City Council Study Session

Date: July 18, 2013

On July 9, 2013, the Building Code Board of Appeals met in a study session with City Council. The attached document is the information provided to City Council for the study session.

The City Council Discussion followed three primary themes:

I. **Fire Code**

- Council Member Loo voiced an expectation that the Board of Appeals review 2012 sprinkler requirements and consider including those requirements for Townhomes. Her concerns were twofold: 1) Buildings of this density simply need sprinklers; 2) the City expectations for narrower streets suggest that response times may be slower and thus townhomes need sprinklers.

II. **Energy**

- Councilmember Dalton expressed his expectations that building codes were intended for life safety concerns only and expressed his concerns of non-life safety concerns increasing the cost of construction within Louisville. He expressly asked staff and the Board of Appeals, in their recommendation, to include which non-life safety items would increase the cost of construction.

The Mayor added his expectation that energy concerns were a public concern like life safety concerns; but, concurred with Councilmember Dalton in requesting a cost assessment of the possible non-life safety code items.

III. **Green Building**

- Planning Director Russ voiced his concerns related to the International Green Construction Code (IGCC) having land use standards and guidelines which extended beyond Chapter 15 in the Louisville Municipal Code (LMC) and apply to Chapter 17, which is reviewed by the Louisville Planning Commission. He stated the IGCC's land use elements would influence the community character of Louisville and prefer those items be vetted through the upcoming Small Area and Neighborhood Planning efforts consistent with the City recently adopted Comprehensive Plan.

SUBJECT: UPDATE DISCUSSION – BUILDING CODE BOARD OF APPEALS (BCBOA)

DATE: JULY 9, 2013

**PRESENTED BY: KEN SWANSON, CHIEF BUILDING OFFICIAL
PLANNING AND BUILDING SAFETY DEPARTMENT**

INTRODUCTION:

The Building Code Board of Appeals (BCBOA) is a five (5) regular member quasi-judicial board that hears and decides requests for variances from the City's Building Codes. There were no appeals filed last year. There has only been one appeal in the past twelve (12) years. The BCBOA also reviews and recommends modifications / updates to the City Council regarding the City's building codes.

BOARD MEMBERS:

The current board members are: Peter Geise, Chair; Matthew Berry Vice Chair; Gary Mancuso, Christopher Tew and Bob Van Pelt. There is currently one open position for an associate member on the BCBOA that may be filled at the discretion of City Council.

2013 WORK GOALS:

2012 International Building Code Adoption

The City of Louisville Building Safety Division is currently enforcing the 2009 International Building Codes (IBC). Every three years the International Code Council (ICC) publishes a new set of building codes. The 2012 IBC is now eligible for adoption. This code is currently under discussion and review by the Board of Appeals.

Each IBC update is a culmination of the three (3) previous years submitted code change requests from many sectors of the construction and enforcement industry.

The BCBOA has been reviewing the changes at their scheduled meeting. The process involves the comparison of the current 2009 International Building Codes and the 2012 International Building Codes. Most of the updates between 2009 and 2012 do not present significant changes to construction, or enforcement procedures. However, there are some significant issues within the 2012 IBC of which the City will need to decide to adopt, or not. These include:

- Residential and Townhouse Fire Sprinklers;
- Above Energy codes mandated with the adoption of the 2012.

Residential Fire Sprinklers – The Louisville City Council, based on a recommendation from the BCBOA, adopted the 2009 IBC without sprinkler requirements for single family homes and townhouses. Council did adopt more restrictive sprinkler requirement for multi-family residential and commercial buildings. Once again, the BCBOA and City

**SUBJECT: UPDATE DISCUSSION – BUILDING CODE BOARD OF APPEALS
(BCBOA)**

DATE: JULY 9, 2013

PAGE 2 OF 3

Council will need to decide, or not, to amend the 2012 IBC and eliminate the sprinkler requirement for single family homes and townhouses as was done in the 2009 adoption

Above Energy Code Conservation - When the City of Louisville adopted 2009 IBC, there was a 30% increase in energy efficiency. To adopt the 2012 IBC, staff estimates another 12 to 15% increase in efficiency.

There is a requirement in the International Energy Conservation Code that would not only require the 15% increase; but the code would mandate the builder choose an additional item that would increase the efficiency an additional 15%, for a total of 30%.

The International Green Construction Code – The Green Construction Code is a new code from the ICC available for adoption this year. There are many enforcement questions raised with this new code. The BCBOA has had several discussions on the code. Fort Collins was one of the first to initiate this code and conducted a 5 year study by a third party consultant. Initial conversation with the board indicates much of the increased conservation goals can be achieved by the adoption of the 2012 Energy Code.

To guide Council's discussion the following advantages and disadvantages for the adoption of the 2012 Building Codes are presented below.

Advantages of adopting the 2012 IBC:

- Positive impact on ISO rating (homeowner's insurance rating);
- Continue to stay current with code cycle;
- Be a leader in code adoption in the state and front range; and,
- Staying current with national trends.

Disadvantages:

- Financial impact; cost of books and training for staff and board \$10,000-\$15,000;
- Possible increase cost of construction;
- Falling behind national trend.

The Building Code Board of Appeals is seeking discussion from the City Council concerning these issues.

Mobile Home Ordinance – The Mobile Home Ordinance has been updated to reflect the current and is under review by the City's Legal Counsel. The BCBOA will then have the opportunity to review and provide input into the ordinance for a recommendation of adoption to City Council later this year.

**SUBJECT: UPDATE DISCUSSION – BUILDING CODE BOARD OF APPEALS
(BCBOA)**

DATE: JULY 9, 2013

PAGE 3 OF 3

Public Outreach – Staff has recognized the need for some public education regarding the rules and regulations for building in Louisville. Suggested topics can include but will not be limited to: basement finishes, decks, carports, and general construction practices.

ATTACHMENT(S):

None

MEMORANDUM

To: Honorable Chair and Members of the Building Code Board of Appeals

From: Planning and Building Safety Division

Subject: Discussion – Direction: Projects for 2013 Building Code Board of Appeals

Date: July 18, 2013

Review of the Louisville Municipal Code pertaining to Contractor Licensing

- Staff will provide the Board with follow up information collected regarding contractor's license fees from surrounding jurisdictions.

Mobile Home Ordinance

- Louisville Municipal Code (LMC) Chapter 15.20: Standard for Mobile Homes and Chapter 15.24: Standard for Mobile Home Parks was last update in 1977. Staff has reviewed and edited the two chapters and is requesting the Boards input regarding those edits. Please use the attached red lined document to assist in your review of the proposed changes.
- The following sections have been redlined:
 - Section 15.20.010 Adoption
 - Section 15.20.030 Additions to code generally
 - Section 15.20.090. Section 26.5 added – Ground anchors and tie-downs.
 - Section 26.5 a)
 - Section 26.5 b) 2)
 - Section 15.20.150 Copies available at office of city clerk.
 - Section 15.24.010 Adoption
 - Section 15.24.020
 - Section 15.24.070. Section 11.5 added – Permit required for construction, alteration or extension.

2012 International Building Code Changes

- Staff will facilitate an initial discussion of the 2012 International Building Code (IBC) with the Board. This initial observations (attached in the City Council Communication) and will include developing a public outreach strategy, a timeframe for other discussion and a goal for possible implementation of the 2012 codes.

Staff is anticipating it will take three Board meetings and one public meeting prior to taking a formal recommendation to City Council by November.

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.20 - STANDARD FOR MOBILE HOMES

Chapter 15.20 STANDARD FOR MOBILE HOMES [\[1\]](#)

Sec. 15.20.010. - Adoption.

Sec. 15.20.020. - Definitions.

Sec. 15.20.030. - Additions to code generally.

Sec. 15.20.040. - Section 5.1.1(a) added—Gas shutoffs and piping.

Sec. 15.20.050. - Section 26.1 added—Licenses, permits, deposits and fees required.

Sec. 15.20.060. - Section 26.2 added—Parking of a mobile home.

Sec. 15.20.070. - Section 26.3 added—Water and sewer supply.

Sec. 15.20.080. - Section 26.4 added—Blocking and tie-down required.

Sec. 15.20.090. - Section 26.5 added—Ground anchors and tie-downs.

Sec. 15.20.100. - Section 26.6 added—Existing mobile homes.

Sec. 15.20.110. - Section 26.7 added—Skirting required.

Sec. 15.20.120. - Section 26.8 added—Inspections required.

Sec. 15.20.130. - Section 26.9 added—Notice of violation.

Sec. 15.20.140. - Section 26.10 added—General penalty clause.

Sec. 15.20.150. - Copies available at office of city clerk.

Sec. 15.20.010. Adoption.

Pursuant to C.R.S. § ~~24-32 Part 31~~ [including Colorado State Housing Resolution #38 and Division of Housing Rule #1, 31-16-101](#) et seq., as amended, there is adopted as a part of this Code and as the mobile home code of the city, by reference thereto, [NFPA 501A Standard for Fire Safety Criteria for Manufactured Home Installations, Sites and Communities 2005 Edition and NFPA 225 Model Manufactured Home Installation Standard 2005 Edition, parts C, D, and E of the Standard for Mobile Homes, 1973 Edition, as amended herein, published by the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts, and approved by the American National Standards Institute, as amended.](#)—all to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the construction, alteration, extension, location, installation, use and maintenance of mobile homes.

(Code 1977, § 15.20.010; Ord. No. 564-1977, § 2)

Sec. 15.20.020. Definitions.

The following terms, phrases, words and their derivations shall have the meanings given in this section:

Accessory structure means any structural addition to a mobile home or mobile home space, including awnings, carports, porches, storage cabinets and similar appurtenant structures.

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.20 - STANDARD FOR MOBILE HOMES

Camper means a unit, containing cooking and/or sleeping facilities, which is designed to be loaded onto, or affixed to, the bed or chassis of a truck to provide temporary living quarters for recreational camping or travel use.

Camper bus. For a definition of camper bus, see the definition of "motor home" in this section.

Mobile home means a transferable, single-family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical conveniences as immobile housing. Such structure will have no foundation other than wheels or removable jacks for conveyance on highways and may be transported to a site as one or more modules. "Mobile home" shall not include "travel trailers," "campers," "camper buses" or "motor homes," or modular homes designed to be placed on a foundation.

Mobile home park means any lot or tract of land designed, used or intended for the purpose of providing a location or accommodations for one or more mobile homes and upon which any mobile home or homes are parked or located, whether or not the lot or tract or any part thereof is held or operated for gain. Automobile or mobile home sales lots on which unoccupied mobile homes are parked for inspection and sale shall not be considered mobile home parks.

Mobile home space means a plot of ground within a mobile home park designated for the accommodation of one mobile home and its accessory structures.

Motor home means a motor vehicle containing cooking and/or sleeping facilities and designed as temporary living quarters for recreational camping or travel use. "Motor home" shall include vehicles designated as "camper buses," and shall also include vehicles which may have been originally designed for use as vans, buses, and the like, but which have been converted to be used as living quarters.

Travel trailer means a portable structure, mounted on wheels and designed to be towed by a motor vehicle, and containing cooking and/or sleeping facilities to provide temporary living quarters for recreational camping or travel use. Such structure may be constructed with rigid sides, or may have collapsible side walls of fabric, plastic or other pliable material.

(Code 1977, § 15.20.020; Ord. No. 564-1977, § 6)

Sec. 15.20.030. Additions to code generally.

The sections set forth in sections 15.20.040 to 15.20.140 are added to the [NFPA 225 Model Manufactured Home Installation Standard 2005 Edition](#). ~~Standard for Mobile Homes, 1973 Edition.~~

(Code 1977, § 15.20.030; Ord. No. 564-1977, § 3)

Sec. 15.20.040. Section 5.1.1(a) added—Gas shutoffs and piping.

Section 5.1.1(a) is added to read as follows:

Section 5.1.1(a) Gas Shutoffs and Piping.

Each mobile home shall be equipped with a readily accessible and identified gas shutoff valve upstream of the gas outlet and located on an outlet riser at a height of not less than four inches above grade. No shutoff valves of any type shall be located under the mobile home. All gas piping shall be tested to sustain air pressure of 20 pounds for 30 minutes.

(Code 1977, § 15.20.040; Ord. No. 564-1977, § 3)

Sec. 15.20.050. Section 26.1 added—Licenses, permits, deposits and fees required.

Section 26.1 is added to read as follows:

Section 26.1 Licenses, Permits, Deposits and Fees Required.

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.20 - STANDARD FOR MOBILE HOMES

The following permits and licenses shall be obtained for the installation of a mobile home:

- a) A mobile home installer's license shall be obtained by any person, firm or company involved in the installation of mobile homes from the building official. The owner of a mobile home may install the unit without obtaining an installer's license.
- b) The owner of a mobile home located in the city, for any use, shall obtain an inspection/permit from the building official prior to attaching the unit to public utilities. The fee for the permit shall be as established by resolution of the city council.
- c) The owner of a mobile home shall pay a water deposit to the city clerk prior to attachment of the unit to the city water system. The amount of the deposit shall be as established by resolution of the city council.
- d) A fee shall be paid to the city clerk each year for a yearly inspection of the unit during either September, October, or November. The yearly inspection fee shall be as established by resolution of the city council.
- e) Building permits are required for all work on a unit, except: the installation of a water evaporative cooler where no extension of electrical service is required, or for the installation of factory built steps or skirting.
- f) A variance shall be required for a nonresidential use not related to construction or remodeling activities.

(Code 1977, § 15.20.050; Ord. No. 564-1977, § 3; Ord. No. 1594-2011, § 32, 6-7-2011)

Sec. 15.20.060. Section 26.2 added—Parking of a mobile home.

Section 26.2 is added to read as follows:

Section 26.2 Parking of a Mobile Home.

A mobile home must be parked in a licensed mobile home park except:

- a) In the case of an emergency or as a temporary measure, an unoccupied mobile home may be parked, subject to all traffic ordinances, on a street, alley or thoroughfare in the city for a period not to exceed 72 hours;
- b) When displayed on a sales lot;
- c) When used as an office or other nonresidential purpose related to construction or remodeling until completion of the construction or remodeling project;
- d) Where permitted by variance; or
- e) Where a mobile home, used as a residence, was not located in a licensed mobile home park or was located on land subsequently annexed to the city on the effective date of this ordinance; the continuing use of such mobile home as stated above shall be allowed unless it is unoccupied for a period of six months.

Any mobile home parked in violation hereof shall be removed immediately by the owner.

(Code 1977, § 15.20.060; Ord. No. 564-1977, § 3)

Sec. 15.20.070. Section 26.3 added—Water and sewer supply.

Section 26.3 is added to read as follows:

Section 26.3 Water and Sewer Supply.

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.20 - STANDARD FOR MOBILE HOMES

Each mobile home shall be connected to city water and sewer systems. All potable water lines subject to freezing shall be wrapped with heat tapes.

(Code 1977, § 15.20.070; Ord. No. 564-1977, § 3)

Sec. 15.20.080. Section 26.4 added—Blocking and tie-down required.

Section 26.4 is added to read as follows:

Section 26.4 Blocking and Tie-Down Required.

Every mobile home shall be secured against wind damage by blocking and tie-downs as follows:

- a) All piers shall be placed on footings of concrete with a minimum dimension of 16 x 16 x 4 or an equivalent thereof as approved by the building official.
- b) All piers shall be spaced at intervals of not more than eight feet on centers along each main frame of the mobile home. In the event concrete pads are provided containing a ground anchor, one pier shall be placed on each pad with the other piers spaced to correspond. End piers shall be placed no more than five feet from the extreme ends of the mobile home.
- c) Piers shall be constructed of standard 8 x 8 x 16 celled concrete block or an equivalent thereof. All piers shall be placed over the footings with the long dimension cross ways to the main frame members and centered under them, with cells vertical. Pier heights shall be such that the mobile home will be located as close to the ground as possible.
- d) Piers shall be topped with a solid concrete cap 8 x 16 x 4.
- e) Hardwood shims shall be driven tightly between the cap and the main frame member to provide uniform bearing. They shall be not more than four inches in thickness and of sufficient width to provide bearing.
- f) Other types of piers or foundations or equivalent permanence and bearing ability may be approved by the building official.

(Code 1977, § 15.20.080; Ord. No. 564-1977, § 3)

Sec. 15.20.090. Section 26.5 added—Ground anchors and tie-downs.

Section 26.5 is added to read as follows:

Every mobile home shall be installed with ground anchors and tie-downs as follows:

- a) Each mobile home shall be provided with ground anchors and tie-downs secured to the main framing members or placed entirely over the body of the mobile home as hereinafter described:

Length of Mobile Home	Required Number of Ground Anchors	Required Tie-Down Sets
Up to 50 feet	4	2

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.20 - STANDARD FOR MOBILE HOMES

50 to 70 feet	6	3
Over 70 feet	8	4

Field Code Changed

b) Each tie-down set shall be constructed as hereinafter described.

- 1) Cables shall be galvanized or stainless steel ¼ inch diameter or larger (6 x 9 IWRC Wire Rope) or 3/8 inch diameter or larger (6 x 7 Wire Rope) or an equivalent as approved by the building official.
- 2) Turnbuckles shall be ½ inch Galvanized steel or larger 'Eye and Eye' or 'Jaw and Eye' or 'Jaw and Jaw.' No hook ends or open 'eyes' are permitted. Absolutely no aluminum turnbuckles are permitted. Turnbuckles shall be adjusted to draw the cables for tight anchorage. Alternate tie-down systems may be approved by the building official.
- 3) Cable (wire rope) ends shall be secured with at least two U Clamps, faces opposed, or other approved fastening.
- 4) Tie-down cables shall be placed so that they assume not less than a 45 degree angles from the footing of the piers and at an approximate right angle to the mobile home.

(Code 1977, § 15.20.090; Ord. No. 564-1977, § 3)

Sec. 15.20.100. Section 26.6 added—Existing mobile homes.

Section 26.6 is added to read as follows:

Section 26.6 Existing Mobile Homes.

A mobile home being used at the date that this ordinance becomes effective which does not conform to the requirements herein shall be considered a nonconforming use, as defined by the zoning regulations of the city. If the use of a nonconforming mobile home is discontinued for a period of six consecutive months, the unit shall not be re-occupied until it is in full conformance with the requirements herein.

(Code 1977, § 15.20.100; Ord. No. 564-1977, § 3)

Sec. 15.20.110. Section 26.7 added—Skirting required.

Section 26.7 is added to read as follows:

Section 26.7 Skirting Required.

- a) Every mobile home shall be completely skirted not later than 60 days from the date of occupancy of such mobile home.
- b) Skirting shall be of a rigid weather resisting material with no tendency to wilt or buckle.
- c) Skirting shall be complete with all openings securely closed by doors or replaceable panels to deny access to animals or children.

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.20 - STANDARD FOR MOBILE HOMES

(Code 1977, § 15.20.110; Ord. No. 564-1977, § 3)

Sec. 15.20.120. Section 26.8 added—Inspections required.

Section 26.8 is added to read as follows:

Section 26.8 Inspections Required.

Every mobile home shall be inspected by the building official after installation to determine conformance to the requirements herein prior to a release by the building official for electrical, gas and water service.

(Code 1977, § 15.20.120; Ord. No. 564-1977, § 3)

Sec. 15.20.130. Section 26.9 added—Notice of violation.

Section 26.9 is added to read as follows:

Section 26.9 Notice of Violation.

After an inspection of a unit in which the building official identifies a violation of the requirements herein:

- a) A written notice of such violation shall be given to the owner or occupant of the mobile home. This notice shall:
 - (1) Specify the provisions herein which are being violated;
 - (2) Specify a reasonable period of time not to exceed 30 days in which the violations are to be corrected; and
 - (3) Specify that the person to whom the notice of violation was issued shall have 30 days from the date of such issuance to appeal the notice to the board of appeals and zoning adjustment.
- b) Upon expiration of the period of time stated in the notice of violation for the required alterations, the building official shall inspect the unit in question and if the required alterations have not been made, the building official shall cause a summons and complaint to the municipal court be served on the party who received notice of the violations.

(Code 1977, § 15.20.130; Ord. No. 564-1977, § 3)

Sec. 15.20.140. Section 26.10 added—General penalty clause.

The following penalty as set forth in full is adopted for the mobile home code:

Section 26.10 General Penalty Clause.

No person shall violate any of the provisions of the ordinances of the City of Louisville. Except in cases where a different punishment is prescribed by any ordinance of the City of Louisville, any person who shall violate any of the provisions of the ordinances of the City of Louisville, shall be punished by a fine of not more than \$1,000.00, or by imprisonment not to exceed one year, or both such fine and imprisonment.

Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the ordinances of Louisville, Colorado, is committed, continued or permitted by any such person, and he shall be punished accordingly.

(Code 1977, § 15.20.140; Ord. No. 564-1977, § 5; Ord. No. 1051-1991, § 1)

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.20 - STANDARD FOR MOBILE HOMES

Sec. 15.20.150. Copies available at office of city clerk.

At least three copies of the [NFPA 501A Fire Safety Criteria for Manufactured Homes Installation, sites, and Communities 2005 Edition and NFPA 225 Model Manufactured Homes Installation Standard 2005 Edition Standard for Mobile Homes, 1973 Edition](#), as amended herein, published by the National Fire Protection Association, all certified to be true, shall be available at the office of the city clerk for reference by any interested person between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, holidays excepted. The mobile home code as finally adopted shall be available for sale to the public through the office of the city clerk at a moderate price.

(Code 1977, § 15.20.150; Ord. No. 564-1977, § 4)

FOOTNOTE(S):

--- (1) ---

Cross reference— Standard for mobile home parks, ch. [15.24 15.24](#); zoning regulations for mobile homes, trailers and commercial vehicles, § 17.16.190. [\(Back\)](#)

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.24 - STANDARD FOR MOBILE HOME PARKS

Chapter 15.24 STANDARD FOR MOBILE HOME PARKS [\[1\]](#)

Sec. 15.24.010. - Adoption.

Sec. 15.24.020. - Addition to code generally.

Sec. 15.24.030. - Section 11.1 added—License required.

Sec. 15.24.040. - Section 11.2 added—Application for license.

Sec. 15.24.050. - Section 11.3 added—License issued after occupancy permit.

Sec. 15.24.060. - Section 11.4 added—Transfer of license.

Sec. 15.24.070. - Section 11.5 added—Permit required for construction, alteration or extension.

Sec. 15.24.080. - Section 11.6 added—PUD requirement.

Sec. 15.24.090. - Section 11.7 added—Areas for travel trailers, campers and mobile homes.

Sec. 15.24.100. - Section 11.8 added—Emergency sanitary facilities.

Sec. 15.24.110. - Section 11.9 added—Electrical equipment.

Sec. 15.24.120. - Section 11.10 added—Ground anchors required.

Sec. 15.24.130. - Section 11.11 added—Fuel storage.

Sec. 15.24.140. - Section 11.12 added—Existing mobile home parks.

Sec. 15.24.150. - Section 11.13 added—Notice of violation.

Sec. 15.24.160. - Section 11.14 added—Definitions.

Sec. 15.24.170. - Section 11.15 added—General penalty clause.

Sec. 15.24.010. Adoption.

Pursuant to C.R.S. § ~~38-12-200.1 thru 220 31-16-101~~ et seq., as amended, there are adopted as a part of this Code and as the mobile home parks code, by reference thereto, all parts of the Standard for Mobile Home Parks, ~~known as the State of Colorado Mobile Homes Park Act -1974 Edition, published by the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts,~~ to have the same force and effect as if set forth in this chapter in every particular. The subject matter of the adopted codes includes comprehensive provisions and standards regulating construction, alteration, extension, location, installation, use and maintenance of mobile home parks for the purpose of protecting the public health, safety and general welfare.

(Code 1977, § 15.24.010; Ord. No. 563-1977, § 1)

Sec. 15.24.020. Addition to code generally.

The sections set forth in sections 15.24.030 to 15.24.170 are added to the Standard for Mobile Home Parks, ~~1974 Edition.~~

(Code 1977, § 15.24.020; Ord. No. 563-1977, § 2)

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.24 - STANDARD FOR MOBILE HOME PARKS

Sec. 15.24.030. Section 11.1 added—License required.

Section 11.1 is added to read as follows:

Section 11.1 License Required.

The operator or administrator of a mobile home park within the City of Louisville shall be licensed by the city clerk upon certification by the building official of compliance of the requirements herein. Each license shall be valid for one calendar year. The license fee amount shall be as established by resolution of the city council. The mobile home park license shall be conspicuously posted in offices of, or on the premises of the mobile home park at all times.

(Code 1977, § 15.24.030; Ord. No. 563-1977, § 2; Ord. No. 1594-2011, § 33, 6-7-2011)

Sec. 15.24.040. Section 11.2 added—Application for license.

Section 11.2 is added to read as follows:

Section 11.2 Application for License.

An application for a yearly license or a renewal of such license shall be in writing and contain the following: 1) the name and residence of the applicant and/or owner of the park; b) the location and legal description of the mobile home park; c) a site plan of the mobile home park, showing all spaces, structures, roads and other service facilities; d) signature of the applicant; e) each application shall be accompanied by the required license fee. Application for a license may be made simultaneously with application for a mobile home park.

(Code 1977, § 15.24.040; Ord. No. 563-1977, § 2)

Sec. 15.24.050. Section 11.3 added—License issued after occupancy permit.

Section 11.3 is added to read as follows:

Section 11.3 License Issued after Occupancy Permit.

No mobile home park license shall be issued until such time as the building official has issued a certificate of occupancy. A temporary license may be issued for each phase of the park completed and readied for occupancy.

(Code 1977, § 15.24.050; Ord. No. 563-1977, § 2)

Sec. 15.24.060. Section 11.4 added—Transfer of license.

Section 11.4 is added to read as follows:

Section 11.4 Transfer of License.

Within ten days after transfer of the operation and administration of a licensed mobile home park, written notice of such transfer shall be delivered to the city clerk. Such notice shall include the name and address of the owner or operator of the park. Upon payment of \$10.00, the city clerk shall issue a new license to the new operator or owner.

(Code 1977, § 15.24.060; Ord. No. 563-1977, § 2)

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.24 - STANDARD FOR MOBILE HOME PARKS

Sec. 15.24.070. Section 11.5 added—Permit required for construction, alteration or extension.

Section 11.5 is added to read as follows:

Section 11.5 Permit Required for Construction, Alteration or Extension.

A permit from the building official shall be required for construction, alteration, or extension of a mobile home park within the city. A permit shall be issued after the payment of all permit fees, tap fees, and special assessments. The standards for a building permit as set out by the International Residential Code Uniform Building Code, as adopted by the city, shall apply to all permits for mobile home parks.

(Code 1977, § 15.24.070; Ord. No. 563-1977, § 2)

Sec. 15.24.080. Section 11.6 added—PUD requirement.

Section 11.6 is added to read as follows:

Section 11.6 PUD Requirement.

All mobile home parks shall be developed in compliance with the PUD requirements of the zoning ordinances of the City of Louisville. Included under the PUD requirements shall be plans relating to storage sheds, carports and skirting of the mobile home park.

(Code 1977, § 15.24.080; Ord. No. 563-1977, § 2)

Sec. 15.24.090. Section 11.7 added—Areas for travel trailers, campers and mobile homes.

Section 11.7 is added to read as follows:

Section 11.7 Areas for Travel Trailers, Campers and Mobile Homes.

An area may be designated within a mobile home park for the temporary occupancy by travel trailers, campers, and motor homes. Any such area shall be located in a manner as to: a) minimize noise and disturbances to (for) the permanent residents of the park; b) be conveniently located in relation to community service and sanitary facilities; c) provide all required utilities as are required for each unit; d) provide tie-downs complete with ground anchors, cables and turnbuckles for each unit; e) provide the following minimum toilet and bathing facilities in an area convenient to the parking area and in no case more than 100 feet from any point in such area:

Number of Spaces	Male Facilities	Female Facilities
One to Ten	1 Toilet	2 Toilets
	1 Urinal	1 Lavatory
	1 Lavatory	1 Shower
	1 Shower	

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.24 - STANDARD FOR MOBILE HOME PARKS

Each Additional Ten Units	1 Toilet	1 Toilet
	1 Lavatory	1 Lavatory
	1 Shower	1 Shower

(For every third toilet a urinal may be substituted)

(Code 1977, § 15.24.090; Ord. No. 563-1977, § 2)

Sec. 15.24.100. Section 11.8 added—Emergency sanitary facilities.

Section 11.8 is added to read as follows:

Section 11.8 Emergency Sanitary Facilities.

Every mobile home park shall contain emergency sanitary facilities in a service or office building, in a location accessible to all mobile homes within the park.

(Code 1977, § 15.24.100; Ord. No. 563-1977, § 2)

Sec. 15.24.110. Section 11.9 added—Electrical equipment.

Section 11.9 is added to read as follows:

Section 11.9 Electrical Equipment.

Each mobile home site shall be provided with an electrical outlet supplying at least 120/140 volts for utility company three wire meters with a minimum of 50 amps capacity. Each such installation shall conform to the standards of the National Electrical Code as adopted by the City of Louisville. All power lines and service connections in a mobile home park shall be underground.

(Code 1977, § 15.24.110; Ord. No. 563-1977, § 2)

Sec. 15.24.120. Section 11.10 added—Ground anchors required.

Section 11.10 is added to read as follows:

Section 11.10 Ground Anchors Required.

Each space for a mobile home shall be equipped with ground anchors as required in the mobile home ordinance of the City of Louisville.

(Code 1977, § 15.24.120; Ord. No. 563-1977, § 2)

Sec. 15.24.130. Section 11.11 added—Fuel storage.

Section 11.11 is added to read to follows:

Section 11.11 Fuel Storage.

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.24 - STANDARD FOR MOBILE HOME PARKS

All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the mobile home or less than five feet from any mobile home exit.

(Code 1977, § 15.24.130; Ord. No. 563-1977, § 2)

Sec. 15.24.140. Section 11.12 added—Existing mobile home parks.

Section 11.12 is added to read as follows:

Section 11.12 Existing Mobile Home Parks.

A mobile home park in existence at the date that this ordinance becomes effective which does not conform to the requirements herein shall be considered a nonconforming use as defined by and subject to the zoning regulations of the City of Louisville.

(Code 1977, § 15.24.140; Ord. No. 563-1977, § 2)

Sec. 15.24.150. Section 11.13 added—Notice of violation.

Section 11.13 is added to read as follows:

Section 11.13 Notice of Violation.

After an inspection of a park in which the building official identifies a violation of the provision herein: a) a written notice of such violation shall be given to the owner or operator of the park. The notice shall (1) specify the provisions herein which are being violated, (2) specify a reasonable period of time not to exceed 30 days in which the violations are to be corrected; (3) specify that the person to whom the notice of violation was issued shall have 30 days from the date of such issuance to appeal the notice to the board of appeals and zoning adjustment. b) upon expiration of the period of time stated in the notice of violation for required alterations the building official shall inspect the park in question and if the required alterations have not been made, the building official shall cause a summons and complaint to the municipal court to be served on the party who received notice of the violation.

(Code 1977, § 15.24.150; Ord. No. 563-1977, § 2)

Sec. 15.24.160. Section 11.14 added—Definitions.

Section 11.14 is added to read as follows:

Section 11.14 Definitions.

The following terms, phrases, words and their derivations shall have the meanings given herein:

Accessory structure: Any structural addition to a mobile home or mobile home space, including awnings, carports, porches, storage cabinets and similar appurtenant structures.

Camper: A unit, containing cooking and/or sleeping facilities, which is designed to be loaded onto, or affixed to, the bed or chassis of a truck to provide temporary living quarters for recreational camping or travel use.

Camper bus: See: "Motor Home."

Mobile home: A transferrable, single-family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical conveniences as immobile housing. Such structure will have no foundation other than wheels or removable jacks for conveyance on highways and may be transported to a site as one or more modules. The term 'mobile home' shall

TITLE 15 - BUILDINGS AND CONSTRUCTION

Chapter 15.24 - STANDARD FOR MOBILE HOME PARKS

not include `travel trailer,' `campers,' `camper buses' or `motor homes,' as defined herein, or modular homes designed to be placed on a foundation.

Mobile home park: Any lot or tract of land designed, used or intended for the purpose of providing a location or accommodations for one or more mobile homes and upon which any mobile home or homes are parked or located, whether or not the lot or tract or any part thereof is held or operated for gain. Automobile or mobile home sales lots on which unoccupied mobile homes are parked for inspection and sale shall not be considered mobile home parks.

Mobile home space: A plot of ground within a mobile home park designated for the accommodation of one mobile home and its accessory structures.

Motor home: A motor vehicle containing cooking and/or sleeping facilities and designed as temporary living quarters for recreational camping or travel use. The term `motor home' shall include vehicles designated as `camper buses,' and shall also include vehicles which may have been originally designed for use as vans, buses, and the like, but which have been converted to be used as living quarters.

Travel trailer: A portable structure, mounted on wheels and designed to be towed by a motor vehicle, and containing cooking and/or sleeping facilities to provide temporary living quarters for recreational camping or travel use. Such structure may be constructed with rigid sides, or may have collapsible side walls of fabric, plastic or other pliable material.

(Code 1977, § 15.24.160; Ord. No. 563-1977, § 2)

Sec. 15.24.170. Section 11.15 added—General penalty clause.

The following penalty clause as set forth in full is adopted for the mobile home parks code:

Section 11.15 General Penalty Clause.

No person shall violate any of the provisions of the ordinances of the City of Louisville. Except in cases where a different punishment is prescribed by any ordinance of the City of Louisville, any person who shall violate any of the provisions of the ordinances of the City of Louisville, shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or both such fine and imprisonment.

Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the ordinances of Louisville, Colorado, is committed, continued or permitted by any such person, and he shall be punished accordingly.

(Code 1977, § 15.24.170; Ord. No. 563-1977, § 3; Ord. No. 1051-1991, § 1)

FOOTNOTE(S):

--- (1) ---

Cross reference— Standard for mobile homes, ch. 15.20; zoning regulations for mobile homes, trailers and commercial vehicles, § 17.16.190. [\(Back\)](#)