

Building Code Board of Appeals

Agenda

**November 21, 2013
City Hall, Council Chambers
749 Main Street
6:30 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - September 19, 2013
 - October 17, 2013
- V. Public Comments on Items Not on the Agenda
- VI. Regular Business
 - Louisville Municipal Code - Mobile Home Ordinance Update
- VII. Discussion – Direction
 - Fall Open Government Training
 - 2014 BC BOA Schedule
- VIII. Update
- IX. Staff Comments
 - 2012 Code Adoption
 - LMC Contractor License
- X. Board Comments
- XI. Date of next meeting
 - January 16, 2014
- XII. Discussion Items for Next Meeting
- XIII. Adjourn

Building Code Board of Appeals

Meeting Minutes

September 19, 2013
City Hall, Council Chambers
749 Main Street
6:30 PM

CALL TO ORDER – Chairperson Geise called the meeting to order at 6:37 PM.

ROLL CALL was taken and the following members were present:

Board Members Present: Peter Geise, Chairman
Matthew Berry, Vice Chair
Robert Van Pelt
Christopher Tew

Board Members Absent: Gary Mancuso

Staff Members Present: Ken Swanson, Chief Building Official
Monica Garland, Permit Technician

Others Present: Steve Brauneis, Planning Commission
Andy Johnson, Sustainability Advisory Board
Chris Mestes, Fire Marshall

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Van Pelt moved and Geise seconded the motion to approve the July 18, 2013 minutes. Motion passed by all members present. Correction made before the end of the meeting by Brauneis to correct ranting to rating on page 6.

PUBLIC COMMENTS

Peter Stewart, Historical Commission, and Tim Parker, Fire Chief, were unable to make the meeting. Stewart's email and Parker's response were both read into the record. Both emails are attached.

REGULAR BUSINESS

2012 Building Code Adoption

Van Pelt asked about the process going forward with the 2012 Code Adoption.

Staff commented this is the first meeting and a follow up meeting can be scheduled in October to have the Board's formal recommendation to bring to City Council.

Van Pelt asked if the Board's recommendation differs from Staff how would it be brought to City Council.

Staff commented both recommendations will be brought to City Council. Staff highlighted the changes which were made starting with the wind loads which were to be unchanged.

Berry mentioned in the 2012 codes there are slight changes to the wind loads and it may be a slight factor and may end up being the same wind load as before. Based on the current wind speeds, there might need to be a slight change in the speeds. The new wind speed code needs to be fully reviewed and Berry will review these more.

Staff stated the October meeting should be scheduled for follow up the code discussions. There looks to be a possible difference between the re-roof wind speeds and the building wind speeds. Adding a footnote stating our wind speed is based on a 100 year event may be enough to cover the change.

Staff noted there is a change in the frost line depth based on a survey of surrounding jurisdictions. The city is currently at 30". Superior, Broomfield, Westminster, Lafayette are currently 36", Longmont is currently 30" and the City of Boulder is 32". Staff purposes to move the frost line depth to 36".

Geise asked if the change is for fence posts and foundation.

Staff replied it is for foundation. The current required depth for fence posts is currently 24" not the 30".

The Board has no issues with the change.

Staff also made a change to termites from "zero to slight" to "slight to moderate" based on a few cases of termite damage in the area.

Berry asked if Staff had polled other jurisdictions. Berry has seen a few cases of termite damage, but in an older home where the wood plates were in direct contact with soil.

Staff added they will look into other jurisdictions and how they look at the termite codes.

Johnson added he has seen termites in 50 year old homes.

Geise asked if staff could look into what classifies as zero to slight and slight to moderate.

Berry asked when the termite code would come into play.

Staff said there are codes for existing structures and additions and alterations would fall under the currently adopted code.

Berry added an example of a second story addition to an existing house would they have to reframe the first floor also.

Staff asked if there is a specific direction the Board has on this.

Berry stated he feels if the structure can carry the load based on the level of decay.

Geise asked if decay had been changed also to "slight to moderate."

Staff replied it has changed also and the termite and decay factor could be a case by case basis. Staff asked the Board and others present if they have run in to decay on projects.

A yes reply was heard.

Staff asked if it was generally due to the wood in contact with earth or because a non-decay species was used.

Johnson replied it is because a non-decay species has been used and has run into a termite issue on a project, but it is rare to see termite damage and adds he normally sees decay due to weather or moisture.

Staff stated the chart in the codes is more for newer construction.

Berry added the termite damage is normal with direct contact with earth and decay has been with projects with direct contact with earth or near creeks and other areas with constantly high ground water.

Van Pelt asked if Staff is looking to amend out the residential sprinkler code for new single family homes.

Staff replied they are looking to not amend out the fire sprinkler codes as was done in the last code adoption process.

Van Pelt asked about how tap fees would be figured out in regards to the current municipal code.

Staff replied tap size is normally $\frac{3}{4}$ " for a single family residential. The IRC address sprinkler taps two ways. One is it can split off and run the sprinklers separately. The second is to not split from the domestic line and run the water supply system and the sprinkler system. The homeowner can also run a separate tap for sprinkler only. A separate tank can be installed and acts like a reservoir to run the sprinklers.

Mestas added the code requires two heads with a water supply for 10 minutes. FD has seen the stand alone system with a separate tap with no fees from the City. The separate reservoir tank can be filled by way of a garden hose or a separate line a plumber can run which will only run if the water goes below a certain level. There is also the shared system which runs all the water.

Staff added the requirement of the tank would only be required if in engineering, the current water tap size couldn't support the pressure needed to maintain the 7 gallons per minute of water for 10 minutes needed by code.

Geise stated there are pros and cons to adopting the sprinkler codes. The pros being life safety, the time added to get people out and for the fire department to get there and the cons being the added cost and the additional possibility of flooding in the instance of tank or sprinkler head failure.

Mestas has spoken to the fire sprinkler installers for the Copper Hill Subdivision and their fees are running \$2.25/sqft if the water is brought in and \$2.50/sqft for a tank. These fees include the excavating for lines and the tank and the engineering.

Staff has spoken with Tom Ramsey, Westmark Design and Construction, and the systems he had installed ran between \$2.00 - \$2.50/sqft. Each installer sets their own fees and vary from installer to installer.

Johnson stated this sprinkler topic will become irrelevant in a few years and it is inevitable there will be a sprinkler code. Just like the IgCC and green building code, it is the way codes are leaning and it is a matter of time for when and how the codes will be adopted.

Johnson and Geise have both had issues in the past with systems failing during the first test after install. Repairs to the failure can become costly. Johnson added the most common failure he has seen has been with the head. He has done three houses with sprinklers and all have failed when the water has been turned on and Geise has seen three out of 15 systems fail.

Mestas stated the Fire Department tests at the time of rough plumbing with all heads on, this catches more of the potential failures prior to the completion of a project.

Johnson says he realizes there is the potential for failing with any type of job and is in favor of sprinkler systems. He feels the life safety is greater than the convenience of not installing the system.

Geise is for the systems, but feels there should be more information in place for everyone prior to the code going into effect including the cost of install and the why the system should be installed.

Johnson added education, like with anything new, is key throughout the process.

Geise added he doesn't want to just adopt the sprinkler code and have it fail without the education behind it.

Geise has a contact with Viega, a fire sprinkler system company, and they have offered to come in to talk to the Board about any questions they may have about the systems and the fire sprinkler supplies.

Geise preferred to see more discussion happen toward the cost effectiveness of adding sprinkler systems.

Johnson asked Geise if the cost of the system is his main standing point against the new code.

Geise replied he is also concerned with what requirements will be in place for those who design and install these systems.

Staff replied the system will have to be engineered.

Geise asked who would inspect the systems.

Staff replied the City would be based on the designs which had been submitted and approved.

Johnson asked if it would be a separate permit.

Staff replied it wouldn't since it would be part of the water line and doesn't see the need for a separate permit.

Van Pelt stated his concern is with the potential to add undue hardship on the contactors and citizen because the sprinklers are so new to the codes being adopted and there will be a learning curve where staff and contractors will need to learn exactly what is submitted and required. He posed the question of does the Board want to keep the ordinance as written by Staff or Amend out one and two family dwelling units with the main focus of adding the requirement to new townhomes. He also stated the width of streets for fire department access in new developments might come into play in the decision.

Berry wondered if this would actually solve the problem or would this make a difference with the number of calls and help with fire suppression until the Fire Department arrives onsite.

Mestas stated, from a different business stand point, saving one life makes it all worth it and the Fire Departments biggest concern leans more toward town homes and homes closer together.

Brauneis heard, and Mestas confirmed, there has been no recorded death in a sprinkled single family home.

Geise stated they should be required in townhomes.

Johnson, wondered if it can be construed as discriminating for new construction and asked how one would judge on a case by case bases.

Brauneis wondered if the concerns Geise has, valid as they are and if they haven't already been discussed, would be any less valid in a few years.

Van Pelt stated adopting the code leans more toward what is going on around us and asked if as a community, do we want to be one of the early adopters or let it develop.

Staff agreed it is a matter of time and feels the main question is when is it the best time for the community.

Van Pelt asked how do we bring a motion before Council.

Staff reminded the Board a motion doesn't have to be made at this meeting. A motion can be made at the next meeting and the motion is ultimately up to the Board.

Tew asked if it would be advisable to have someone on staff to answer and educate contractors.

Geise stated the issue of not enough staffing has come up in the past with prior green points programs.

Berry suggested maybe a pamphlet or handout should be created.

Staff replied current staff is busier mainly with more inspections for staff. Passing this code will add another inspection on the work load. Staff hopes Council takes this into account and from a customer service stand point, and hopes the wait time for inspections won't move past next day inspections.

Staff stated from the discussion with the Board no motion will be made at tonight's meeting and Staff, with the help from Berry on wind load, will do further research into a few of the talked about changes and bring the code adoption back to the Board at the next meeting.

Van Pelt notes the IgCC was not part of this code adoption process.

Staff agreed and stated this is still a new code and involves the Planning Department as most of the codes fall under life style more than life safety. Staff recommended the Planning Department heads this topic with the community and other pertinent Boards.

Johnson added he feels the BC BOA or even Planning Commission should not be the ones to focus on the IgCC, but more the community as a whole should discuss. It is a huge topic.

Brauneis stated he sees it as a little more cut and dry and it is a leap from what we have seen from the standard code practice in the past, but sees it as still being partially under life safety but on a larger perspective.

Johnson added there is a whole book where you can take the whole thing or bits and pieces. City of Denver looked at the IgCC for nine months to a year and felt it covered six departments and was hard to enforce. Ft Collins fully vetted the codes and decided to adopt with amendments.

Van Pelt stated it needs a thorough vetting process to fully understand the full extent of the details prior to adoption.

Johnson added he has heard the 2015 IgCC will look different from the 2012.

Geise asked the Board if there is one way the Board is leaning to give guidance to Staff on how to write the code changes the Board would like to recommend.

Staff asked if the Board is leaning toward amending out single family dwellings from the adoption.

Van Pelt felt a motion shouldn't be made at this time since there are a few other things which will be looked at and brought to the next meeting.

Staff added this same discussion will most likely be had at the meeting before Council.

Brauneis added Council will sometimes direct staff to bring multiple options so they will have a few more options to look at for a motion. One of these options is to amend out single family residences.

Van Pelt stated this was the best way to say what they were looking at. Johnson stated it might be helpful to know what surrounding areas have adopted the code. There is a list which had been put together and given to the Board at the last meeting showing the surrounding jurisdictions and who had adopted the code and who had been reviewing the code.

Louisville Municipal Code Contractor License

Staff updated the Board on the latest changes to the LMC Contractor License chapter which includes; new fee structure, removal of the difference between commercial and residential plumbing and mechanical contractors, and overall wording clarifications.

Tew mentioned a change might be needed in the wording of the general liability insurance when signing the contractor's license. He suggested the word might be changed to "They will maintain general liability insurance and any subcontractor they hire will maintain general liability insurance."

Staff will review the wording and bring it back to the Board at the next meeting.

Tew asked about the wording for the General Contractor Class A and B licenses and asked Staff if further review into these licenses might be needed since both state unlimited commercial.

Geise stated the main difference between A and B is the height of the building and Berry adds it is also the use group allowed to be built.

Staff added there is residential testing required in the class B and not the class A.

Berry has heard from fellow colleagues who have taken the tests, the class B leans toward commercial tenant finishes.

The Board recommended a change in the wording to limited commercial and unlimited residential for a class B license.

Geise will look into other jurisdictions and the wording they have for the Class A and B licenses and present his findings at the next meeting.

DISCUSSION

Board Vacancies/Term Ending

Van Pelt's term will end this year and there is an alternate position still open.

Berry asked if the members have to be residents of the city.

Geise confirmed the BC BOA is the only Board which members do not have to live in the city. Applications must be received by November 14, 2013 and interviews will be held December 9th and 10th.

UPDATE

None heard.

STAFF COMMENTS

Tew and Van Pelt need to attend the Fall Open Government Meeting on Tuesday, October 29th at 6:30 pm in Council Chambers.

Staff will send meeting requests out next week.

BOARD COMMENTS

None heard.

NEXT MEETING

An October 17th meeting will be added to finalize and a motion is scheduled to be made on the 2012 Building Code Adoption and the Louisville Municipal Code Contractor Licenses.

DISCUSSION ITEMS FOR NEXT MEETING

- 2012 Building Code Adoption
- Louisville Municipal Code Contractor License

ADJOURN

The meeting adjourned at 9:05 PM.

Monica Garland

From: Peter Stewart <Peter@stewart-architecture.com>
Sent: Thursday, September 19, 2013 11:18 AM
To: Tim Parker; Gary Mancuso; Monica Garland; stevebrauneis@hotmail.com; Chris Mestas; Andy Johnson; Christopher Tew; Matt Berry; Peter Geise; Robert Van Pelt
Cc: Ken Swanson; Troy Russ
Subject: Re: Building Code Board of Appeals

Chief Parker,

Thank you for the clarification regarding the response time. Perhaps this is why Boulder County previously had an exemption for single family residences that were within x number of feet of a fire hydrant.

-Peter

From: Tim Parker
Sent: Thursday, September 19, 2013 10:34 AM
To: peter@stewart-architecture.com ; [Gary Mancuso](#) ; [Monica Garland](#) ; stevebrauneis@hotmail.com ; [Chris Mestas](#) ; [Andy Johnson](#) ; [Christopher Tew](#) ; [Matt Berry](#) ; [Peter Geise](#) ; [Robert Van Pelt](#)
Cc: [Ken Swanson](#) ; [Troy Russ](#)
Subject: RE: Building Code Board of Appeals

Mr. Stewart; Thanks for your perspective. As a point of clarification, it's important to remember that my reference to our volunteer department needs to be within context. We can and do provide the same level of service and capabilities than a fully career department, however, it may take us longer to get there because our members respond from home. The point was simply a reference to time and the fact that sprinklers help us hold the fire until we can get there.

Tim Parker

Chief of Department

Tparker@LouisvilleFire.com

303.666.6595



From: peter@stewart-architecture.com [mailto:peter@stewart-architecture.com]
Sent: Thursday, September 19, 2013 12:02 AM
To: Gary Mancuso; Monica Garland; stevebrauneis@hotmail.com; Chris Mestas; Tim Parker; Andy Johnson; Christopher Tew; Matt Berry; Peter Geise; Robert Van Pelt
Cc: Ken Swanson; Troy Russ
Subject: RE: Building Code Board of Appeals

Hi All,

I regret I will not be able to attend but wanted to forward a couple of thoughts regarding residential fire sprinklers for your consideration and discussion:

1) Reviewing the minutes from your last meeting, I'm concerned that Chief Parker's comments could be interpreted as implying that a volunteer fire department is so much less effective than a municipal fire dept that fire sprinklers should be required in Louisville. If this is true would there be other remedies that could benefit existing residences not just newly constructed residences?

2) Rather than a blanket fire sprinkler requirement for all new residential units consider imposing the requirement for any residential use with less than a 5-foot fire separation. This concept has precedence per R302.1 & R301.1. The result would be that all attached and very closely spaced single family residences have automatic fire sprinklers and traditionally arranged single family residences would be exempt.

Regarding energy codes: I support adaptation because I believe it is overwhelmingly supported by this community and aligns with our adopted comprehensive plan. Same is also true for the Green Construction Code which like the rest of the code establishes minimal design and construction standards.

Thank you in advance for considering my comments,

Peter Stewart

1132 Jefferson Ave.

----- Original Message -----

Subject: Re: Building Code Board of Appeals

From: "Gary Mancuso" <mancusog@comcast.net>

Date: Wed, September 18, 2013 10:12 pm

To: "Monica Garland" <MonicaG@Louisvilleco.gov>,

<stevebrauneis@hotmail.com>, <CMestas@louisvillefire.com>,

<tparker@louisvillefire.com>, "Andy Johnson" <andy@dajdesign.com>,

"Peter Stewart" <peter@stewart-architecture.com>, "Christopher Tew"

<tewchris@gmail.com>, "Matt Berry" <m.berry@ascentgrp.com>, "Peter

Geise" <pgeise@stonehausconstruction.com>, "Robert Van Pelt"

<bob@rvparchitecture.com>

Cc: "Ken Swanson" <KenS@louisvilleco.gov>, "Troy Russ"

<troyr@louisvilleco.gov>

Hi,

Just letting you know due to the recent floods I'm sure you can imagine as a General Contractor I am overwhelmed with customers needing help and the clean up required. I am currently working 12 hours a day with my crews. Due to this situation I won't be able to make the board meeting on Thursday and I hope you all understand.

Wishing everyone the best and hopefully you all weathered the storm without much damage

Gary Mancuso
303-589-1809

From: [Monica Garland](#)

Sent: Thursday, September 12, 2013 4:19 PM

To: <mailto:stevebrauneis@hotmail.com> ; <mailto:CMestas@louisvillefire.com> ;
<mailto:tparker@louisvillefire.com> ; [Andy Johnson](#) ; ['Peter Stewart'](#) ; [Christopher Tew](#) ; [Gary Mancuso](#) ; [Matt Berry](#) ; [Peter Geise](#) ; [Robert Van Pelt](#)

Cc: [Ken Swanson](#) ; [Troy Russ](#)

Subject: Building Code Board of Appeals

Hello,

Attached in the complete packet for the BC BOA meeting next Thursday, September 19, 2013.

During the September 19th meeting, staff is requesting discussion and recommended changes regarding the 2012 ICC Code Adoption. Following the discussion and any requested changes the Board of Appeals will hold a meeting on October 17, 2013 to formulate a recommendation of approval to City Council.

If you have any questions or comments, please contact Ken Swanson by email (kens@louisvilleco.gov) or by telephone (303.335.4580).

Regards,

Monica Garland

Permit Technician

Building Safety Division

City of Louisville

Phone: 303.335.4584

Fax: 303.335.4588

monicag@louisvilleco.gov

This email and the attached documents (if any) are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message and the accompanying documents is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and fully delete the original message and any accompanying documents. Thank you.

Building Code Board of Appeals

Meeting Minutes

October 17, 2013
City Hall, Council Chambers
749 Main Street
6:30 PM

CALL TO ORDER – Vice Chair Berry called the meeting to order at 6:37 PM.

ROLL CALL was taken and the following members were present:

Board Members Present: Matthew Berry, Vice Chair
Robert Van Pelt
Christopher Tew
Gary Mancuso

Board Members Absent: Peter Geise, Chairman

Staff Members Present: Ken Swanson, Chief Building Official
Troy Russ, Planning and Building Safety Director
Monica Garland, Senior Administrative Assistant

Others Present: Steve Brauneis, Planning Commission
Andy Johnson, Sustainability Advisory Board
Chris Mestes, Fire Marshall

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Minutes from the September 19th meeting were not available for this meeting. These minutes along with the current meetings minute will be available for the November 20th meeting for review.

PUBLIC COMMENTS

None heard

REGULAR BUSINESS

2012 Building Code Adoption

Russ updated to the Board regarding the shown changes to the ordinance showing the exact changes by strikeouts. The main changes come to the previous notes regarding the fire access previously in the Municipal code and will now be found under Appendix D which is part of the fire code. Appendix D is being adopted as a guideline which the City and Fire Department will follow, but a variance can be requested to the guidelines which will need to be approved by the Fire Department and City staff and demonstrated by an engineering analysis. There is also a life safety obligation which City Staff is fully supporting with the sprinkling of all residential structures. Within the Staff Memo there are alternatives which were heard at the last meeting. One is the concept is the Board agrees with townhomes and duplexes being included in the sprinkler requirement and Peter's concept of single families which have a greater than 5' of each other not be included in the requirement. From the Planning perspective there is zero impact since there are no homes with the 5' of each other, nor will there ever be allowed.

This brings up the second concept which is all single family residents be exempt from the sprinkler requirement. If the Board would like to make a motion toward the second option, the Planning Department sees this one as the best alternative to Staff's recommendation. Berry asked if there were any houses in Old Town which might be within the 5' of each other. Russ replied there are none which are 5' from each other but some within 5' of the property line. If a scrape is brought in, then they would have to comply with the current setback codes and would not be within 5' of the neighboring structure.

Mancuso stated no matter what is being done to a single family residence, be it an alteration, addition or new builds; the sprinkler system would not be required. Russ further clarified even in Staff's recommendation for the sprinkler code requirement it would only apply to new construction. Van Pelt adds this is a requirement through the IRC.

Russ recommended to go around the room to get the Board and Public's feelings and then a motion to be made. Staff will present both recommendations to City Council for consideration. Mancuso asked why Staff would bring a different recommendation in front of Council. Russ replied Staff is allowed to differentiate from the recommending body. Russ feels the sprinkler code is important enough to the issues by Staff differentiating from the Boards recommendation. City Council will have the final say on which recommendation is approved and put into place. Mancuso's concern is the Board's recommendation might not have the full presentation as Staff's will and as unbiased as possible. Russ stated the full presentations of the fact will be given for both. Van Pelt asked if this request would be first presented at study session. Russ stated the BCBOA is where it will start but Council cannot direct the session or go with a recommendation. Everyone from the Board is invited and Geise will be given time to speak about the Board recommendation.

Russ has heard some concerns about the timing of the code adoption and current designs in process before submittal. The timing of when the ordinance might take effect would rely on the readings to Council and approval from Council adding 30 days for the citizen to possible petition the decision. Figuring first reading is the first

Tuesday in December and second reading is the third Tuesday, then there is a 30 day petition process and 15 days for publication, the ordinance will become law 45 days after the decision. Staff has worked with the Fire District to push implementation to February or March, April at the latest, to work with contractors regarding the addition of a sprinkler system. Staff recognizes this will result in a change to the plans and an additional cost to the homeowner and contractor. The ordinance does not state this, but Staff feels there is flexibility in when it will be implemented. Berry stated from his previous experience with code changes, there will be a big push to get plans in prior to the start of the new changes. He feels adding the extra 30 days won't make much difference. Russ adds North End has a couple of townhome products which may be affected by the change and there may be a push to get those plans in. DELO already has the sprinkler requirement base on Councils previous act prior to this code and Coal Creek, the 51 condos on the south side of South Boulder Road, hasn't submitted for final yet. The only entities would be Steel Ranch Overlook and North End. Based on the discussion from September, the six-plexes in Steel Ranch Overlook would be required to have sprinklers.

Mancuso was not present for the September meeting, but agrees with the Boards direction of single family residences not requiring sprinklers.

Van Pelt asked which single family developments might still be affected. Russ stated the biggest pool of single family homes would be North End. Scrape off and rebuilds would be the next biggest wave of single family homes. Other larger developments in the works are going to be higher density and attached homes. Mancuso believes this adoption will affect current designs being worked on prior to permit submittal. Berry asked if the homes would have been sprinkled, would it have changed the civil plans or fire access roads. Russ stated when going into the PUD process the developer has a price point, not unit type they will focus on.

Russ asked Stauffer Realty to pull all new construction in the City for last year. The average price of newly constructed home was \$572,000 at 2,800 sqft. Staff assumed \$1.50 to \$5.00/square feet to install fire sprinklers because there may be different variables which will raise the price per square foot. At \$5/square foot for an average house price sold is 2.5%. This should not impact the affordability of homes in Louisville. In addition, Westminster, Golden, Boulder County and Superior all require sprinklers so Louisville should not be put at a regional disadvantage if the sprinkler requirement were adopted in Louisville.

Mancuso asked for further clarification on what would trigger the sprinkler requirement. Staff replied it would be new construction of livable units. Additions, remodels and accessory structures would not trigger sprinklers.

Van Pelt stated his concerns fall more toward the potential of 40 homes in North End which would require sprinklers and then the scrape offs which will pop up from time to time what benefit could be had for purchasing a sprinkled house or live next to a sprinkled house. Staff feels living next to a sprinkled house could be potentially good in the long run, but then posed the question of why wouldn't you sprinkle your own house. Many variables can play into why a person wouldn't add sprinklers.

Mancuso's concern lies in the all encompassing cost, from designing to installation to general maintenance and up keep of the system and trying to keep housing more affordable. Staff stated the current average cost of a single family home, without sprinklers, isn't affordable to the average income and it doesn't look to be lowering any time soon. Van Pelt added he feels the biggest impact will be felt with the construction of scrape offs and rebuilds. Berry stated the next code adoption review will include some additions in the sprinkler codes. Berry stated the building codes are for public safety and as a private individual in your own homes should be able to have more of a leeway with codes in their own homes. Shared walls in a townhome affect more than just one individual. Berry stated people think if something is built to code then the City has liability in the construction. Russ agrees the Board has made very valid points and these will be brought forward in the presentation to Council which will include a pros and cons list. Mancuso agreed with Berry and adds there is always going to be the possibility a fire can spread from one single family to the next and agrees a sprinkler system can assist in the extinguishing of a fire and help to aid fire fighters. Mancuso added this requirement is, in a sense, demanding individuals to live a certain way in their own homes, not under a community roof. Russ added there are other instances with codes and law that affect only a single person, not the public as a whole and adds Mancuso's point can be put under the con list and based on the wide spectrum of political views, it may be a point others may agree with.

The Board is all in agreement and their position has not changed from the last meeting. Brauneis asked for further clarification on the exact position the Board has taken. Van Pelt stated it was to adopt the 2012 codes in their entirety amending out single family detached from code R313.2. Tew asked if there was a way for new construction to be excused from the requirement. Russ stated one could appeal to Council to amend certain aspects of the code, but that would have to be done during a code adoption process. Mancuso added a waiver could be asked for, and then the Building Safety Division would review the request. Russ stated any variance to the code would need to be approved by the Board of Adjustment.

The Board asked to hear from the public on the 2012 code adoption. Brauneis stated over the last few months he has spoken with the Board and Staff and believes the Board understands where he stands. He agrees sprinklers save lives and the cost of adding the sprinklers will not stop someone from buying a house to build. He added he understands from a builder perspective, this could change designs and the overall building costs. He stated going forward as a community, people are safer with the building codes and fire sprinkler systems. He stated herespects the Boards role in this process and understands their stance on the changes.

Mestas stated he feels sprinklers save lives even if it is one home or 40 homes. In 20 years he has seen two residents die and neighbor's house catch on fire from exposure. He understands the Boards view, but adds he is in a different business and looks at everyone's safety. Van Pelt thanked Mestas for his time and input throughout this process.

Brauneis stated, in response to earlier conversation, the cost to retro fit a home with a sprinkler system is far greater than the cost at the time of new build. Mancuso added this may also cause changes to the water taps sizes. Russ stated there is a code item in the LMC which currently doesn't discount a tap size increase due to a residential sprinkler system. He feels this isn't a good public policy and should be looked at to be amended if City Council requires sprinklers in the 2012 update. Russ stated, if during a scrape off and rebuild, the fixture count requires a change with a tap size, and then the fee will be charged. Staff which would not require a larger tap size. If the engineering for the sprinkler system comes back and the current tap size cannot support the required gallons per minute required, and then a tank can be added without adding fixture counts which impact tap size

The Board is in agreement to adopt Resolution 1 Series 2013 with the exception of the requirement of one family dwellings found in R313.2.

Russ updated the Board on the IgCC, green building codes. This will be spearheaded by the Planning Department as the codes fall mainly under the LMC Chapter 17. Brauneis stated there are codes inside and outside the building envelope and inquired how is it determined what LMC chapter it falls under. Van Pelt added this is the main concern he had with these new codes. Brauneis feels the best start is to educate ourselves, Boards and Staff, and take an active role in the discussions and review the codes.

Berry updated the Board on the wind speeds in the 2012 codes and the change to the formulation of the final wind speed number based on the difference between a 100 year event to a 700 year event. Berry suggested adding a footnote stating the wind speed is based off of the Colorado Front Range Gust Map Study ASCE 7-05. Staff explained the history behind the Colorado Front Range Gust Map Study.

Tew was excused from the meeting.

Staff presented documentation regarding the changes to the frost depth and termite rating which had been requested at the previous meeting.

Louisville Municipal Code Contractor License

Staff updated the Board on the clarification of the General Contractor class A and B, with class A as unlimited commercial and class B with limited commercial and unlimited residential.

DISCUSSION

Open Government Training

Van Pelt and Tew will be attending the fall open government training.

UPDATE

None heard.

STAFF COMMENTS

Staff updated the Board regarding the permits in for review and the change plan review timeframes and the addition of Lynn Tennant as a plan reviewer.

BOARD COMMENTS

None heard.

NEXT MEETING

November 20, 2013

DISCUSSION ITEMS FOR NEXT MEETING

- November 12th Study Session update

ADJOURN

The meeting adjourned at 8:14 PM.

MEMORANDUM

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

From: Ken Swanson, Chief Building Official
Troy Russ, AICP, Director
Planning and Building Safety Department

Subject: Updating the City's Mobile Home Ordinance

Date: November 13, 2013

SUMMARY

The Planning and Building Safety Department wishes to revise its Standards for Mobile Homes and Mobile Home Parks listed in the Louisville Municipal Codes Chapter 15.20 and Chapter 15.24 respectively.

BACKGROUND

The City's current mobile home regulations were adopted in 1977 and represent building standards from the 1973 Edition of the Standard for Mobile Homes. Staff has reviewed the current ordinance and wishes to provide a number of changes to ensure basic life / safety needs are enforced with the City current and future mobile homes. Key changes include:

- 1) Reference current Colorado Revised Statutes 24-32 Part 31 including Colorado State Housing Resolution #38 and Colorado Division of Housing Rule #1 pursuant to Standard For Mobile Homes
- 2) Reference current Colorado Revised Statute 38-12-200.1 thru 220 known as the State of Colorado Mobile Homes Park Act
- 3) Update mobile home standards for installation and maintenance to NFPA 501A Standard for Fire Safety Criteria for Manufacture Home Installations, Sites and Communities 2005 Edition and NFPA 225 Model Manufactured Home Installation Standard 2005 Edition
- 4) Reference building permits to current adopted International Residential Code

The attached draft ordinance represent national best practice in ensuring basic life safety for the installation and maintenance of mobile homes and mobile home parks in Colorado and through the US.

RECOMMENDATION

Staff recommends the Building Code Board of Appeals adopt the Louisville Municipal Code amendments to Chapter 15.20 and Chapter 15.24 with revisions

and updates to current ordinance. Words added are underlined; words deleted are ~~stricken through~~):

ORDINANCE NO. ____
SERIES 2013

AN ORDINANCE REPEALING AND REENACTING SPECIFIC SECTIONS WITHIN CHAPTER 15.20 OF THE LOUISVILLE MUNICIPAL CODE REGARDING STANDARDS FOR MOBILE HOMES AND CHAPTER 15.24 OF THE LOUISVILLE MUNICIPAL CODE REGARDING STANDARDS FOR MOBILE HOME PARKS.

WHEREAS, the City of Louisville is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City Charter; and;

WHEREAS, the City of Louisville wishes to update its standards for mobile homes and parks provisions regarding building codes used for construction, maintenance, and inspections and to make other revisions to the standards for mobile homes and parks requirements as provided herein; and

WHEREAS, the City has determined that it is in the best interest of the citizens of the City to amend the Louisville Municipal Code as set forth herein below to ensure basic life safety assurances;

WHEREAS, after a duly noticed public hearing held November 21, 2013, where evidence and testimony were entered into the record, the Louisville Building Code Board of Appeals and City staff reviewed the Louisville Municipal Code Chapter 15.20 Standards for Mobile Homes and 15.24 Standards for Mobile Home Parks and recommends adoption of the same to the City Council; and

WHEREAS, City Council has provided notice of a public hearing on said ordinance by publication as provided by law and held a public hearing as provided in said notice;

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

Section 1. Chapter 15.20 of the Louisville Municipal Code entitled Standard for Mobile Homes, is hereby amended, to read as follows (words added are underlined; words deleted are ~~stricken through~~):

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. § ~~31-16-101~~ 24-32 Part 31 including Colorado State Housing Resolution #38 and Division of Housing Rule #1, 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, ~~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~~ 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, 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.

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 ~~Standard for Mobile Homes, 1973 Edition~~ to the NFPA 225 Model Manufactured Home Installation Standard 2005 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.

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.

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 × 8 × 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 × 16 × 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
50 to 70 feet	6	3
Over 70 feet	8	4

- 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 × 9 IWRC Wire Rope) or 3/8 inch diameter or larger (6 × 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.

(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)

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

At least ~~three copies of the Standard for Mobile Homes, 1973 Edition~~ one copy 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, as amended herein, published by the National Fire Protection Association, all certified to be true, shall be available at the Building Safety Division 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 ; zoning regulations for mobile homes, trailers and commercial vehicles, § 17.16.190. (Back)

Section 2. A new Chapter 15.24 of the Louisville Municipal Code, entitled Standard for Mobile Home Parks, is hereby enacted to read as follows (words added are underlined; words deleted are ~~stricken through~~)

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. § ~~31-16-101~~ 38-12-200.1 thru 220 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, 1974 Edition, published by the National Fire Protection Association known as the State of Colorado Mobile Homes Park Act 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)

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)

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	
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.

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 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. [\(Back\)](#)

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this day of , 2013.

Robert Muckle, Mayor

ATTEST:

Nancy Varra, City Clerk

APPROVED AS TO FORM:

Light, Harrington & Dawes, P.C.
City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of _____, 2013.

Robert P. Muckle, Mayor

ATTEST:

Nancy Varra, City Clerk

MEMORANDUM

To: Building Code – Board of Appeals Members
From: Department of Planning and Building Safety
Subject: 2014 Meeting Dates
Date: **November 21, 2013**

Regular meetings are held at 6:30 p.m. on the 3rd Thursday of every other month, as needed in the Spruce Conference Room at City Hall, 749 Main St.

Please note there will be a joint Building Code Board of Appeals and City Council Study Session tentatively scheduled for July 8, 2013.

Month	Date
January	16
March	20
May	15
July	8*
July	17
September	18
November	20

* Tentative date for City Council Study Session

Additional Dates in keeping with the 3rd Thursday of the month if needed

Month	Date
February	20
April	17
June	19
August	21
October	16
December	18