

CHAPTER 18

Building Regulations

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ARTICLE I

Park Fees, Dedications, Reservations

Sec. 18-1. Definitions.

As used in this Article, unless the context otherwise requires:

- (1) *Community park* shall refer to Scutti Park and Angeline Park
- (2) *Dwelling unit* shall refer to a housing unit designed for occupancy by a single individual or family.
- (3) *Residential dwellings* shall refer to all housing facilities in the Town, but shall not include commercial enterprises such as hotels, motels, inns and nursing homes designed for lease as transient residences.
- (4) *Single-family dwelling unit* shall refer to a detached residential structure designed to house a singlefamily unit, each with a private outside entrance, but without common walls between dwelling units.

Secs. 18-2--18-10. Reserved.

ARTICLE II

Uniform Building Code

Sec. 18-11. Adoption of Uniform Building Code.

Pursuant to state law, the current edition of the International Residential Code and the Uniform Building Codes are hereby adopted. The Building Codes are published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601.

Sec. 18-12. Purpose and scope.

The purpose of the Building Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction and certain equipment specifically regulated in this code.

Sec. 18-13. Modifications and amendments.

The Building Code, together with the aforementioned appendices thereto, is adopted by reference with the following specific exclusions, additions, deletions and modifications:

- (1) Section 105 is deleted in its entirety and replaced with the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Board."

- (2) Section 105.2 is amended by adding a second paragraph to read as follows:

"The Town Board shall require that sufficient evidence of proof be submitted to substantiate any claims made regarding the design and the use of alternate materials or methods."

- (3) Section 109.1 is amended by the deletion of the exception contained therein for Group R, Division 3 Occupancies.

- (4) Table 1-A, Building permit fees, is amended as per contract.

- (5) Section 219 is amended by adding a new definition to read as follows:

"*Room, Sleeping (Bedroom)* is a habitable room within a dwelling unit designed for or used by the occupants primarily for the purpose of sleeping."

- (6) Section 310.4 is amended to add the following provisions concerning window wells:

"(a) For all building permits issued after the effective date of the Town of Williamsburg's Ordinance No. 1-2004, all escape and rescue windows requiring a window well pursuant to the Building Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

"(b) With regard to building permits issued prior to the effective date of the Town of Williamsburg's Ordinance No. 1-2004, for additions to or alteration of existing buildings or structures, any window well with a finished sill height below the adjacent ground level shall be deemed in compliance with Town regulations if said window well meets the dimensions set forth in the 2012 Edition of the Building Codes.

- (7) Section 310.6.1 is amended by the addition thereto of an exception following the first paragraph thereof to read as follows:

"EXCEPTION: A habitable basement room which is accessory to a dwelling unit located above may have a ceiling height of seven (7) feet as measured from the floor to finished ceiling. Projections such as beams, piping and ducts shall not reduce the ceiling height to less than six feet eight inches (6'8")."

- (8) Section 310.9.1.2 is deleted in its entirety and replaced with the following:

"When one (1) or more sleeping rooms are added or created in the existing Group R Occupancies, the entire dwelling unit shall be provided with smoke detectors located and installed as required for new Group R Occupancies described herein."

- (9) Table No. 3-B - Required Separation in Buildings of Mixed Occupancy (Hours) - is amended to add a footnote #6 to the entry in the "B" row under the "R-3" column and to the entry in the "R-3" row under the "S2" column of the table to read as follows:

"6. For licensed home occupations, as defined in the zoning regulations of the Town, that are located in a Group R Occupancy, no separation is required."

- (10) Section 509.1 is amended by adding a second paragraph to read as follows:

"All area wells, stair wells and light wells attached to any building that are located less than thirty-six (36) inches from the nearest intended walking surface and deeper than forty-eight (48) inches below the surrounding ground level, creating an opening greater than twenty-four (24) inches measured perpendicular from the building, and with the side walls of such well having a slope steeper than 2 horizontal to 1 vertical, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

"EXCEPTIONS:

"1. The access side of stairways need not be barricaded.

"2. Area wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section 310.4 of this code.

"3. Covers and grates may be used over stairways and other openings used exclusively for the service access or for admitting light or ventilation."

- (11) Section 1614 is amended by entirely deleting the provisions there under and replacing them with the following:

"Buildings and other structures and all portions thereof that are subject to snow loading shall be designed to resist such snow loads in accordance with Appendix Chapter 16, Division 1, wherein the ground snow load P_g shall be 30 psf."

- (12) Section 1618 is amended by entirely deleting the provisions there under and replacing them with the following:

"Basic wind speed. The minimum basic wind speed for determining design wind pressure shall be one hundred (100) miles per hour."

- (13) Table 23-IV-J-1 and Section 2320.8.1 are amended by adding a second paragraph to read:

"Pre-manufactured I-Joist floor systems must be installed a maximum of 19.2 inches on center, unless a minimum 1¼-inch floor deck is installed, or an engineered drawing with a State of Colorado stamp is provided for each property."

- (14) Table 23-IV-B is amended by the deletion of all references to studs on 24-inch centers, and is further amended with an added paragraph to read:

"All studs in walls either interior or exterior, bearing or nonbearing in Group R Occupancies, shall be a maximum of sixteen (16) inches on center."

- (15) Section 2406.4 is amended by entirely deleting the provisions under item "5" replacing them with the following:

"5. Glazing in walls and doors of shower, bathtub, sauna, steam room, and spa enclosures when either one (1) of the following conditions exists: 1) any portion of such glazing is less than sixty (60) inches above the drain inlet and standing surface; or 2) any portion of such glazing is within forty-eight (48) inches of the nearest interior surface of a tub."

- (16) Section 2603.7.1 item "6" is amended by the addition thereto of the following exception #3 to read as follows:

"3. In Group R, Division 1, apartment houses and Division 3 Occupancies the minimum separation may be eighteen (18) inches."

(17) Appendix - Chapter 4, Division 1, is amended to apply only to swimming pools exceeding the requirements of Section 106.2 #11.

(18) Appendix - Chapter 15, Section 1516.2, is amended by adding a paragraph #8 to read as follows:

"After the application of three (2) overlays, all existing overlays shall be removed to the roof decking. The decking shall be inspected for damage prior to the installation of new overlay, and inspected again upon completion."

(19) Appendix Chapter 18 is amended by entirely deleting Section 1832, Section 1834, Section 1835 and Section 1836.

(20) All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the Building Codes shall be deleted.

Sec. 18-14. Copy on file.

Pursuant to Section 31-16-206, C.R.S., the Town Clerk shall at all times maintain a certified copy of the Uniform Building Code or have the public library address, internet address of access to the code.

Secs. 18-15--18-20. Reserved.

ARTICLE III

Housing Standards

Sec. 18-21. Adoption of code by reference.

Pursuant to state law, the current editions of the International Residential Code and the Uniform Building Code

(Volumes I, II and III, also to include any Appendix) is hereby adopted. The Codes was published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601.

Sec. 18-22. Purpose and scope.

The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the use and occupancy, location and maintenance of all residential buildings and structures within this jurisdiction.

Sec. 18-23. Copy of code on file.

Pursuant to Section 31-16-206, C.R.S., the Town Clerk shall at all times maintain a certified copy of the Building Codes or have the public library address, internet address of access to the code.

Secs. 18-24--18-30. Reserved.

ARTICLE IV

Dangerous Buildings

Sec. 18-31. Adoption of code by reference.

Pursuant to state law, the current edition of the Uniform Building Code for the Abatement of Dangerous Buildings (Volumes I, II and III, also to include any Appendix) is hereby adopted. The Uniform Building Code for the Abatement of Dangerous Buildings was published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601.

Sec. 18-32. Purpose and scope.

The purpose of the Uniform Code for the Abatement of Dangerous Buildings is to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Uniform Building Code, International Housing Code or otherwise available by law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

Sec. 18-33. Modifications and amendments.

The Uniform Code for the Abatement of Dangerous Buildings, together with any appendices thereto, is adopted by reference with the following specific deletion:

All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the Uniform Code for the Abatement of Dangerous Buildings shall be deleted.

Sec. 18-34. Copy of code on file.

Pursuant to Section 31-16-206, C.R.S., the Town Clerk shall at all times maintain a certified copy of the Uniform Code for the Abatement of Dangerous Buildings or have the public library address, internet address of access to the code.

Secs. 18-35--18-60. Reserved.

ARTICLE V

Air Conditioning and Heating Sec.

Sec. 18-71. Adoption of code by reference.

The current Uniform Mechanical Code was published by the International Conference of Building Officials and is adopted by reference.

Sec. 18-72. Purpose and scope.

The purpose of the Uniform Mechanical Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances within this jurisdiction.

Sec. 18-73. Copy of code on file.

Pursuant to Section 31-16-206, C.R.S., the Town Clerk shall at all times maintain a certified copy of the Uniform Mechanical Code or have the public library address, internet address of access to the code.

Secs. 18 74--18-80. Reserved.

ARTICLE VI

Electrical Installations

Sec. 18-81. Adoption of code by reference.

The current National Electrical Code was published by the National Fire Protection Association and is adopted by reference.

Sec. 18-82. Purpose and scope.

The purpose of this code is the practical safeguarding of persons and property from hazards arising from the use of electricity. This Article shall apply to all electrical installation uses in the Town from the effective date hereof.

Sec. 18-83. Copy of code on file.

Pursuant to Section 31-16-206, C.R.S., the Town Clerk shall at all times maintain a certified copy of the National Electrical Code or have the public library address, internet address of access to the code.

Secs. 18-84--18-90. Reserved.

ARTICLE VII

Plumbing Code

Sec. 18-91. Adoption of code by reference.

The current Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials is adopted by reference.

Sec. 18-92. Purpose and scope.

The purpose of the Uniform Plumbing Code is to provide standards for the inspection of plumbing systems.

Sec. 18-93. Copy of code on file.

Pursuant to Section 31-16-206, C.R.S., the Town Clerk shall at all times maintain a certified copy of the Uniform Plumbing Code or have the public library address, internet address of access to the code.

Secs. 18-94--18-110. Reserved.

**ARTICLE VIII
RESERVED**