

ORDINANCE NO. 1916

AN ORDINANCE RELATING TO THE REGULATION OF CONSTRUCTION, ALTERATION, MOVING, DEMOLITION, REPAIR AND USE OF ANY BUILDING OR STRUCTURE WITHIN THE CITY OF GRAND JUNCTION, COLORADO; ADOPTING BY REFERENCE THERETO THE UNIFORM BUILDING CODE OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, 1979 EDITION, TOGETHER WITH THE APPENDIX THERETO, WITH CERTAIN AMENDMENTS THERETO, AND TOGETHER WITH THE UNIFORM BUILDING CODE STANDARDS, 1979 EDITION, OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; DECLARING AND ESTABLISHING FIRE DISTRICTS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

(A) Pursuant to the authority conferred by the laws of the State of Colorado and the Charter of the City of Grand Junction, Colorado, there is hereby adopted as the building code of the City of Grand Junction, by reference thereto, the Uniform Building Code, 1979 Edition, including the Appendix thereto, with certain amendments thereto, and together with the Uniform Building Code Standards, 1979 Edition, published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, all to have the same force and effect as though set forth herein in every particular.

(B) Amendments:

(1) Table 3-A of the Uniform Building Code, 1979 Edition, is amended to read as follows:

Table No. 3-A - Building Permit Fees

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$1.00 per \$100.00 or fraction thereof.
\$501.00 to \$2000.00	\$5.00 for the first \$500.00 plus \$0.75 for each additional \$100.00 or fraction thereof, to and including \$2000.00.
\$2001.00 to \$25,000	\$16.25 for the first \$2000.00 plus \$3.00 for each additional \$1000.00 or

fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00\$85.25 for the first \$25,000.00 plus \$2.25 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00\$141.50 for the first \$50,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.	
\$100,001.00 to \$500,000.00\$216.50 for the first \$100,000.00 plus \$1.15 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.	
\$500,001.00 and up\$676.50 for the first \$500,000.00 plus \$0.75 for each additional \$1,000.00 or fraction thereof.	
House Moving\$2.00	
Wrecking\$2.00	
Fence\$1.00	
Sign Permit\$5.00	

(2) Chapter 15 of the Appendix is specifically not adopted by this section.

(3) Section 503 (d) 4, Amend as follows:

4. In the one-hour occupancy separation between a Group R, Division 3 and M Occupancy, the separation may be limited to the installation of materials approved for one-hour fire-resistive construction on the garage side and a tight-fitting solid wood door 1-3/8 inches in thickness will be permitted in lieu of a one-hour fire assembly. Fire dampers shall not be required in ducts piercing this separation for ducts constructed of not less than 26 gauge galvanized steel.

Section 1210 (a) Fire-warning systems. Add following sentence to first paragraph.

Where evaporative cooler vents are installed in hallways adjoining sleeping rooms, the detector shall be placed on the living room side of the vent.

Amend second paragraph to read as follows:

When one or more sleeping rooms are added or created in existing Group R, Division 3 occupancies, the entire building shall be provided with smoke detectors located as required for new Group R, Division 3 occupancies.

Section 1214. Amend second paragraph as follows:

Windows between the carport and the dwelling shall not be openable. Doors may be of any type, provided that any sash used in a door be fixed.

Section 2405, Change to read as follows:

(a) General. Masonry of unburned clay units shall not be used in any building more than two stories in height. The unsupported height of every wall of unburned clay units shall not be more than 10 times the thickness of such walls. Bearing walls shall in no case be less than 10 inches. All footings walls which support masonry of unburned clay units shall extend to an elevation not less than 6 inches above the adjacent ground at all points.

(b) Compressive Strength. The units shall have an average compressive strength of 300 pounds per square inch when tested in accordance with ASTM C67. One sample out of five may have a compressive strength of not less than 250 pounds per square inch.

(c) Modulus of rupture. The unit shall average 50 pounds per inch in modulus of rupture when tested according to the following procedure:

1. A cured unit shall be laid over (cylindrical) supports two inches (2 inches) in diameter, located two inches (2 inches) from each end, and extending across the full width of the unit.

2. A cylinder two inches (2 inches) in diameter shall be laid midway between and parallel to the supports.

3. Load shall be applied to the cylinder at the rate of 500 pounds per minute until rupture occurs.

4. The modulus of rupture is equal to $3 WL$ over $2 Bd^2$

W = Load of rupture

L = Distance between supports

B = Width of brick

D = Thickness of brick

(d) Soil. The soil used shall contain not less than 25 percent and not more than 45 percent of material passing of No. 200 mesh sieve. The soil shall contain sufficient clay to bind the particles together but shall not contain more than 0.2 percent of water-soluble salts.

Most clayey loams, except those with a high clay content, are suitable, but it is not practicable to make a selection on the basis of soil analysis only. Soils having a high clay content shrink or crack badly when drying, and sandy soils do not have sufficient bonding material to prevent crumbling. Neither of these soils should be used alone for brick, but a very good building material can be obtained by mixing the two soils together in proportions that will overcome the undesirable qualities of each. The best way to determine the fitness of a soil is to make a sample brick and allow it to cure in the open, protected from moisture. It should dry without serious warping or cracking.

(e) Stabilizers. A stabilizing agent shall be used, and shall be uniformly mixed with the soil in amounts sufficient to provide the required resistance to absorption or "waterproof" the soil, to cement particles of the soil together, keep the soil from shrinking or sweating. A list of the most common stabilizers are:

1. Portland cement & lime
2. Asphalt
3. Straw
4. Flyash & lime
5. Sodium silicate
6. Sulfite liquor
7. Aliquate 11226 (quarternary amine)
8. Wood ash
9. Resins
10. Coconut oil
11. Tannic acid
12. Cattle urine
13. Cow dung
14. Molasses

15. Gun Arabic

NOTE: Due to so many types of soil and numerous types of stabilizers, the only sure method to determine results is through testing.

(f) Sampling. Each of the tests prescribed in this section shall be applied to five sample units selected at random from each 5000 bricks to be used.

(g) Moisture content. The moisture content of the unit shall be not more than four percent by weight.

(h) Absorption. A dried four-inch (4 inch) cube cut from a sample unit shall absorb not more than two and one-half percent moisture by weight when placed upon a constantly water saturated porous surface.

(i) Shrinkage cracks. No units shall contain more than three shrinkage cracks, and no shrinkage crack shall exceed three inches (3 inches) in length or one-eighth inch (1/8 inch) in width.

(j) Size. Each unit shall be not less than a nominal size of ten inches (10 inches) by fourteen inches (14 inches) by four inches (4 inches). No adobe shall be laid in the wall for at least three (3) weeks after making, dependent on weather conditions.

(k) Foundations. Adobes shall not be used for foundation or basement walls. All adobe walls shall have a continuous concrete footing at least eight inches (8 inches) thick and not less than four inches (4 inches) wide on each side than the foundation walls above. All foundation walls which support adobe units shall extend to an elevation not less than six inches (6 inches) above the finish grade.

Foundation walls shall be at least as thick as the exterior wall as specified in Section 2405 (1).

(l) Exterior walls. All walls of adobe shall have a minimum thickness of ten inches (10 inches) for one story and fourteen inches (14 inches) for the lower story of two story buildings. All adobe bricks shall be laid up in adobe or lime mortar with full slush joints and shall be bonded not less than five inches (5 inches). All exterior walls shall be topped with a continuous tie beam. At the time of laying, all units shall be clean and damp at the surface.

(m) Wood lintels or tie beams. Shall be minimum size of six inches (6 inches) by ten inches (10 inches) overlapped, or spliced, at least six inches (6 inches) at all joints. All joints shall have a wall bearing of at least twelve inches (12 inches). Wood joints, vigas, or beams shall be spiked to the wood tie beam with large nails or large screws. All lintels, wood or concrete, in excess of nine feet (9 feet) shall have specific approval of the building

official.

(n) Plastering. All adobe shall have all exterior walls plastered with portland cement plaster minimum thickness of 3/4 inch in accordance with Chapter 47. Metal lath shall be securely nailed to the adobe by 16 penny nails spaced not more than twelve inches (12 inches) each way. All exposed wood surfaces in adobe walls shall be treated with an approved wood preservation before the application of metal lath. No adobe bricks shall be used for isolated piers, porch columns or wall sections of less than 28 inches by 10 inches. A minimum twelve inch (12 inch) wall section will be permitted between openings provided a continuous lintel of concrete or timber be installed spanning both openings and wall section.

(o) Floors and roofs may be constructed of wood, the sizes and spans to be in accordance with Chapter 25.

(p) Allowable floor area shall exceed that specified under occupancy (Part III). Adobe construction shall be allowed the same area as given in Table No. 5-C, Type V Construction Column N.

(q) Partitions of wood shall be constructed as specified in Chapter 25. Wood partitions shall be nailed to nailing blocks the size of an adobe or bolted through the adobe wall the height of the partition with 1/2 inch 0 bolts at 24 inches on center with large washers or plates.

(r) Stop work. The building official shall have the power to stop work whenever adobes have not been thoroughly cured and shall give prior approval to the use of any hardeners, stabilizers or other so-called preservatives.

(C) A public hearing on the adoption by reference thereto of the Uniform Building Code, 1979 Edition, including the Appendix thereto, with certain amendments thereto, and together with the Uniform Building Code Standards, 1979 Edition, be, and the same hereby is scheduled in the City Council Chambers in the City of Grand Junction, Colorado, at 7:30 o'clock p.m. on the 5th day of November, 1980, and the City Clerk is hereby directed to publish Notice of said public hearing in the manner and style and pursuant to the schedule of such publication prescribed in Colorado Revised Statutes 31-12-403 (1973).

(D) At least three copies of the Uniform Building Code, 1979 Edition, together with Appendix thereto, with certain amendments thereto, and the Uniform Building Code Standards, 1979 Edition, all certified to be true copies, shall be on file in the office of the City Clerk of the City of Grand Junction, Colorado, at least fifteen (15) days preceding said hearing and may be inspected by an interested person between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

(E) Any violation of the building code of the City of Grand

