

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2666

ORDINANCE AMENDING TABLE 5-A
OF THE
UNIFORM BUILDING CODE
1988 EDITION BY ALLOWING OPENINGS IN PROPERTY LINE FIRE WALLS
UNDER CERTAIN CONDITIONS.

Recitals.

The 1988 Edition of the Uniform Building Code (the "Code") at Table 5-A presently does not permit openings in exterior walls which walls are on a property line. A property owner has requested that the rule be changed under circumstances where the property owner owns a lot which is adjoined by a lot which is managed by the same person. In order to satisfy the needs of an existing tenant, the property owner would like to breach the exterior wall, which is on the common property line, in order to make a portion of the adjoining building accessible as expanded office space for such a tenant. The proposed use is a B-2 use.

The building inspector, after consultation with the property owner and a physical inspection of the subject property, has recommended such a change in the Uniform Building Code so long as there is adequate fire protection provided following the breach of the wall and the remodel.

The City Council finds that the purpose served by Table 5-A of the Uniform Building Code, *i.e.* fire protection, will still be maintained while being flexible to local and specific needs.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. Table 5-A of the Code, is amended, to wit, the matrix contained on page 43 thereof, and entitled "Table No.5-A- Wall and opening protection of occupancies based on location of property Types II one hour, II-N and V construction" is hereby modified, with respect to group B occupancies, so that the exterior walls referred to therein shall be treated as an area of separation wall, pursuant to section 505-E of the Code, so long as:

a) The property owner shall cause to be installed and shall thereafter maintain, adequate fire protection *i.e.* all openings authorized by this amendment shall be protected by a fire assembly having a one and one-half hour rating.

Introduced on first reading this 17th day of March,
1993.

PASSED and ADOPTED on second reading this 7th day of
April, 1993.

Mayor

Attest:

City Clerk