

Section 10-1-8. Application of the Building Codes to Existing Permitted Work. It shall be the policy of the City of Northglenn that it shall not require additional work be performed beyond that requested in an application for a building permit seeking approval for alterations, repairs, restoration and/or improvements to an existing building or structure unless one or more of the following conditions exist:

(a) Work related to the application on the building or structure was done without a duly issued building permit;

(b) The improvements being constructed constitute a change in use outside of the Occupancy Group Classification of the structure thereby necessitating additional work; or

(c) The Chief Building Official has determined that a specifically articulated life safety hazard exists that requires such additional work. For purposes of this subsection (c), it shall be the burden of the Chief Building Official to determine with specificity the life safety hazard that exists necessitating any such additional improvements.

Section 2. Article 2 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Building Code, is repealed and reenacted to read as follows:

ARTICLE 2

INTERNATIONAL BUILDING CODE

Section 10-2-1. Title. This ordinance shall be known and cited as the International Building Code.

Section 10-2-2. Adoption of the International Building Code. The International Building Code, 2021 Edition, as published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, is adopted by reference as a primary code and amended as described below in Section 10-2-5.

Section 10-2-3. Copies on File. At least one certified copy of the International Building Code, 2021 Edition, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-2-4. Purpose. The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property and public welfare in the design, construction and use of all buildings and structures within the City of Northglenn, excluding detached one and two-family dwellings and single-family townhouses not more than 3 stories above grade, and existing buildings undergoing repair, alteration or additions and change of occupancy, which are covered in the other international codes.

Section 10-2-5. Amendments to the International Building Code, 2021 Edition.

(a) Section 101.1 "Title" is amended by the addition of the term "City of Northglenn" where indicated.

(b) Section 101.4.3 "Plumbing" is amended by the deletion of the last sentence.

(c) Section 103 Code Compliance Agency is deleted in its entirety and hereby amended to read as follows:

The Building Department shall be appointed by the Chief Appointing Authority of the jurisdiction.

(d) Section 104.10.1 "Flood hazard areas" Building Official is amended to the term "City of Northglenn."

(e) Section 105.2 "Work exempt from permit" is amended as follows:

1. Delete Section 105.2, Buildings, Exception 1 in its entirety and amend to read: 105.2, Exception 1: Detached accessory structures, as defined in Chapter 11 of the Municipal Code provided that the floor area does not exceed 200 square feet (18.58 m²).

2. Delete Section 105.2, Buildings, Exception 2 in its entirety.

(f) Section 108.3 "Temporary power" is hereby amended to read as follows:

The Building Official is authorized to give permission to temporarily supply and use power in part of an electrical installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate of completion shall comply with the requirements specified for temporary lighting, heat, and power in the currently adopted version of the National Electrical Code as adopted by the State of Colorado.

(g) Section 109.2 Schedule of permit fees is amended as follows:

1997 UBC, Table 1-A
Building Permit Fee Schedule

Total Valuation	Fees
\$1.00 to \$500.00	\$23.50
\$500.01 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof.
\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1000.00 or fraction thereof.
\$25,000.01 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof.
\$50,000.01 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof.

\$100,000.01 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof.
\$500,000.01 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof.
\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00 or fraction thereof.

Other inspection fees:

1. Inspections outside of normal business hours	\$100.00 per hour (minimum charge: two hours)
2. Reinspection fees	\$75.00 per hour
3. Inspections for which no fee is specifically indicated	\$100.00 per hour (minimum charge: one-half hour)
4. Additional plan review required by changes, additions or revisions to plans	\$100.00 per hour

Other permit fees:

Plan check fee = 65% of building permit fee

Exemptions:

The government of the United States of America, the State and its political subdivisions, the City, and all agencies and departments thereof shall be exempt from the payment of fees for work performed on buildings or structures owned wholly by such agencies or departments and devoted to government use.

(h) Section 109.4 "Work commencing before permit issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section 109.4 Double fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this Code prior to obtaining said permit, the fees specified in Section 109.2. "Schedule of permit fees" of the City of Northglenn Building Code shall be doubled. Such fee shall be paid whether or not such permit is obtained, but the payment of such fee shall not relieve any persons from fully complying with the requirements of this Code.

(i) Section 109.6 "Refunds" is hereby amended to read as follows:

Section 109.6 Refunds.

Section 109.6.1 A written request for a refund of the permit fee must be submitted to the Building Official within 90 days of the date the fee was paid.

Section 109.6.2 The written request must set forth the basis for the request for a refund, identify the project for which a refund is requested and the request must be from the same person or entity which paid the fee.

Section 109.6.3 If the foregoing provisions have been met, the Building Official may refund permit fees based upon the following criteria:

Section 109.6.3(a) If fees were paid or collected in error, the applicable fees paid will be refunded.

Section 109.6.3(b) If the project for which the permit fee has been paid is not constructed and no construction has commenced, or the request for plan review for such project is being withdrawn before review of the plans has occurred, the applicable fees paid, minus a 20% administrative fee, will be refunded.

Section 109.6.3(c) If the plans for the project have been reviewed to any extent at the time a request for refund is submitted, no refund of the plan review fees will be authorized.

Section 109.6.3(d) If permit fees are paid and any construction has been commenced, no refund will be authorized.

(j) Section 113 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section 113 "Means of Appeals."

113.1 General: Appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code may be made to the Northglenn Board of Adjustment. Appeals shall be in accordance with Chapter 11 of the Municipal Code.

(k) Section 115.2 "Issuance" is hereby amended to read as follows:

Issuance: The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. If no such person can be contacted at the property, it shall be posted in a conspicuous location on the property involved. Upon issuance of the stop work order, the cited work shall immediately cease. The stop work order shall cite the specific code section violated, state the reason for the order, and state the conditions under which the cited work will be permitted to resume.

(l) Section 903.2.8.1 Group R-3 Automatic Sprinkler Systems is deleted in its entirety.

(m) Section 1612.3 "Establishment of flood hazard areas" is hereby amended to read as follows:

To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of

special flood hazard as identified by the Federal Emergency Management Agency in the engineering report entitled the Flood Insurance Study for Adams County, Colorado and Incorporated Areas, dated December 2, 2021, with accompanying flood insurance rate maps and/or flood boundary floodway maps (FIRM and/or FBFM) in which the Federal Emergency Management Agency has provided flood profiles, the Floodway Map, and the water surface elevation of the base flood, and any subsequent additions, updates, revisions or modifications to said study, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.

Section 10-2-6. International Building Code Appendix. The following appendices are herein adopted in their entirety:

Appendix E entitled "Supplementary Accessibility Requirements";

Appendix F entitled "Rodent Proofing"; and

Appendix I entitled "Patio Covers."

Section 10-2-7. Application. The provisions of this article and the provisions of the International Building Code and appendices adopted by reference shall apply to every non-residential building or structure located either within or without the corporate limits of the City of Northglenn, the use of which the City has jurisdiction and authority to regulate.

Section 10-2-8. Violations -- Penalty.

(a) It shall be unlawful for any person to violate any of the provisions of the International Building Code, 2021 Edition, as adopted, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Building Code, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of this Code.

Section 10-2-9. Conflicts. If the provisions of this article conflict with any other provisions of the Municipal Code, then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Section 3. Article 3 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the National Electrical Code, is repealed and reenacted to read as follows:

ARTICLE 3

NATIONAL ELECTRICAL CODE

Section 10-3-1. Title. This ordinance shall be known and cited as the National Electrical Code.