

TITLE 13

BUILDING AND CONSTRUCTION

Chapters:

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13-10	Numbering of Buildings
13-15	Mobile Homes

CHAPTER 5

BUILDING CODE

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13-5-100. Technical Codes Adopted. The following technical codes and all appendices thereto are adopted by reference and incorporated as a part of the ordinance of the Town of Rancho:

(a) The International Plumbing Code, 2000 Edition, as adopted and published by BOCA, ICBO, and SBCCI.

(b) The Uniform Mechanical Code, 1997 Edition, as adopted by the ICBO and by the International Association of Plumbing and Mechanical Officials.

(c) The National Electrical Code, 1997 Edition, as adopted and published by the International Fire Protection Association.

(d) The International Fire Code, 1997 Edition, as adopted and published by the International Fire Code Institute.

(e) The Uniform Building Code, 1997 Edition, as adopted and published by the International Conference of Building Officials.

(f) The Uniform Administrative Code, 1997 Edition, as adopted and published by the ICBO.

(g) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as adopted and published by the ICBO. (Ord. 208, 2001; Ord. 189 §1, 1998; Ord. 178 §1, 1995; Ord. 176, 1995; Ord. 168 §1, 1992; Ord. 167 §1, 1992; Ord. 101, 1978; Ord. 76, 1976)

13-5-110. Copies on File. A copy of each of the above-named codes shall be kept on file and available for examination in the office of the Town Clerk for public inspection. (Ord. 189 §2, 1998; Ord. 178 §2, 1995; Ord. 176, 1995; Ord. 168 §2, 1992; Ord. 167 §2, 1992; Ord. 101, 1978; Ord. 76, 1976)

13-5-120. Officials Designated. The “Building Officer” or “Building Official” or “Administrative Authority” or other persons referred to in the various codes as the officer charged with the administration and enforcement of the codes is the building inspector of the Town of Ranchester, and the “Board of Appeals” or other board or agency authorized to hear appeals from the decision of the building officer, building official or administrative authority shall be the Town Council of the Town of Ranchester. (Ord. 189 §3, 1998; Ord. 178 §3, 1995; Ord. 168 §3, 1992; Ord. 167 §3, 1992; Ord. 101, 1978; Ord. 76, 1976)

13-5-130. Fee Provisions Do Not Apply. The permit inspection fees provided in the above-described codes shall not apply. The permit and inspection fees shall be as established by a separate ordinance of the Town relating to such fees. (Ord. 189 §5, 1998; Ord. 178 §5, 1995; Ord. 168 §5, 1992; Ord. 167 §5, 1992)

13-5-140. Certain Sewer Codes Excluded. Anything in the Uniform Plumbing Code to the contrary notwithstanding, compulsory connection with the public sewers shall continue to be governed by Title 11, Chapter 10, of this Code, and a public sewer shall be deemed to be available if the Town’s public sewer is within 300 feet of any point on the property line of the land or lot upon which a building or structure is located which is using or has water available for domestic, commercial or other purposes of from which sewage is being discharged. (Ord. 189 §6, 1998; Ord. 178 §6, 1995)

13-5-150. Certain LP Gas Codes Excluded. Section 504(f) of the 1991 Uniform Mechanical Code adopted by the Town of Ranchester in Ordinance No. 167 is deleted and in place thereof the following restrictions are adopted for liquefied petroleum gas-burning appliances.

(a) Liquefied petroleum gas-burning (“LPG”) appliances may be installed in a pit, basement, or other area below grade in a structure only if (1) the appliance is of a closed combustion type which receives combustion air from outside the structure in which the appliance is installed; (2) piping for the supply line must be iron pipe and tested at 15 pounds for 24 hours; and (3) a sniffer or other device capable of detecting the presence of heavier-than-air gas must be installed in the room with the appliance and in close proximity to the LPG appliance and this sniffer or device must automatically shut off the gas supply outside the structure and sound an alarm.

(b) LPG appliances shall not be installed in an above-grade under-floor space or basement unless such location is provided with an approved means for removal of unburned gas. (Ord. No. 176, 1995; Ord. No. 167, 1992)

13-5-160. Building Inspector. The Building Inspector shall be appointed by the Mayor, with the approval of the Town Council, and shall serve during the pleasure of the Mayor at such compensation as may from time to time be fixed by the Mayor with the approval of the Town Council. (Ord. 168 §4, 1992; Ord. 76, 1976)

13-5-170. Circuit Protecting Devices.

(a) Each living unit shall be provided with separate main disconnecting means and circuit protecting devices. When more than one living unit is supplied from one service entrance panel, the disconnecting means and circuit protective devices for each living unit shall be clearly identified.

(b) Panel or cabinets enclosing fuses, circuit breakers, switches, or other electrical service equipment shall be in a conspicuous, readily accessible but protected location. For the purpose of this section unless the main disconnect switch is located outside the building and operable from the ground, readily accessible shall be defined as being located:

(1) On the opposite side of the wall through which the service enters the building.

(2) Not more than 10 feet horizontally away from the outside doorway.

(3) Not more than 6 feet vertically above the floor or stair tread below the switch.

(4) Visible from a point 2 feet inside the center of the outside doorway.

(5) Panels or cabinets enclosing fuses, circuit breakers, switches or other electrical service equipment may be installed in basements of residences or apartments provided that the access stairway egresses to the outside.

(Ord. 109, 1979)

13-5-180. Fences, Walls, Hedges and Bushes.

(a) The height of fences walls, hedges, and bushes located within required rear yards, including the rear yards of through lots, and within required side yards is restricted to 72 inches. The height of fences, walls, hedges, and bushes within the required front yards and side yards adjacent to a street is restricted to 48 inches; provided, however, in order to provide clear visibility at street intersections, no fence, wall, hedge, or bush shall be permitted within the triangular area at any street intersection corner formed by the intersecting street curb lines and a diagonal line joining said curb lines at points which are 30 feet distant, measured along said curb lines, from their projected point of intersection.

(b) No fence, wall, hedge, or bush shall be erected between a fire hydrant and an adjacent street, nor within three feet of any fire hydrant. No fence, wall, hedge, or bush shall be erected within five feet of any proposed or constructed curb line. No single strand or barbed wire shall be used, except when added as security wire to fences or walls which are at least 72 inches in height. Fences, walls, hedges, and bushes erected within the public right-of-way are subject to removal at any time if required.

(c) A building permit for fence installation is required. The fee for this permit shall be \$2.00. (Ord. 209, 2001; Ord. 103, 1978)

13-5-190. Building Permits. The erection, alteration, removal, construction, reconstruction, conversion, use or maintenance of any building or premises, as provided or restricted by this Chapter shall not be commenced or proceeded with except after the issuance of a written permit for the same by the building inspector. The building permit shall state that the proposed use of the land or building complies with provisions of this Title. (Ord. 73 §12, 1975)

13-5-200. Plats. All applications for building permits shall be accompanied by a plat in duplicate showing the lot to be built upon, the location of the building on the lot, accurate dimensions of the building and lot, number of families to be housed, if any, and such other information as may be necessary to provide for the enforcement of this Chapter. A careful record of the original copy of such application and plat shall be kept in the office of the building inspector. At the time the application is made for the building permit, the lot corners of the lot to be built upon must be established to the satisfaction of the building inspector. (Ord. 73 §12, 1975)

13-5-210. Building Permit Fees.

(a) The fee schedule for permits and inspections as called for in the Uniform Building Code, the Uniform Plumbing Code, the Uniform Mechanical Code, and the National Electrical Code which have been adopted by reference and incorporated as a part of the ordinances of the Town of Ranchester shall be as follows:

TYPE OF IMPROVEMENT OR CONSTRUCTION	PERMIT OR INSPECTION FEE
Job valuation or cost of \$1.00 to and including \$2,000.00	\$15.00 permit fee
Job valuation or cost in excess of \$2,000.00	\$25.00 plus \$25.00 for inspection
Free standing garage structure	\$50.00 plus an additional \$25.00 if the structure has electrical service capabilities
Residential home addition	\$50.00 plus an additional \$25.00 if the structure has electrical service capabilities
Commercial addition	\$50.00 plus an additional \$25.00 if the structure has electrical service capabilities
New residential construction	\$125.00
New commercial construction	\$125.00

(b) The permit applicant shall set forth the valuation or cost of the proposed work or improvement in the permit application. (Ord. 169, 1992)

13-5-220. Penalties. Any person violating any of the provisions of the above-named codes shall be deemed guilty of a misdemeanor. (Ord. 189 §4, 1998; Ord. 178 §4, 1995; Ord. 168 §6, 1992; Ord. 167 §4, 1992; Ord. 101, 1978; Ord. 76, 1976)

TITLE 13

BUILDING AND CONSTRUCTION

CHAPTER 10

NUMBERING OF BUILDINGS

Sections:

13-10-100	House Numbers Required
13-10-110	Numbers Allotted Each Block
13-10-120	Base Lines
13-10-130	System of Numbering
13-10-140	Official Plat
13-10-150	Duty of Building Inspector
13-10-160	Refusal of Owner to Number House

13-10-100. House Numbers Required. All houses fronting on public streets, avenues and highways within the Town shall be numbered in conformity with the provisions of this Chapter and the term “streets” as hereinafter used shall be meant to include all streets, avenues and highways within the Town. (Ord. 108 §1, 1979)

13-10-110. Numbers Allotted Each Block. One hundred numbers shall be allotted each block or space between streets, odd numbers being given to the houses on the east and north sides of the street, and the even numbers to the west and south sides of the same, one number being allowed to each ten feet of ground in each such block or space between streets, and all numbers not required after making this allowance for each block shall be discarded. (Ord. 108 §2, 1979)

13-10-120. Base lines. The Town is hereby divided by two general base lines, from north and south and from east to west. Highway 87 is hereby selected as the east and west base line and an imaginary line immediately west of the sewer lagoons is hereby selected as the north and south base line. (Ord. 108 §3, 1979)

13-10-130. System of Numbering. All houses and businesses will be numbered beginning at the intersection of the base lines. Each block going in a westerly direction and each block going in a southerly direction will be increased by 100. (Ord. 108 §4, 1979)

13-10-140. Official Plat. There shall be prepared an official numbering plat which shall show all blocks and spaces between streets with their correct dimensions in feet, together with meanderings of streams and such other natural objects, as shall assist in locating the points or localities in the Town, which numbering plat when examined, approved and adopted by the Council shall become the official number record, and all numbers allowed by the building inspector. (Ord. 108 §5, 1979)

13-10-150. Duty of Building Inspector. The Building Inspector shall designate the number of all houses in conformity with the provisions of this Chapter and shall furnish the owner of each house now or hereafter to be built with its proper number as soon as completed. At any time if any house is not correctly numbered or not numbered at all, the Building Inspector shall give the owner or occupant of such house its proper number, and require the same to be put on such house in a conspicuous place on the side next to the street at the expense of the owner or occupant. (Ord. 108 §6, 1979)

13-10-160. Refusal of Owner to Number House. In case the owner, occupant, or agent, after having been requested as provided by this Chapter by the Building Inspector shall refuse or neglect for ten days to number or attempt to number such houses otherwise than in conformity with the provisions of this Chapter and the requirements of the Building Inspector such person shall, upon correction thereof, be fined in any sum not exceeding \$50.00, and when such fine is paid the Building Inspector shall cause such house to be numbered correctly at the expense of the Town. (Ord. 108 §7, 1979)

TITLE 13

BUILDING AND CONSTRUCTION

CHAPTER 15

MOBILE HOMES

Sections:

13-15-100	Definitions
13-15-110	Skirting Required
13-15-120	Deadline for Installation
13-15-130	Applicability of Skirting Requirement
13-15-140	Penalty for Skirting Requirement
13-15-150	Mobile Home Permit Required

13-25-100. Definitions. For the purpose of this Chapter, the term “mobile home” is defined as follows: A portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, and designed without a permanent foundation for living, sleeping or business purposes. A unit may contain parts that may be folded, collapsed, or telescoped when towed and expanded later to provide additional living space. (Ord. 141 §1, 1981; Ord. 89 §1, 1976)

13-25-110. Skirting Required. All mobile homes kept, placed or maintained in the Town of Ranchester for living, sleeping or business purposes must be skirted with material constructed of metal, wood, fibre glass, cement block or masonry. Neither hay nor cardboard may be used as skirting on a mobile home. (Ord. 89 § 2, 1976)

13-25-120. Deadline for Installation. Skirting must be installed on all mobile homes in the Town of Ranchester within 30 days from the effective date of this Chapter, and skirting must be installed on all mobile homes brought into the Town of Ranchester after the effective date of this Chapter within 30 days after the mobile home is situated in the Town. (Ord. 89 §3, 1976)

13-25-130. Applicability of Skirting Requirement. This Chapter shall apply to all existing mobile homes in the Town of Ranchester which are not skirted on the effective date of this Chapter, to mobile homes which are skirted with hay or cardboard at the effective date of this Chapter but subsequently remove such skirting, and all mobile homes brought into the Town of Ranchester subsequent to the effective date of this Chapter. (Ord. 89 §4, 1976)

13-25-140. Penalty for Skirting Requirement. Any person violating any portion of this Chapter relating to skirting shall be guilty of a misdemeanor. (Ord. 89 §6, 1976)

13-25-150. Mobile Home Permit Required. Before a mobile home may be kept, placed, or maintained in the Town of Ranchester for living, sleeping or business purposes, except in designated campgrounds, the person desiring to keep, place or maintain the mobile

home in the Town of Ranchester for living, sleeping or business purposes, except in designated campgrounds, the person desiring to keep, place or maintain the mobile home in the Town of Ranchester shall file with the Building Inspector of the Town of Ranchester or such other official as is designated by the Mayor an application to keep, place or maintain a mobile home in the Town of Ranchester and pay to the Town of Ranchester a fee of \$25.00. All other improvements to the lot or mobile home will be covered under the UBC or applicable ordinance. The application shall be accompanied by a plat showing the location of the mobile home and showing that the location of the mobile home will comply with all zoning ordinances of the Town of Ranchester. (Ord. 141 §2, 1981)

