

15.04 - Uniform Administrative Code

Chapter 15.04 - UNIFORM ADMINISTRATIVE CODE (UAC)

Sections:

15.04.010 Document adopted by reference.

15.04.020 Title for citation.

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15.04.090 UAC Sec. 309.5 amended--Posting of Occupancy Certificate.

15.04.100 UAC Tables.

15.04.110 Compliance with code required--Penalty for violation.

15.04.010 Document adopted by reference. Pursuant to Colorado Revised Statutes 1973, 31-16-201 et seq., as amended, there is adopted as the administrative code of the City, by reference thereto, the Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials, 5630 South Workman Mill Road, Whittier, California 90601. (Ord. 1134-98, 1998; Ord. 862-93, 1993; Ord. 559-83, 1983; prior code 13.30.010)

15.04.020 Title for citation. The ordinance codified in this chapter may be known and cited as "the Uniform Administrative Code of the City of Evans, Colorado." (Ord. 1134-98, 1998; Ord. 862-93, 1993; Ord. 559-83, 1983)

15.04.030 Purpose. The purpose of the Uniform Administrative Code is to provide for the administration and enforcement of the technical codes adopted by the city. (Ord. 1134-98, 1998; Ord. 862-93, 1993; Ord. 559-83, 1983)

15.04.040 Scope of regulations. The provisions of the Administrative Code shall serve as the administration, organizational and enforcement rules and regulations for the technical codes which regulate the site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures, and building service equipment within this jurisdiction. (Ord. 1134-98, 1998; Ord. 862-93, 1993; Ord. 559-83, 1983)

15.04.050 Interpretation of provisions. This chapter shall be so interpreted and construed as to effectuate its general purpose to make uniform administration and enforcement of the city's technical codes. (Ord. 1134-98, 1998; Ord. 862-93, 1993; Ord. 559-83, 1983)

15.04.060 Applicability. This chapter shall apply to every building or structure as defined in said ordinance which is now in existence or which may hereafter be erected, constructed, altered, moved, demolished or repaired. (Ord. 1134-98, 1998; Ord. 862-93, 1993; Ord. 559-83, 1983)

15.04.070 UAC Sec. 304-Fees is amended to read:

Sec. 304.1 General. Fees shall be assessed in accordance with provisions as set forth in the fee schedule adopted by the City Council by resolution.

Sec. 304.2 Permit fees. The fee for each permit shall be as set forth by resolution by City Council.

The determination of value or valuation under any of the provisions of these codes shall be made by the building official. The value to be used in computing the construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

Sec. 304.3 Plan review fees. When submittal documents are required by Section 302.2, a plan -review fee shall be paid at the time of submitting the submittal documents for review. Said plan review fee shall be as set forth in the plan review fee schedule adopted by resolution by City Council.

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The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 304.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 302.4.2, an additional plan review fee shall be charged at the rate as established in the fee schedule adopted by resolution by City Council.

Sec. 304.4 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of the application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Sec. 304.5 Investigation Fees: Work Without a Permit.

Sec. 304.5.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

Sec. 304.5.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in the fee schedule as adopted by resolution by the City Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law.

Sec. 304.6 Fee Refunds. The building official may authorize refunding of a fee paid hereunder which was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended.

The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment. (Ord. 1134-98, 1998; Ord. 862-93, 1993)

15.04.080 UAC Sec. 305.8 is amended to read:

Sec. 305.8 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspection before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the permit card is not properly posted on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a re-inspection, the applicant shall file an application therefore in writing, and pay the re-inspection fee in accordance with the fee schedule as adopted by resolution by City Council.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid. (Ord. 1134-98, 1998; Ord. 862-93, 1993)

15.04.090 UAC Sec 309.5 is amended to read:

Sec. 309.5 Posting. The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

EXCEPTION: Group R, and U Occupancies.

(Ord. 1134-98, 1998; Ord. 862-93, 1993)

15.04.100 UAC Tables 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G, & 3-H.

Uniform Administrative Code Tables 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G and 3-H are deleted in their entirety. (Ord. 1134-98, 1998; Ord. 862-93, 1993)

15.04.110 Compliance with code required--Penalty for violation.

A. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy or maintain any building, structure, or building service equipment in the city, or cause the same to be done, contrary to or in violation of any of the provisions of the Administrative Code and the technical codes.

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B. Any person, firm or corporation violating any of the provisions of the code adopted in this chapter shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the Administrative Code are committed, continued, or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than one thousand (\$1,000.00) dollars, or by imprisonment for not more than one year (1), or by both such fine and imprisonment. (Ord. 1134-98, 1998; Ord. 862-93, 1993; Ord. 842-92, 1992; Ord. 559-83, 1983)

Code Documents



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