

As Amended July 12, 2010

RESOLUTION NO R10-072

A RESOLUTION ADOPTING RULES AND REGULATIONS PERTAINING TO THE ENFORCEMENT OF CERTAIN NATIONAL AND INTERNATIONAL CODE PROVISIONS REGARDING HEALTH AND SAFETY INSPECTION

WHEREAS, a number of National and International Building and Maintenance Codes were adopted by the Arvada City Council on November 19, 2007, pursuant to CB07-044; and

WHEREAS, Section 2-143 of the Arvada City Code authorizes City Council to administrative rules and regulations governing administrative procedures and the application of law to the public following a public hearing; and

WHEREAS, City Council wishes to adopt certain rules and regulations governing the enforcement of these Codes in order to provide direction to staff on certain matters.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF ARVADA COLORADO

Section 1. The City Council hereby adopts the following Administrative Rules and Regulations:

ADMINISTRATIVE RULES AND REGULATIONS

**POLICY:**

Arvada residential property owners, tenants and property managers may apply to have the Building Inspection Division perform a health and safety inspection on all or certain areas of their home. This inspection will look at the five following areas:

1. Existing egress windows
2. Smoke detectors
3. CO detectors
4. Combustion air to the fuel burning appliances.
5. Drywall protection of the under stairs area.

The Building Inspection Division shall schedule the inspection within 5 business days of the request. The written inspection report shall provide the following information on the area to be inspected:

1. The Building Official will determine if egress windows are present in accordance with current Building Codes and in sleeping areas. If egress windows are not present in these areas being requested for inspection, and the residence has been exempted from the egress window requirement by Council action, the property owner, tenant or property manager will be provided with information about the benefits of egress windows.

2. The Building Official will determine if smoke detectors are present and operational in areas as prescribed by the Building Codes.
3. The Building Official will determine if CO detectors are present and operational in areas as prescribed by the Building Codes.
4. The Building Official will determine if there is adequate combustion air to any fuel burning appliances as prescribed by the Building Codes.
5. The Inspector will examine the underneath the stairs for drywall protection.

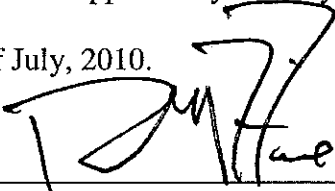
If a deficiency is found in areas 2, 3, 4 and/or 5, the inspection report will note these deficiencies. The inspection report shall be furnished to the property owner, tenant or property manager within 5 days of the completion of the report. A copy of the report shall be filed in the Building Inspection records with the report readily available for public access.

If during the course of the inspection the Building Official discovers a health and safety issue in any part of the building where conditions are such that physical injury or fire is likely, the Building Official may require immediate resolution of the situation.

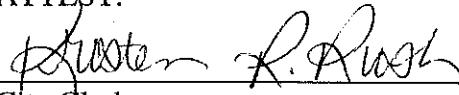
A fee may be charged for this inspection as set forth in the building permit fee schedule.

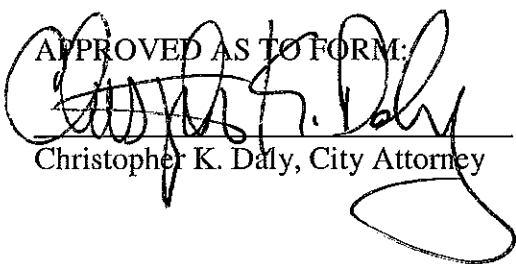
Section 2. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 12<sup>th</sup> day of July, 2010.

  
 \_\_\_\_\_  
 Robert G. Frie, Mayor

ATTEST:

*Deputy*  
  
 \_\_\_\_\_  
 City Clerk

APPROVED AS TO FORM:  
  
 \_\_\_\_\_  
 Christopher K. Daly, City Attorney

