




PLANNING AND DEVELOPMENT MEMORANDUM
#08-25

August 7, 2008

TO: Honorable Mayor Kathleen M. Novak and City Council members

FROM: David Allen, Acting City Manager 
James Hayes, Director of Planning and Development 
Rick Davis, Chief Building Official 

SUBJECT: CB-1659, Adopt by reference the 2006 International Building Code with amendments.

RECOMMENDATION:

Attached to this memorandum is a proposed Ordinance which, if approved, would adopt the 2006 International Building Code with amendments. Staff recommends approval of this proposed Ordinance.

BACKGROUND:

The periodic adoption of new Building Codes is standard practice for the City of Northglenn. Public Comment on these proposed Building Code Amendments and adoptions was accepted from June 20, 2008, until July 18, 2008. The codes proposed for adoption by reference were available for public review at the Office of the City Clerk. Codes were also available for review on the City of Northglenn website at www.northglenn.org. Results of the Public Comments are attached for City Council consideration.

In 2007, pursuant to Ordinance No. 1463, Series of 2007, the City Council of Northglenn adopted the 2003 International Building Code (IBC), which was codified at Article 2, Chapter 10 of the Northglenn Municipal Code. The International Building Code is updated every three years. The most current edition is the 2006 edition, and adopting this version will allow the City to stay up to date, and maintain a favorable Insurance Services Organization (ISO) rating. The proposed amendments are consistent with previously adopted version of the Code.

BUDGET/TIME IMPLICATIONS:

Adoption of the 2006 International Building Code has no budgetary impacts.

STAFF REFERENCE:

If Council members have any comments or questions they may contact James Hayes, 303-450-8937, or jhayes@northglenn.org

SPONSORED BY: MAYOR NOVAK

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1659
Series of 2008

Series of 2008

A BILL FOR AN ORDINANCE REPEALING AND REENACTING ARTICLE 2 CHAPTER 10 OF THE NORTHGLENN MUNICIPAL CODE TO ADOPT BY REFERENCE WITH AMENDMENTS AS A PRIMARY CODE OF THE CITY OF NORTHGLENN, THE INTERNATIONAL BUILDING CODE, 2006 EDITION

WHEREAS, by Ordinance Number 1463, Series 2007, the City adopted the 2003 International Building Code with amendments; and

WHEREAS, the City Council desires to further update the City's Building Code, and therefore the City Council adopts the 2006 International Building Code with amendments.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Article 2, Chapter 10 of the Northglenn Municipal Code is hereby repealed and reenacted to read as follows:

SECTION 10-2-1. TITLE. THIS ORDINANCE SHALL BE KNOWN AND CITED AS THE INTERNATIONAL BUILDING CODE ORDINANCE.

SECTION 10-2-2. ADOPTION OF THE INTERNATIONAL BUILDING CODE. THE INTERNATIONAL BUILDING CODE, 2006 EDITION, OF 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.

SECTION 10-2-3. COPIES ON FILE. AT LEAST ONE CERTIFIED COPY OF THE INTERNATIONAL BUILDING CODE, 2006 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 CHAPTER 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, 2006 EDITION.

(A) SECTION 101.1 "TITLE" IS HEREBY IS AMENDED TO READ AS FOLLOWS:

THESE REGULATIONS SHALL BE KNOWN AS THE BUILDING CODE OF THE CITY OF NORTHGLENN, HEREINAFTER, REFERED TO AS "THIS CODE."

(B) SECTION 101.4.1 IS HEREBY AMENDED BY CHANGING THE "ICC ELECTRICAL CODE" TO THE "NATIONAL ELECTRICAL CODE".

(C) SECTION 105.2 "WORK EXEMPT FROM PERMIT" IS AMENDED AS FOLLOWS:

(1) DELETE SECTION 105.2, BUILDINGS, EXCEPTION 1 IN ITS ENTIRETY.

(2) DELETE SECTION 105.2, BUILDINGS, EXCEPTION 2 IN ITS ENTIRETY.

(D) SECTION 105.7 IS HEREBY AMENDED TO READ AS FOLLOWS:

THE BUILDING PERMIT AND INSPECTION CARD SHALL BE KEPT ON THE SITE OF THE WORK UNTIL THE COMPLETION OF THE PROJECT AND BE READILY ACCESSIBLE TO THE INSPECTOR DURING ANY INSPECTIONS.

(E) SECTION 106.1.1 IS HEREBY AMENDED TO READ AS FOLLOWS:

CONSTRUCTION DOCUMENTS SHALL BE DIMENSIONED AND DRAWN TO SCALE UPON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHEN APPROVED BY THE BUILDING OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE BUILDING OFFICIAL.

(F) SECTION 106.1.1.1 IS HEREBY AMENDED TO READ AS FOLLOWS:

SHOP DRAWINGS FOR THE FIRE PROTECTION SYSTEM(S)

SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO INDICATE CONFORMANCE WITH THIS CODE AND THE CONSTRUCTION DOCUMENTS AND SHALL BE APPROVED PRIOR TO THE START OF SYSTEM INSTALLATION BY FIRE CODE AND BUILDING OFFICIALS. SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION AS REQUIRED BY THE REFERENCED INSTALLATION STANDARDS IN CHAPTER 9.

EXCEPTION: AN APPLICANT MAY REQUEST FOR FIRE PROTECTION SYSTEM SHOP DRAWINGS TO BE A DEFERRED SUBMITTAL. THE REQUEST SHALL BE IN WRITING TO THE BUILDING OFFICIAL. THE BUILDING OFFICIAL MAY ALLOW A DEFERRED SUBMITTAL FOR A SPECIFIC AMOUNT OF TIME AFTER THE ISSUANCE OF THE BUILDING PERMIT UPON CONCURRENCE WITH THE FIRE CODE OFFICIAL.

(G) SECTION 107.3 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 ELECTRIC INSTALLATION BEFORE SUCH INSTALLATION HAS BEEN FULLY COMPLETED AND THE FINAL CERTIFICATE OF COMPLETION HAS BEEN ISSUED. THE PART COVERED BY THE TEMPORARY CERTIFICATE SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED FOR TEMPORARY LIGHTING, HEAT OR POWER IN THE NATIONAL ELECTRICAL CODE.

(H) SECTION 108.4 IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 108.4 DOUBLE FEE. WHERE A LICENSED CONTRACTOR OR AN INDIVIDUAL WHO HAS PREVIOUS VIOLATIONS FOR PERFORMING WORK WITHOUT A PERMIT STARTS OR PROCEEDS WITH WORK FOR WHICH A PERMIT IS REQUIRED BY THIS CODE PRIOR TO OBTAINING SAID PERMIT, THE FEES SPECIFIED IN TABLE 1-A 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 IN THE EXECUTION OF THE WORK, NOR FROM ANY OTHER PENALTIES

PRESCRIBED HEREIN.

(I) SECTION 108.6 IS HEREBY AMENDED TO READ AS FOLLOWS:

SECTION 108.6 REFUNDS

SECTION 108.6.1. A WRITTEN REQUEST FOR A REFUND OF THE PERMIT FEE OR PLAN REVIEW FEE MUST BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE DATE THE FEE WAS PAID.

SECTION 108.6.2. 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 108.6.3. IF THE FOREGOING PROVISIONS HAVE BEEN MET, THE BUILDING OFFICIAL MAY REFUND PERMIT FEES OR PLAN REVIEW FEES BASED UPON THE FOLLOWING CRITERIA:

SECTION 108.6.3 (A). IF EITHER OR BOTH FEES WERE PAID OR COLLECTED IN ERROR, THE APPLICABLE FEES PAID WILL BE REFUNDED.

SECTION 108.6.3 (B). IF THE PROJECT FOR WHICH A PERMIT FEE HAS BEEN PAID IS NOT TO BE 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% PROCESSING AND FILE PREPARATION CHARGE, WILL BE REFUNDED.

SECTION 108.6.3 (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 PLAN REVIEW FEES WILL BE AUTHORIZED.

SECTION 108.6.3 (D). IF PERMIT FEES ARE PAID AND ANY CONSTRUCTION HAS BEEN COMMENCED, NO REFUND WILL BE AUTHORIZED.

(J) SECTION 109.3.5 IS HEREBY AMENDED TO READ AS FOLLOWS:

LATH AND GYPSUM BOARD INSPECTIONS SHALL BE MADE AFTER LATHING AND GYPSUM BOARD, INTERIOR AND EXTERIOR, IS IN PLACE, BUT BEFORE ANY PLASTERING IS APPLIED OR GYPSUM BOARD JOINTS AND FASTENERS ARE TAPED AND FINISHED.

(K) SECTION 112 "BOARD OF APPEALS" IS AMENDED TO READ AS FOLLOWS:

SECTION 112 BOARD OF ADJUSTMENT.

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 SECTION 11-42-5 OF THE NORTHGLENN ZONING ORDINANCE.

(L) TABLE 1-A- BUILDING PERMIT FEES

TABLE 1-A- BUILDING PERMIT FEES

(FEE SCHEDULE IS TAKEN FROM THE 1997 UBC)

TOTAL VALUATION		FEES
\$1.00 TO \$500.00		\$23.50
\$501.00	TO	\$23.50 FOR THE FIRST \$500.00 PLUS \$3.05 FOR EACH ADDITIONAL \$100.00 OR FRACTION THEREOF.
\$2,000.00		
\$2,001.00	TO	\$69.25 FOR THE FIRST \$2,000.00 PLUS \$14.00 FOR EACH ADDITIONAL \$1000.00 OR FRACTION THEREOF.
\$25,000.00		
\$25,001.00	TO	\$391.25 FOR THE FIRST \$25,000.00 PLUS \$10.10 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF.
\$50,000.00		
\$50,001.00	TO	\$643.75 FOR THE FIRST \$50,000.00 PLUS \$7.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF.
\$100,000.00		
\$100,001.00	TO	\$993.75 FOR THE FIRST \$100,000.00 PLUS \$5.60 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF.
\$500,000.00		
\$500,001.00	TO	\$3,233.75 FOR THE FIRST \$500,000.00 PLUS \$4.75 FOR EACH ADDITIONAL
\$1,000,000.00		

\$1,000,001.00 AND UP \$1,000.00 OR FRACTION THEREOF.
\$5,608.75 FOR THE FIRST \$1,000,000.00 PLUS \$3.15 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF.

OTHER INSPECTIONS FEES:

- | | |
|--|--|
| 1. INSPECTIONS OUTSIDE OF NORMAL BUSINESS HOURS | \$47.00 PER HOUR* (MINIMUM CHARGE-TWO HOURS) |
| 2. REINSPECTION FEES | \$47.00 PER HOUR* |
| 3. INSPECTIONS FOR WHICH NO FEE IS SPECIFICALLY INDICATED | \$47.00 PER HOUR* (MINIMUM CHARGE-ONE-HALF HOUR) |
| 4. ADDITIONAL PLAN REVIEW REQUIRED BY CHANGES, ADDITIONS OR REVISIONS TO PLANS | \$47.00 PER HOUR* |

*OR THE TOTAL HOURLY COST TO THE JURISDICTION, WHICHEVER IS GREATEST. THIS COST SHALL INCLUDE SUPERVISION, OVERHEAD, EQUIPMENT, HOURLY WAGES AND FRINGE BENEFITS OF THE EMPLOYEES INVOLVED.

OTHER PERMIT FEES:

PLAN CHECK FEE=65% OF BUILDING PERMIT FEE

EXEMPTION

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 GOVERNMENTAL USE.

(M) SECTION 114.2 IS HEREBY AMENDED TO READ AS FOLLOWS:

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, OR IF NO SUCH PERSON CAN BE CONTACTED AT THE PROPERTY, POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED. UPON ISSUANCE OF A 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.

(N) SECTION 508.3.3 IS HEREBY AMENDED TO READ AS FOLLOWS:

ALL TENANT OR TENANT SPACES WITHIN A MULTIUSE RETAIL CENTER SHALL HAVE A MINIMUM TWO-HOUR FIRE RESISTANCE RATED WALL BETWEEN OCCUPANCIES, OR A ONE-HOUR RATED WALL WHEN THE BUILDING IS EQUIPED WITH A FIRE SPRINKLER SYSTEM THROUGHOUT INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1; UNLESS THE PROVISIONS OF SECTION 508.3.2 FOR NON-SEPERATED USES IS APPLICABLE.

(O) SECTION 1301.2 IS HEREBY AMENDED TO READ AS FOLLOWS:

STRUCTURES EXISTING PRIOR TO ADOPTION OF THE 2006 INTERNATIONAL BUILDING CODE, IN WHICH THERE IS WORK INVOLVING ADDITIONS, ALTERATIONS, OR CHANGES OF OCCUPANCY SHALL BE MADE TO CONFORM TO THE REQUIREMENTS OF THIS CHAPTER OR THE PROVISIONS OF CHAPTERS 4 THROUGH 12. THE PROVISIONS OF SECTIONS 1301.2.1 THROUGH 1301.2.5 SHALL APPLY TO EXISTING OCCUPANCIES THAT WILL CONTINUE TO BE, OR ARE PROPOSED TO BE, IN GROUPS A, B, E, F, M, R, AND S. THESE PROVISIONS SHALL NOT APPLY TO BUILDINGS WITH OCCUPANCIES IN GROUP H OR GROUP I.

(P) SECTION 1301.1.1 IS HEREBY AMENDED TO READ AS FOLLOWS:

BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE. CONFORMANCE SHALL BE DEMONSTRATED BY COMCHECK OR RESCHECK OR OTHER VERIFIABLE MEANS OF CONFORMANCE.

(Q) SECTION 1612.3 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 AN ENGINEERING REPORT ENTITLED "THE FLOOD INSURANCE STUDY FOR ADAMS COUNTY, COLORADO AND INCORPORATED AREAS," DATED MARCH 5, 200_, AS AMENDED OR REVISED WITH THE ACCOMPANYING FLOOD INSURANCE RATE MAP (FIRM) AND FLOODBOUNDARY AND FLOODWAY MAP (FBFM) AND RELATED SUPPORTING DATA ALONG WITH ANY REVISIONS THERETO.

(R) SECTION 2902.2 IS HEREBY AMENDED TO READ AS FOLLOWS:

WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX.

EXCEPTIONS:

1. SEPARATE FACILITIES SHALL NOT BE REQUIRED FOR DWELLING UNITS AND SLEEPING UNITS.
2. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR LESS.
3. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 50 OR LESS.
4. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN GROUP B OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR LESS.

(S) SECTION 3401.3 IS HEREBY REPEALED IN ITS ENTIRETY AND AMENDED TO READ AS FOLLOWS:

ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY TO EXISTING STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF NORTHGLENN'S ADOPTED BUILDING CODES AND ORDINANCES.

SECTION 10-2-6. INTERNATIONAL BUILDING CODE APPENDIX. THE FOLLOWING CHAPTERS OF THE APPENDIX ARE HEREIN ADOPTED IN THEIR ENTIRETY:

APPENDIX E ENTITLED "SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS"

APPENDIX F ENTITLED "RODENT PROOFING"

APPENDIX I ENTITLED "PATIO COVERS"

APPENDIX J ENTITLED "GRADING"

SECTION 10-2-7. APPLICATION. THE PROVISIONS OF THIS ARTICLE AND THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE AND APPENDIX ADOPTED BY REFERENCE SHALL APPLY TO EVERY 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, 2006 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, 2006 EDITION, AS ADOPTED, SHALL, UPON CONVICTION, BE PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF THE CITY OF NORTHGLENN MUNICIPAL CODE.

SECTION 10-2-9. SEVERABILITY CLAUSE. IF ANY ARTICLE, SECTION, PARAGRAPH, SENTENCE, CLAUSE OR PHRASE OF THIS ORDINANCE IS HELD TO BE UNCONSTITUTIONAL OR INVALID FOR ANY REASON, SUCH DECISION SHALL NOT AFFECT THE VALIDITY OR CONSTITUTIONALITY OF THE REMAINING PORTIONS OF THIS ORDINANCE. THE CITY COUNCIL HEREBY DECLARES THAT IT WOULD HAVE PASSED THIS ORDINANCE AND EACH PART OR PARTS THEREOF, IRRESPECTIVE OF THE FACT THAT ANY ONE PART OR PARTS BE DECLARED INVALID OR UNCONSTITUTIONAL.

SECTION 10-2-10. SAFETY CLAUSE. THE CITY COUNCIL HEREBY FINDS, DETERMINES, AND DECLARES THAT THIS ORDINANCE IS NECESSARY FOR THE PRESERVATION OF THE PUBLIC HEALTH, SAFETY AND WELFARE.

SECTION 10-2-11. CONFLICTS. IF THE PROVISIONS OF THE CODE, AS ADOPTED IN THIS ARTICLE, CONFLICT WITH ANY OTHER PROVISIONS OF THE CITY OF NORTHGLENN 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 10-2-12. EFFECTIVE DATE. THIS ORDINANCE SHALL BECOME EFFECTIVE FIVE (5) DAYS AFTER PUBLIC NOTICE FOLLOWING FINAL PASSAGE.

INTRODUCED, READ AND ORDERED POSTED this 14th day of August, 2008.


KATHLEEN M. NOVAK
Mayor

ATTEST:


JOHANNA SMALL, CMC
Acting City Clerk

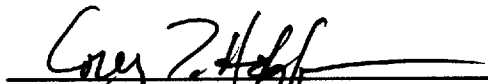
PASSED ON SECOND AND FINAL READING this _____ day of _____, 2008.

KATHLEEN M. NOVAK
Mayor

ATTEST:

JOHANNA SMALL, CMC
Acting City Clerk

APPROVED AS TO FORM:


COREY Y. HOFFMANN
City Attorney