



**PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM
#43-2020**

DATE: October 26, 2020

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 

FROM: Brook Svoboda, Director of Planning and Development 
Dan Wester, Chief Building Official (SAFEbuilt)

SUBJECT: CB-1954 – Amending the Municipal Code Regarding Contractor Licenses

PURPOSE

To consider CB-1954, an ordinance on second reading, amending Article 18 of Chapter 10 of the Northglenn Municipal Code regarding contractor licenses.

BACKGROUND

In conjunction with the adoption of the 2018 IBCs, this ordinance would update contractor licenses provisions in the Municipal Code. The one substantive addition in the ordinance is in reference to homeowner permits. It would define what work would require a registered contractor versus a homeowner, per state statutes. If the homeowner is not doing work for a sale, resale, rental, or lodging, then a contractor license would not be required.

STAFF RECOMMENDATION

Staff recommends the approval of CB-1954 on second reading.

BUDGET/TIME IMPLICATIONS

There are no financial impacts to the City.

STAFF REFERENCE

If Council members have any questions, they may contact Director of Planning and Development Brook Svoboda at 303.450.8937 or bsvoboda@northglenn.org.

CB-1954 – Amending the Northglenn Municipal Code Regarding Contractor Licenses

SPONSORED BY: MAYOR LEIGHTY

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1954
Series of 2020

Series of 2020

A BILL FOR AN ORDINANCE AMENDING ARTICLE 18 OF CHAPTER 10 OF THE NORTHGLENN MUNICIPAL CODE REGARDING CONTRACTORS' LICENSES

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

Section 1. Section 10-18-1 of the Northglenn Municipal Code, is amended by the addition thereto of a new subsection (c), and the remainder of Section 18-18-1 to be re-lettered accordingly, to read as follows:

Section 10-18-1. Contractor License General Requirements.

(a) Any contractor performing in a business involving the building, construction, alteration, remodeling, repairing, equipping, moving, or wrecking of buildings and other structures shall be licensed as a contractor, as required in this article.

(b) Any building permit(s) issued shall be suspended if there are no current contractor licenses.

(c) HOMEOWNER PERMITS ARE AVAILABLE TO PROPERTY OWNERS WHO WISH TO PERFORM ELECTRICAL AND/OR PLUMBING WORK ON ANY NEW CONSTRUCTION, REMODELING OR REPAIR ON THEIR OWN PROPERTY OR RESIDENCE. STATUTORY PROVISIONS REQUIRE THAT THIS PROPERTY IS NOT INTENDED FOR IMMEDIATE SALE OR RESALE; IS NOT RENTAL PROPERTY WHICH IS OCCUPIED OR IS TO BE OCCUPIED BY TENANT FOR LODGING, EITHER TRANSIENT OR PERMANENT; AND IS NOT GENERALLY OPEN TO THE PUBLIC IN ACCORDANCE WITH C.R.S. §12-115-116(4) AND C.R.S. § 12-155-118(2), AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

(d) Investigation Fee: Work without a license or with an expired license. Whenever any work for which a license is required by this article is commenced without first obtaining said license, or when work is done and the license is expired, a special investigation shall be made before a license may be issued or renewed for such work and an investigation fee, in an amount equal to the license fee, shall be collected whether or not a license is then or subsequently issued. The investigation fee shall be in addition to the license fee required by this Code, and shall be as set forth in Section 10-18-3.

(e) Workmanship. The licensee shall be held responsible for performing the activity authorized by the license in a proficient, workmanlike manner consistent

with acceptable building practice; the failure to comply with this requirement shall be cause for the denial, suspension, revocation, or restriction of the license or future licenses.

(f) Incomplete Work. In the event a structure is not pursued to completion and work is stopped for any period exceeding one hundred eighty (180) days, the licensee shall notify the Building Official in writing of such stoppage and shall take reasonable steps to protect and to prevent the structure from deteriorating to the condition of a dangerous or unsafe building.

Section 2. Section 10-18-3, subsection (b) of the Northglenn Municipal Code, is amended to read as follows:

Section 10-18-3. Classification; Fees.

* * *

(b) The following classes of contractors' license are established and the indicated fees shall be required of contractors within the City:

(1) Class A. This class license shall entitle the holder to contract for the construction, alteration, or repair of any type of structure permitted by this article. The annual fee shall be \$150.00. A class "A" license is required for all work requiring the supervision of an architect or structural engineer. Possession of a class "A" license permits the activities authorized by class "B" or "C" license.

(2) Class B. This license shall entitle the holder to contract for the construction, alteration, or repair of one-family and two-family residences of two stories or less. This contractor may not contract for public buildings or places of public assembly. The aforementioned limitations shall not apply to repairs on buildings not involving structural members. The annual fee shall be \$100.00. Possession of a Class "B" license permits the activities authorized by a Class "C" license.

(3) Class C. This license shall be issued to those engaged in contracting for labor or for labor and material involving specialized trades, such as brick, plastering, framing, drywalling, glazing, irrigation systems, ~~burglar alarms~~ swimming pools, sheds, DRAINLAYERS and fence contractors. Such license may include more than one such trade carried on by the licensee. The annual fee shall be \$75.00. This license shall be issued to wrecking contractors, moving contractors, and mobile home set-up contractors. No wrecking shall be done except by a licensed wrecking contractor, except that a licensed general contractor of the Class "A" or "B" category may wreck minor buildings or remove portions of a building where such wrecking is a portion of a program of alteration or remodeling.

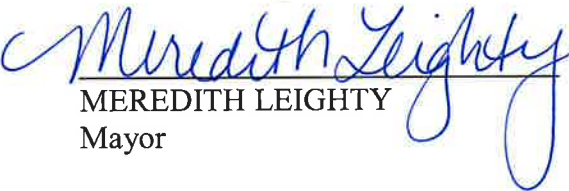
(4) Mechanical Contractor License. This license shall be issued to those engaged in contracting to erect, install or construct all mechanical systems, including hot water heating systems, air conditioning systems, refrigeration systems, or install boilers, evaporative coolers, and sheet metal work. This license shall entitle the holder to replace existing domestic water heaters and all connections thereto. Any connections to the potable water system must be performed by licensed plumbing

contractor. Line voltage electrical work must be done by a licensed electrical contractor. The annual fee shall be \$50.00.


(5) Plumbing Contractor License. This license shall be issued to those engaged in contracting to install, alter, repair, renovate, or add to any plumbing fixtures, gas or drainage piping, water heating or treating equipment connected to a public or private potable water distribution system or any public or private sewer system, and who possess valid State of Colorado master plumber license. The annual fee shall be \$50.00.

(6) Electrical Contractor License. This license shall be issued to those engaged in contracting to install, alter, repair, renovate, or add to electrical wiring, appliances, or apparatus for the purpose of electrical light, heat, power, or signal systems or other similar purposes within or affixed to any building or structure, and who possess valid State of Colorado Master Electrician License. There shall be no annual fee for electrical contractor license LICENSES.

INTRODUCED, READ AND ORDERED POSTED this 12th day of October, 2020.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2020.

MEREDITH LEIGHTY
Mayor

ATTEST:

APPROVED AS TO FORM:

JOHANNA SMALL, CMC
City Clerk

COREY Y. HOFFMANN
City Attorney