

HEALTH AND SAFETY CODE

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ARTICLE 1. BUILDING AND CONSTRUCTION

[NOTE: Except as otherwise noted, the provisions of Article 1 of the Health and Safety Code were enacted on November 23, 1982 by Ordinance No. 82-3, and amended on March 13, 2000, by Ordinance 00-4.]

CHAPTER 1. GENERAL PROVISIONS

Section 1-101. Building Inspector.

The Tribal Council may, by appropriate resolution, from time-to-time commission a Building Inspector, who shall have the authority to issue permits pursuant to the provisions of this Article, promulgate rules and regulations deemed necessary to carry out the provisions of this Article, upon obtaining prior approval of the Resources Development Committee, and enforce compliance with this Article, any rule or regulation promulgated pursuant to this Article and any permits issued under its terms.

[As amended on March 13, 2000, by Ordinance 00-4.]

Section 1-102. Supplemental Inspection Fee.

At the time that any permit is issued pursuant to the provisions of this Article, the Building Inspector shall provide a written estimate of the number of inspections required to be performed to certify compliance with each permit. If through the fault of permittee, his agents, employees or contractors, a greater number of inspections needs to be performed, permittee shall pay a supplemental inspection fee for each such inspection in the following amounts: \$50.00 per inspection; where the work to be inspected is located outside of a 15-mile radius of Parker, \$75.00 per inspection.

Section 1-103. Waiver of Fees.

Plan check fees, permit fees and supplemental inspection fees are hereby waived for any plan checks, permits issued and inspections performed respecting any construction actually performed by any member of the Colorado River Indian Tribes.

CHAPTER 2. UNIFORM BUILDING CODE

Section 1-201. Uniform Building Code.

That certain code entitled "Uniform Building Code," 1982 Edition, including all revisions thereto, copyrighted by the International Conference of Building Officials, is hereby referred to, adopted and made a part of this Section the same as though said code was specifically set forth in full herein. Each succeeding edition of said code, including all revisions thereto, shall automatically supersede all previous editions thereof and revisions thereto. A copy of said code shall be filed in the office of the Chairman of the Tribes.

Section 1-202. Unburned Clay Masonry.

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Section 2405 of the Uniform Building Code, Section 1-201 of this Article is amended to read as follows:

(a) General. Masonry of unburned clay units shall not be used in any building more than two (2) stories in height. The height of every laterally unsupported wall of unburned clay units shall be no more than ten (10) times the thickness of such walls. Exterior walls, which are laterally supported with those supports located no more than twenty-four (24) feet apart, are allowed a minimum thickness of twelve (12) inches for a single story and a minimum thickness of sixteen (16) inches for the bottom story of a two (2) story with the upper story of a two (2) story allowed a minimum thickness of twelve (12) inches. Interior bearing walls are allowed a minimum thickness of eight (8) inches.

(b) Compressive Strength. The units shall have an average compressive strength of three hundred (300) pounds per square inch when tested in accordance with A.S.T.M. C67. One sample out of five may have a compressive strength of not less than two hundred and fifty (250) pounds per square inch.

(c) Module of Rupture. The unit shall average fifty (50) pounds per square inch in modulus of rupture.

(d) Soil. The soil used shall contain not less than twenty-five percent (25%) and not more than forty-five percent (45%) of material passing a No. 200 mesh sieve. The soil shall contain sufficient clay to bind the particles together and shall not contain more than two percent (2%) of water-soluble salts.

Most clay loams, except those with a high clay content, are suitable, but it is not practicable to make a selection on the basis of soil analysis only. Soils having a high clay content shrink or crack badly when drying, and sandy soils do not have sufficient bonding material to prevent crumbling.

Neither of these soils should be used alone for brick but a very good building material can be obtained by mixing the two soils together in proportions that will overcome the undesirable qualities of each. The best way to determine the fitness of a soil is to make a sample brick and allow it to cure in the open, protected from moisture. It should dry without serious warping or cracking.

(e) Classes of Adobe.

1. Treated Adobe. The term "treated" is defined to mean adobes or soil to which certain admixtures are added in the manufacturing process in order to limit the adobe's water absorption in order for it to comply with paragraph (h) below. Exterior walls constructed of treated adobe require no additional protection. Stucco is not required. In order for the wall to so comply, the mortar must be of adobe soil treated with an additive to make the mortar comply with the same water absorption requirement in paragraph (h) below.
2. Untreated Adobe. Untreated adobes are adobes which do not meet the water absorption specifications of paragraph (h) below. This shall hold even if some water absorption protective agent has been added. The determination as to whether an adobe is treated or untreated is to test for compliance with paragraph (h) below. Exterior walls of untreated adobe are allowed but must comply with paragraph (o) requiring Portland Cement plaster applied to the outside.

Use of untreated adobe is prohibited within eight (8) inches above the finished floor

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grade. Treated adobes may be used for the first eight (8) inches above finished floor grade. Mortar must be adobe soil (either treated or untreated).

(f) Sampling. Each of the tests prescribed in this Section shall be applied to five sample units selected at random from each five thousand (5,000) bricks to be used.

(g) Moisture Content. The moisture content of the unit shall be not more than four percent (4%) by weight.

(h) Absorption. A dried four-inch (4") cube cut from a sample unit shall absorb not more than two and one-half percent (2½%) moisture by weight.

(i) Shrinking Cracks. No units shall contain more than three (3) shrinkage cracks, and no shrinkage crack shall exceed three (3) inches in length or one eighth (1/8) inch in width.

(j) Use. No adobe shall be laid in the wall for at least three (3) weeks after making, dependent on weather conditions.

(k) Foundations. Adobes shall not be used for foundations or basement walls. All adobe walls, except as noted under Group M Buildings, shall have a continuous concrete footing at least eight (8) inches thick and not less than two (2) inches wider on each side than the foundation walls above. All foundation walls which support adobe units shall extend to an elevation not less than six (6) inches above the finish grade. The foundation trench shall be excavated to a depth of at least eighteen (18) inches below natural grade.

Foundation walls shall be at least as thick as the exterior wall as specified in Section 2405 (1): Where stem wall insulation is used, a variance is allowed for the stem wall width to be two (2) inches smaller than the width of the adobe wall it supports.

Either the footing or the foundation (stem) wall must be reinforced with a minimum of two (2) No. 4 reinforcing rods.

(l) Exterior Walls. All walls of adobe (treated or untreated) shall not have thicknesses less than that allowed in paragraph (a) above. Mortar shall be in accordance with paragraph (e) 1 and (e) 2 above, depending on the class of adobe being used. All adobe brick shall be laid up with full slush (bed) joints and shall be bonded (overlapped) no less than four (4) inches. Walls of treated adobe which do not require a protective outer coating must also be laid up with full head (end) joints. All exterior adobe walls shall be topped with a continuous belt course or tie beam (except patio walls less than six (6) feet high above the stem). At the time of laying, all units shall be clean and damp at the surface. Parapet walls bearing on wooden tie beams shall be nonstructural and shall not exceed thirty-six (36) inches in height.

No adobe bricks shall be used for isolated piers, porch columns, or wall section of less than twenty-eight (28) inches by twelve (12) inches. A minimum twelve (12) inch wall section will be permitted between openings provided a continuous lintel of concrete or timber be installed spanning both openings and wall section.

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(m) Concrete Tie Beam. Shall be minimum size six (6) inch by width of wall up to a ten (10) inch width. For wall thicker than ten (10) inches, a ten (10) inch tie beam will suffice. All concrete tie beams shall be reinforced with a minimum of two (2) No. 4 reinforcing rods each floor and ceiling plate line.

(n) Wood Lintels or Tie Beams. Shall be a minimum size six (6) inches by wall width up to a ten (10) inch width. For walls thicker than ten (10) inches, a tie beam of ten (10) inch thickness shall suffice. The wooden tie beams shall be overlapped, or spliced, at least six (6) inches at all joints. All joints shall have a wall bearing of at least twelve (12) inches. Wood tie beams may be solid in the six (6) inch dimension or may be built up by applying layers of lumber. No layer shall be less than one (1) inch. Wood joists, vigas, or beams shall be substantially fastened to the wood tie beam with large nails or large screws. All lintels, wood or concrete, in excess of nine (9) feet shall have specific approval of the Building Official.

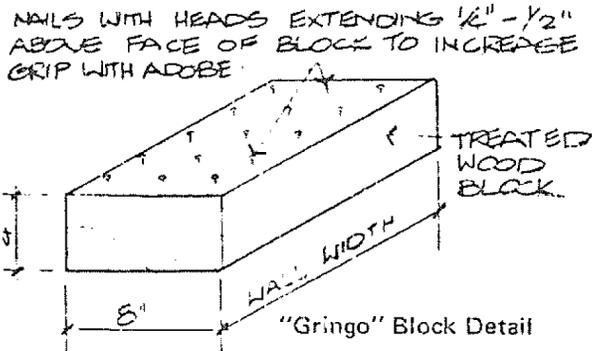
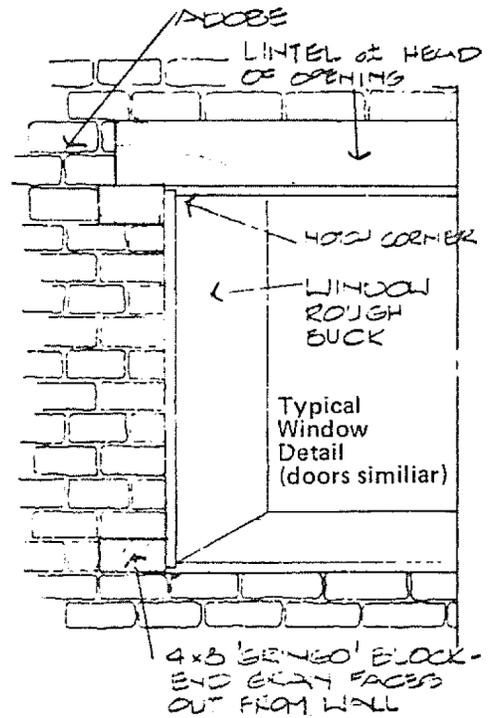
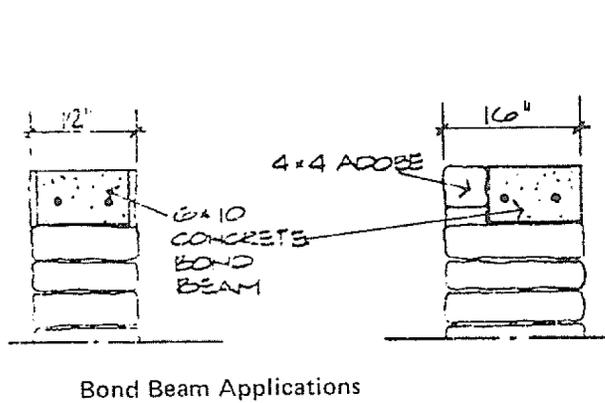
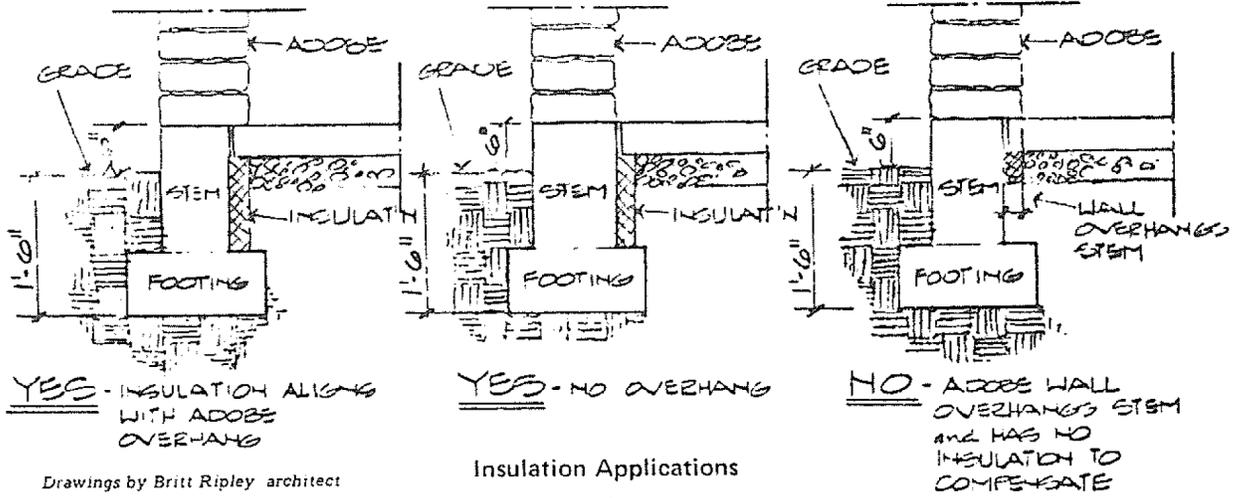
All wooden structural members embedded in adobe walls shall be separated therefrom by a waterproof membrane equal to Type 15 felt (15 pound felt).

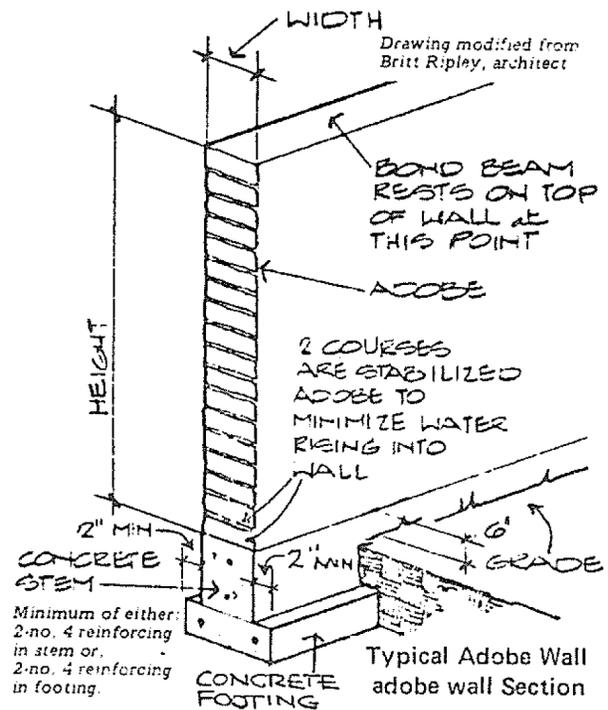
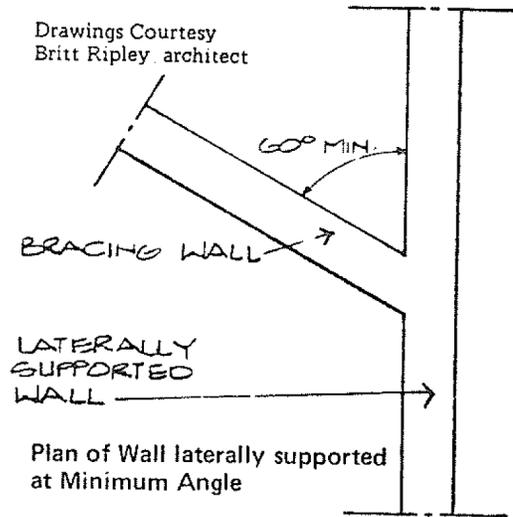
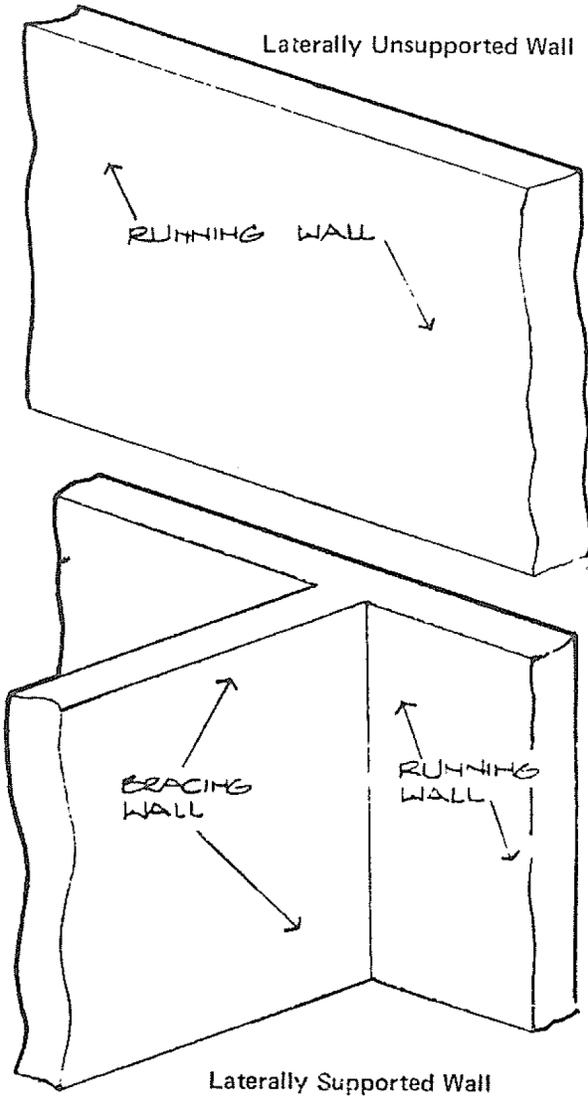
(o) Plastering. All untreated adobe shall have all exterior walls plastered on the outside with Portland Cement plaster, minimum thickness three-quarter ($3/4$) inch in accordance with Chapter 47. Protective coatings other than plaster are allowed, providing such coating is equivalent to Portland Cement plaster in protecting the untreated adobes against deterioration and/or loss of strength due to water. Metal wire mesh minimum twenty (20) gauge by one (1) inch opening shall be securely attached to the exterior adobe wall surface by nails or staples with minimum penetration of one and one-half ($1\frac{1}{2}$) inches. Such mesh fasteners shall have a maximum spacing of sixteen (16) inches apart. All exposed wood surfaces in adobe walls shall be treated with an approved wood preservative before the application of wire mesh. (Exception: Exterior patio, yard walls, etc., need not have Portland Cement coating).

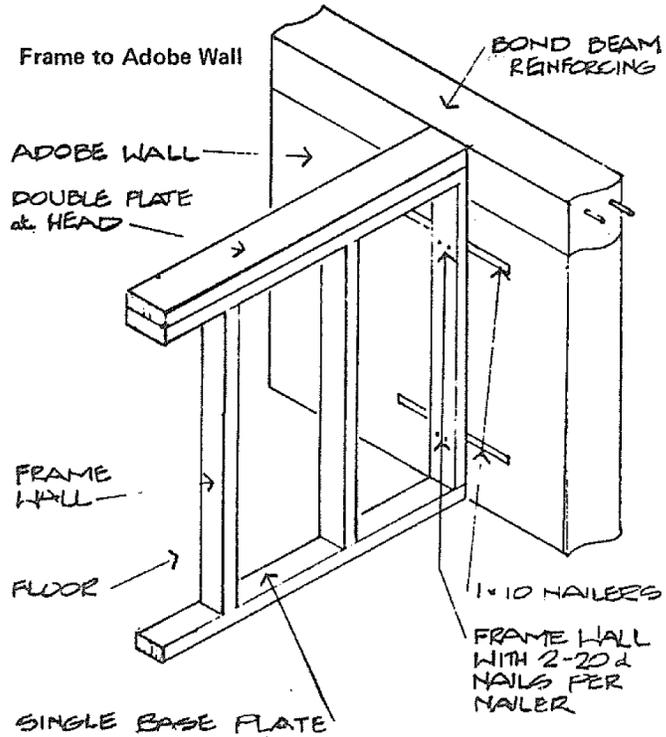
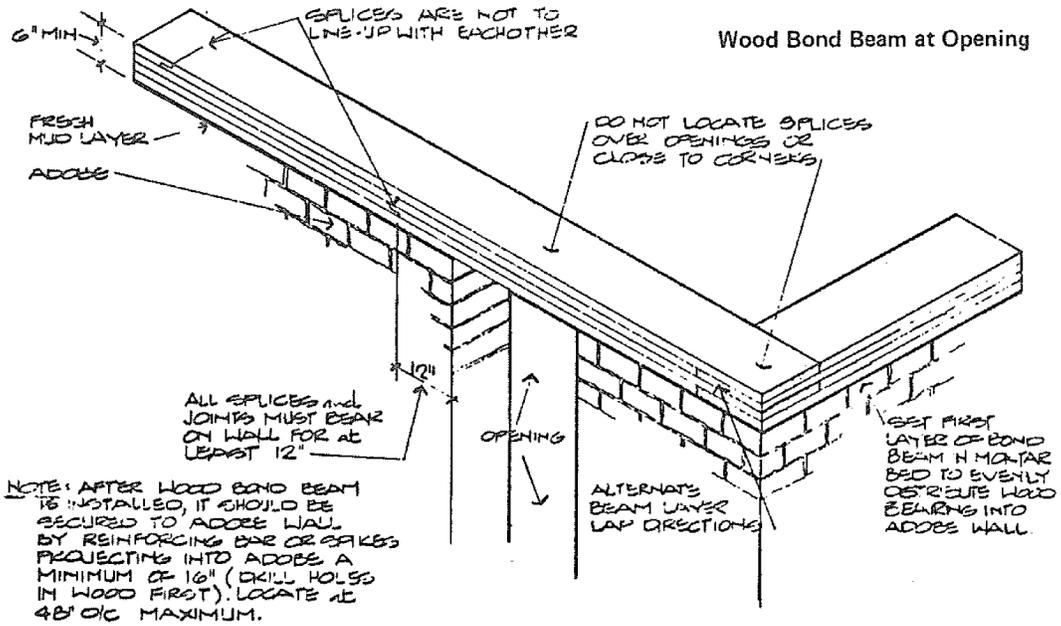
(p) Floors and Roofs. May be constructed of wood, the sizes and spans to be in accordance with Chapter 25.

(q) Partitions of Wood. Shall be constructed as specified in Chapter 25. Wood partitions shall be nailed to nailing blocks laid up in the adobe wall or bolted through the adobe wall the height of the partition, with one-half ($1/2$) inch bolts at twenty-four (24) inches on center, with large washer or plates.

[Diagrams]







drawings courtesy Britt Ripley, architect

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Section 1-203. Permits.

Subsection (b) of Section 301 of the Uniform Building Code, Section 1-201 of this Article, is amended to read as follows:

(b) Exempted Work. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 225 square feet.
2. Fences not over 6 feet high.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet high.
5. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one.
7. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below.
8. Painting, papering and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches.
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.
12. Traditional dwellings constructed by or on behalf of members of the Colorado River Indian Tribes.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

CHAPTER 3. UNIFORM HOUSING CODE

Section 1-301. Uniform Housing Code.

That certain code entitled "Uniform Housing Code," 1982 Edition, including all revisions thereto, copyrighted by the International Conference of Building Officials, is hereby referred to, adopted and made a part of this Section the same as though said code was specifically set forth in full herein. Each succeeding edition of said code, including all revisions thereto, shall automatically supersede all previous editions thereof and revisions thereto. A copy of said code shall be filed in the office of the Chairman of the Tribes.

CHAPTER 4. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

Section 1-401. Uniform Code for the Abatement of Dangerous Buildings.

That certain code entitled "Uniform Code for the Abatement of Dangerous Buildings," 1982 Edition, including all revisions thereto, copyrighted by the International Conference of Building Officials, is hereby referred to, adopted and made a part of this Section the same as though said code was specifically set forth in full herein. Each succeeding edition of said code, including all revisions thereto, shall automatically supersede all previous editions thereof and revisions thereto. A copy of said code shall be filed in the office of the Chairman of the Tribes.

CHAPTER 5. UNIFORM PLUMBING CODE

Section 1-501. Uniform Plumbing Code.

That certain code entitled "Uniform Plumbing Code," 1982 Edition, including all revisions thereto, copyrighted by the Western Plumbing Officials Association, is hereby referred to, adopted and made a part of this Section the same as though said code was specifically set forth in full herein. Each succeeding edition of said code, including all revisions thereto, shall automatically supersede all previous editions thereof and revisions thereto. A copy of said code shall be filed in the office of the Chairman of the Tribes.

CHAPTER 6. NATIONAL ELECTRICAL CODE

Section 1-601. National Electrical Code.

That certain code entitled "National Electrical Code of 1982," including all revisions thereto, copyrighted by the National Fire Protection Association, is hereby referred to, adopted and made a part of this Section the same as though said code was specifically set forth in full herein. Each succeeding edition of said code, including all revisions thereto, shall automatically supersede all previous editions thereof and revisions thereto. A copy of said code shall be filed in the office of the Chairman of the Tribes.

CHAPTER 7. UNIFORM MECHANICAL CODE

Section 1-701. Uniform Mechanical Code.

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That certain code entitled "Uniform Mechanical Code for 1982," including all revisions thereto, copyrighted by the International Association of Plumbing and Mechanical Officials, is hereby referred to, adopted and made a part of this Section the same as though the said code was specifically set forth in full herein. Each succeeding edition of said code, including all revisions thereto, shall automatically supersede all previous editions thereof and revisions thereto. A copy of said code shall be filed in the office of the Chairman of the Tribes.

CHAPTER 8. UNIFORM FIRE CODE

Section 1-801. Uniform Fire Code.

That certain code entitled "Uniform Fire Code," 1982 Edition, including all revisions thereto, copyrighted by the Western Fire Chiefs Association, is hereby referred to, adopted and made a part of this Section the same as though said code was specifically set forth in full herein. Each succeeding edition of said code, including all revisions thereto, shall automatically supersede all previous editions thereof and revisions thereto. A copy of said code shall be filed in the office of the Chairman of the Tribes.

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