

**TOWN OF PARACHUTE
ORDINANCE NO. 804-2022**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE,
COLORADO, AMENDING TITLE 13 OF THE MUNICIPAL CODE, BUILDINGS AND
CONSTRUCTION, RELATED TO AGRICULTURAL HOOP HOUSES**

WHEREAS, the Town of Parachute (“Parachute” or the “Town”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Parachute Home Rule Charter;

WHEREAS, by Ordinance No. 793-2021, the Town adopted by reference the 2018 Editions of the International Building Code; International Residential Code; International Mechanical Code; International Fuel Gas Code; International Plumbing Code, and the International Fire Code, 2015 Edition, with local amendments, as the building codes for the Town pursuant to the procedures set forth in C.R.S. §31-16-201, et seq.;

WHEREAS, the Town Council wishes to amend the Town Building Code contained in Title 13 of the Municipal Code (the “Code”) to accommodate the construction and use of certain agricultural hoop houses which are commonly present in Town;

WHEREAS, the Town Council of the Town of Parachute finds and declares that it is in the interest of the public health, safety, and welfare to amend the Code as set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Building Code. Section 13.20.020 of the Parachute Municipal Code is hereby amended to include a new section DD, as follows:

13.20.020. Amendments.

The *International Building Code*, 2018 Edition, is amended as follows:

DD. *Appendix C: Group U Agricultural Buildings* is amended to add the following Section C105 – Agricultural Hoop Houses

C105.1 Scope.

The provisions of this Section shall govern the design of Agricultural Hoop Houses as defined

herein and as regulated by this Code.

C105.2 General.

Support structure of an Agricultural Hoop House shall consist of metal hoops supported by embedment into the ground with a membrane or fabric cover so as to resist declared wind-loads and snow-loads, or by other certifiable means to resist declared Wind Loads and Snow Loads.

C105.2.1 Definition - Agricultural Hoop House:

A One-Story metal framed Agricultural Structure with a membrane or fabric covering, not offered for Public Use, limited to Occupancy of not more than ten (10) employees.

C105.2.2 Design Requirements:

1. The dimensional size shall not exceed 30' in width, 150' in length, or 25' in height. Any Agricultural Hoop House proposed to exceed 30' in width, 150' in length, or 25' in height shall be subject to all IBC regulations and shall be reviewed and permitted accordingly.
2. Wind-Load: 115 mph "Ultimate" speed in an Exposure "C" condition.
3. Snow Load: 30 psf Ground Snow Load.
4. Design considerations shall include limits on weight of products and/or equipment being supported by the structure (e.g., Hanging agricultural products for drying purposes; Hanging Unit Heaters or other equipment; and any other anticipated loads).
5. Fire Extinguishers required:
 - A. Hoop House up to 75' in length: One 10# ABC Fire Extinguisher;
 - B. Hoop House greater than 75' in length but no more than 150' in length: two 10# ABC Fire Extinguishers.
 - C. Fire Extinguishers shall be tagged and certified as current.
6. Exits Required:
 - A. Exiting shall comply with C104.1 Exit Facilities.
7. Alternative methods for connection of the structure to the earth will be considered.

C 105.2.3 Construction documents:

Construction Documents shall – at minimum - provide the following:

1. Indicate the size, section and relative locations and spacings of structural members centers and offsets, bracing, exits, and floor levels dimensioned;
2. Embedment-depth and type of foundation system;
3. Thickness of all metal components;
4. Galvanization (or other decay-resistive measures) of metal components in direct contact with or burial in ground;
5. Widths and locations of exits;
6. Locations of and types of fire extinguishers;
7. Equipment and systems (electrical and mechanical) to be attached to and hung from the structural system

C105.3 Sanitation facilities.

Sanitation facilities shall be provided for employees. A non-sewer toilet facility (portable toilet) with a weekly service agreement will be accepted as meeting the minimum requirement for a sanitation facility.

C105.4 Electrical Systems:

1. Installation of rigid electrical conduit shall anticipate the range of movement for the proposed structure. Flexible connections for the electrical conduit may be required.
2. Electrical systems must be permitted reviewed and inspected by the Colorado State Division of Professions and Occupations - State Electrical Inspector.

C105.5 Mechanical Systems.

All Mechanical appliances or equipment shall be permitted separately through the Town of Parachute Building Department prior to installation.

C 105.6 Permit Fees.

Permit Fees (not including Electrical or Mechanical) shall be:

1. Agricultural Hoop House up to 30' x 100': \$500.00 per structure;
2. Agricultural Hoop House over 100' in length and not exceeding 30' x 150': \$750.00 per structure.

3. A separate Plan-Review Fee will not be assessed or collected; however, Use Tax will be collected at the time of payment for the permit and will be based on receipts (or approved estimates) for materials.

C 105.6 Inspections.

An initial inspection of the installed Agricultural Hoop House shall be required for the original erection and is included in the Permit Fee cited in C 105.6. Subsequent additional biennial inspections shall take place during the month of June every two years thereafter.

1. It shall be the responsibility of the Building Owner to set up the biennial inspections with a required payment of \$100.00 for each structure to be inspected. Payment shall be due upon request for the inspection.
2. Inspections will include but not necessarily be limited to, the condition of the fabric membrane, overall structural integrity, the general safety to the users, verification of fire extinguishers and verification of sanitation facilities and their maintenance.

C105.6.1 Inspection Violations.

Any violations of the following shall be mitigated within 30 days or the permit for continued use of the structure and operations of the facility will be reviewed and considered by the AHJ for possible revocation.

1. Fire Extinguishers must be tagged and certified as current.
2. The Fabric Membrane shall not become unsightly, structurally compromised and/or dangerous.
3. The hoop structure shall not become a nuisance, unsightly, or dangerous.
4. Sanitation facilities must be on site with documented weekly maintenance.

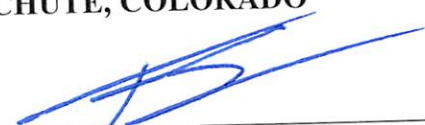
Section 3. Severability. If any provision of this Ordinance is found to be unconstitutional or unlawful, such finding shall only invalidate that part of portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY by a vote of 5 to 0 of the Town Council of the Town of Parachute, Colorado at a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 20 day of October, 2022 and approved by the Mayor on the 20 day of October, 2022.



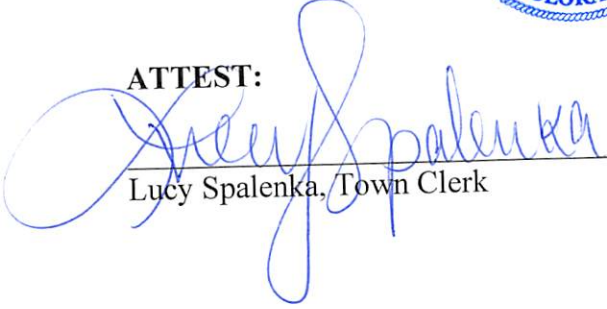
TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO

By:



Tom Rugaard, Mayor

ATTEST:



Lucy Spalenka, Town Clerk

PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

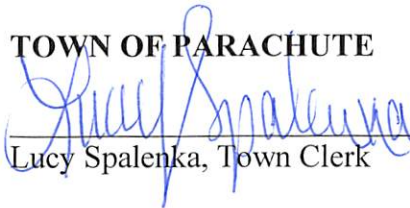
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was introduced before the Town Council on October 20, 2022; that a copy of said Ordinance is posted at Town Hall; and that the Ordinance was approved at a regular meeting of the Town Council held on October 20, 2022, and approved by the Mayor on October 20, 2022

Copies of the adopted ordinance are available for inspection at the Town Hall, Parachute, Colorado and available on the internet at <http://www.parachutecolorado.com>.

Dated this 20 day of October, 2022.

TOWN OF PARACHUTE



Lucy Spalenka, Town Clerk