

RESOLUTION NO. 2010-038

**A RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO
DIRECTING THE OURAY COUNTY PLANNING COMMISSION TO REVIEW A
PROPOSED DEFINITION OF "BUILDING HEIGHT" AND TO MAKE
OTHER APPROPRIATE RECOMMENDATIONS IN RELATION THERETO**

WHEREAS, the Board is considering the adoption of the 2006 International Building Code ("IBC") and the 2006 International Residential Code ("IRC"); and

WHEREAS, both the IBC and the IRC include certain definitions of "building height"; "grade" and "grade plane" that are not consistent with the current definition of "building height" as contained in Section 22 of the Ouray County Land Use Code ("Code") and that, the Board believes, are not useful definitions for Ouray County building and construction; and

WHEREAS, the definition of "building height" as contained in the IRC and the IBC is: "**HEIGHT, BUILDING.** The vertical distance from grade plane to the average height of the highest roof surface."; and

WHEREAS, the current definition of building height contained in the Code is: "BUILDING HEIGHT. The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

- A. The elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade.
- B. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 is more than 10 feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building."; and

WHEREAS, the Board desires that consistent definitions of building height, grade and grade plane be used throughout the Code and the IRC and IBC when adopted later this year; and

WHEREAS, the Board has received a suggested definition from the Ouray County Building Official for building height as well as a proposed definition from representatives from the local building and construction community; and

WHEREAS, the Board requests that the Planning Commission review such proposals, the current definition and those definitions set forth in the IBC and the IRC and make a recommendation to the Board of appropriate definitions suitable for construction in Ouray County; and

WHEREAS, the Board asks that the Planning Commission complete its work as expeditiously as possible and conduct a public hearing on recommended definitions as soon as reasonable; and

WHEREAS, the Board requests that the Planning Commission complete its work and advise the Board of its recommendations regarding "building height" and associated definitions on or before November 30, 2010.

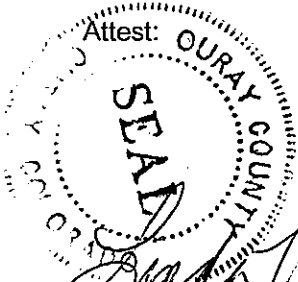
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO, AS FOLLOWS:

1. That the Planning Commission review the proposed definitions for "building height" and associated definitions as well as other appropriate background information on such definitions at such meetings as the Planning Commission deems appropriate.

2. That the Planning Commission conduct a public hearing on such definitions and forward to the Board its recommendation on or before November 30, 2010.

APPROVED AND ADOPTED THIS 4th DAY OF OCTOBER, 2010.

BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO



Michelle Nauer
Michelle Nauer, Clerk and Recorder
By: Linda Munson-Haley, Deputy Clerk of the Board

Lynn M. Padgett
Lynn M. Padgett, Chair

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K. Keith Meinert, Vice Chair

Heidi M. Albritton
Heidi M. Albritton, Commissioner Member