

Building staff briefing to Larimer County Planning Commission & Board of County Commissioners work session on 2018 I-codes

TITLE: 2018 I-Code Amendment/Adoption
LOCATION: Unincorporated Larimer County
STAFF CONTACT: Eric Fried, Chief Building Official

BACKGROUND:

Every three years, the International Code Council (ICC) publishes new editions of the International Residential, Building, Plumbing, Mechanical and related codes (I-Codes). Headquartered in Washington D.C., with regional offices in Birmingham, Alabama, Whittier, California and Chicago, Illinois, the ICC was created in 1994 by the merger of three separate building code groups from the Southern, Eastern and Western parts of the United States. These organizations have roots going back to early 20th century America.

Through extensive nationwide discussion, proposals, amendments, public hearings and electronic voting, the I-Codes are developed by construction industry and code professionals and adopted around the country as model codes based on the best, most recent building science. The I-Codes form a framework upon which Larimer County develops its building code with local amendments reflecting the County's unique situation.

The county's building codes are reviewed by a community/staff Code Review Committee, the Building Board of Appeals and Planning Commission (PC), and the Board of County Commissioners (BOCC), which adopts them.

A Code Review Committee met weekly from February through July, 2018, to carefully review changes from the 2015 to the 2018 I-codes and suggest additions, deletions and alterations to county amendments. The committee reached consensus on proposed code changes and proposes adoption of the codes as amended.

Along with several staff members from the Building Department, the code review committee consisted of the following people:

- Chris Allison, ex-member, Board of Appeals
- Greg Black, Structural Engineers Association of Colorado
- Arnold Drennen, Drennen Custom Contracting
- Paul Higman, member, Board of Appeals
- Dale Jones, Structural Engineers Association of Colorado
- Rex Poggenpohl, member, Board of Appeals
- Bob Poncelow, Community Safety and Services Division Chief, Poudre Fire Authority
- Steve Steinbicker, member, Board of Appeals





DISCUSSION:

The adoption of the 2018 I-Codes and proposed amendments is in the best interest of the people of Larimer County and will promote their health, safety, and welfare. Adoption of the 2018 I-Codes will also benefit the County and citizens by:

- Establishing consistency of code adoptions with other jurisdictions.
- Ensuring eligibility for FEMA and other grants (i.e., FEMA may reject grant requests if current codes editions are not adopted by the requesting jurisdiction).
- Ensuring a high county rating by the Insurance Services Organization (ISO), which may affect insurance rates for home and property owners throughout the county. Jurisdictions with effective, well-enforced codes demonstrate better loss experience when catastrophes like fire, flood and wind storms strike. Buildings located in such areas, constructed according to current codes, likewise experience less severe loss.

Larimer County's most recent codes (the 2015 I-Codes) were adopted by the Board of County Commissioners on March 7, 2016, and took effect on May 1, 2016. Subsequent amendments to several of the codes were approved by the Board of County Commissioners on November 6, 2017, and took effect January 1, 2018.

The point of the work session is to brief the board members on significant code changes and to answer any questions. A hearing before the Planning Commission is scheduled for September 19, 2018, and a hearing before the Board of County Commissioners will be scheduled in the near future. The Building Official would be glad to meet one-on-one with any individual members who would like a more in-depth briefing on code changes.

There is no formal action requested or needed at this time.

ATTACHMENTS:

Summary of Significant Changes from 2015 to 2018 I-codes
Proposed Amendments to 2018 I-Codes