

MINUTES FROM BOARD OF APPEALS (BOA) MEETING

Board Members were provided with the agenda.

Members present were Chris Allison, Mark Belford, Paul Higman and William Van Horn. Staff members present were Building Official Eric Fried, Director of Emergency Management Lori Hodges, Building and Code Compliance Technicians Katie James and Amy White.

Agenda

- A. Approval of minutes from previous meeting**
- B. Proposed Amendments to 1997 Uniform Abatement Code Chapters 8 & 9**
- C. Discussion on Larimer County and Estes Park Building Codes, Vacation Rentals, and whether any changes are desirable.**

- A. The minutes of the previous meeting were reviewed and approved.
- B. A request to revise portions of Chapter 8 and 9 of the 1997 Uniform Code for the Abatement of Dangerous Buildings as adopted by Larimer County was received from Lori Hodges, county Director of Emergency Management. Proposed revision would allow abatement costs, in case of a declared natural disaster emergency, to be borne by the county instead of the property owner, making it easier for abatement work to proceed and keeping the county compliant with Federal Emergency Management Agency rules. Discussion ensued between the Building Official and board members, who offered suggestions to improve the proposed amendments. Chris Allison proposed the county look into adopting the International Property Maintenance Code during the next code adoption cycle, since the other Uniform Codes are no longer in effect. Motion to approve was made by Chris, none opposed. The board signed a letter of recommendation for revising the Abatement Code chapters 8 and 9.
- C. In December, 2016, Larimer County's Board of County Commissioners and the Town Board of Estes Park Board agreed on a joint Land Use framework for regulating Vacation Rentals in the Estes Valley. The next step is to develop Building Code language for the County and Town. The Building Official sought guidance from the Board on whether vacation homes should be regulated under the International Residential or the Building Code, and whether IBC requirements for items such as fire sprinklers and accessibility should apply. Board members stated their opinion that larger homes should be subject to stricter regulations, with more flexibility for existing homes converted to vacation homes over newly constructed vacation homes. Board members stated that the best course was to keep some vacation homes under the scope of the IRC, otherwise they would need to comply with IBC requirement. Concerns raised included life safety, number of guests, exiting, existing neighbor objection and second home issues (not occupied year round). Many existing residences used as Vacation Rentals are out of compliance with current code rules.

Board members agreed that a single set of rules across the Estes Valley Planning Area, inside and outside Town limits, was desirable, and that the Town should take the lead on writing code rules. No motion on this discussion.