



Date: July 10, 2026
Department: Planning and Zoning
Presenter: Gina Corson, Planning and Zoning Administrator
Subject: ICC Code Exemptions and Local Amendments Ordinance

Purpose:

Staff is requesting that the Town Council adopt the ICC Code Exemptions and Local Amendments Ordinance. This ordinance consolidates the Town's building code exemptions into a single document and resolves an unintended gap created during the 2025 Land Use and Development Code (LUDC) update.

Background:

Historically, the Town adopted local amendments and exemptions to the International Codes through individual ordinances each time a new edition of the International Code Council (ICC) codes was adopted. These exemptions were **not incorporated directly into the Land Use and Development Code (LUDC)** but instead existed as separate stand-alone ordinances.

Prior to the adoption of the current LUDC, Section 4-203 stated that building code exemptions would be "incorporated into the Alpine Land Use and Development Code." Upon review, staff believes this language did not accurately reflect the Town's historical practice. Rather than incorporating exemptions into the LUDC itself, the Town historically adopted them through separate ordinances.

During the 2025 LUDC update, Section 4-203 was revised to improve this process by directing users to the "most recently adopted ICC Code Exemption Ordinance(s)" instead of suggesting the exemptions would be incorporated into the LUDC. This approach allows future building code amendments to be updated through a single ordinance without requiring amendments to the LUDC each time.

However, staff has since discovered that the consolidated ICC Code Exemptions and Local Amendments Ordinance referenced by the revised LUDC was never formally adopted. As a result, the LUDC now references an ordinance that does not currently exist.

The proposed ordinance before Council corrects this oversight by formally adopting the consolidated ICC Code Exemptions and Local Amendments Ordinance, bringing the Town's administrative process into alignment with the language currently contained in the LUDC.



Alternatives:

Option A — Adopt the ICC Code Exemptions and Local Amendments Ordinance (Staff Recommendation)

Benefits Include:

- Resolves the unintended gap created during the 2025 LUDC update.
- Aligns the LUDC with the Town's administrative practices.
- Consolidates all local ICC amendments into one ordinance.
- Simplifies future ICC code updates by allowing amendments to be updated in a single document rather than through LUDC amendments.

Challenges Include:

- Requires adoption by ordinance.

Option B — Continue Using Individual Ordinances

Benefits Include:

- Maintains the Town's historical practice.

Challenges Include:

- Conflicts with the language currently contained in Section 4-203 of the LUDC.
- Creates uncertainty regarding which document governs local building code amendments.
- Requires multiple ordinance amendments with each future ICC code adoption.

Option C — Take No Action

Benefits Include:

- No immediate legislative action required.

Challenges Include:

- Leaves the LUDC referencing an ordinance that has not been adopted.
- Creates unnecessary confusion for staff, applicants, contractors, and the public.

Fiscal Impact:



There is no anticipated fiscal impact associated with adopting this ordinance.

Consolidating local building code amendments into a single ordinance may reduce future administrative effort by simplifying future code adoption updates.

Strategic or Community Impact:

Adopting this ordinance improves clarity and consistency within the Town's development regulations and ensures the LUDC accurately reflects the Town's administrative practices.

The proposed ordinance also establishes a more efficient framework for adopting future editions of the International Codes without requiring repeated amendments to the Land Use and Development Code.

Key Questions:

- Does the Council agree that consolidating local ICC code amendments into a single ordinance provides a clearer and more efficient administrative process?
 - Does the Council wish to formally adopt the ICC Code Exemptions and Local Amendments Ordinance to align with Section 4-203 of the LUDC
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Suggested Motion: 1 or 2 suggested motions

I move to approve the first reading of the ICC Code Exemptions and Local Amendments Ordinance as presented.