

Staff Report

To: Board of Trustees

From: Kyle Parag, Chief Building Official

RE: 2024 Codes adoption

Date: 12/23/2024

BACKGROUND/ANALYSIS:

The Town adopts Building Codes that provide specific details and requirements related to construction of buildings and structures within the Town to assure a safe built environment. These Building Codes are based on a national council that continuously implements code changes based on industry standards, requirements, events, and material innovations. The Council produces new versions with updates every 3 years and jurisdictions are suggested to adopt the newer versions on a regular basis.

ISO (Insurance Services Office) Ratings are important to the community in both the availability of homeowners insurance and the premiums associated with the insurance.

Updating the adopted building and fire codes will improve the rating. ISO requires the jurisdiction to be on a code series no older than 6 years old for improved ratings.

The State of Colorado has created a Wildland-Urban Interface Code (CWRC), which all jurisdictions will be required to adopt by October 1, 2025. HB22-1362 will in turn require all jurisdictions in Colorado to update to a minimum of the 2021 Energy Code (IECC) this year.

To stay ahead of the requirement and to keep the county in compliance, it is suggested we begin the process of reviewing the new codes and determining the best course of action without time pressure.

RECOMMENDATION:

The Building Official recommends the adoption of the 2024 I-Codes Series with the amendments in the exhibit.

This adoption includes the model electrical and solar code, and the IWUIC, in which the CWRC is based on.

KEY CHANGES:

From our current adopted codes, please see the key changes the newer version and the proposed amendments will mean.

- (a) The IBC has increased clarity and more defined requirements for fire safety
- (b) Adoption of new appendix, BE
 - BE-Radon Control- The County has not regulated the installation of the Radon systems before

- (c) Updated hazard loads for commercial buildings
- (d) Imaginary lot lines are available for easier determination of fire separation requirements
- (e) Accessory rooms can now be shared between two-family dwellings
- (f) Improved landing requirements for stairways
- (g) New section (sleeping Loft) is created in the 2024 IRC, reducing safety requirements for these sleeping areas.
- (h) Snow loads are using ASCE 7-22 mapping without reductions
- (i) Energy conservation code, the 2024 version corrected a big issue in our climate. The 2024 version is considered 10% more restrictive than the 2018 version, with only an increase requirement for exterior walls in our location. (Table R402.1.3)
- (j) Adoption of the Colorado Model Electric and Solar Codes
- (k) Adoption of the Wildland-Urban Interface Code
 - a. Adoption will require homes to be fire resistant rated from the exterior
 - b. Decks will be required to be non-combustible
 - c. Mapping will be created for the Extreme and High hazard areas
 - d. All home in Extreme will require sprinkler systems
 - e. Regulates access and addresses more effectively for the fire department
- (l) Fire Sprinkler systems. Adoption of the WUIC will require all homes that do not meet the criteria to be reduced to High hazard to have a sprinkler system regardless of size.

ITEMS FOR DISCUSSION:

1. Accessory Dwelling Units
 - a. Current zoning regulations
 - b. New Appendix
2. Potential sleeping room definition
3. Fire protection inside fireplace enclosures
4. Snow shed barriers
5. Radon requirements
6. Limiting solid fuel fireplaces
7. Energy Code (walls)
8. Snow and wind loads (ASCE 7-22)
9. Colorado Model Electric Ready and Solar Ready Code
10. Sleeping Lofts
11. Heat or energy recovery ventilation R403.6.1
12. CWRC and the 2024 IWUIC.
 - a. CWRC only hardens the home
 - b. IWUIC is more comprehensive code
 - i. Some requirements are:
 1. Driveway access
 2. Residential Fire sprinklers in remote homes
 3. Water Access for firefighting
 4. Addressing
 5. Bridge requirements
 6. Defensible space
 7. Fire protection plan