

Council Agenda Summary

August 2, 2022

Key Staff Contact: Becky Safarik, Community Development Director, 970-350-9786

Tim Swanson, Chief Building Official, 970-350-9853

Title:

Public hearing and final reading of an ordinance amending Title 22, Buildings and Construction, relating to the adoption of the 2021 International Codes

Summary:

These proposed code changes are related to the adoption of the 2021 International Building (IBC), Residential (IRC), Mechanical (IMC), Property Maintenance (IPMC), Existing Building (IEBC), Energy Conservation (IECC), Plumbing (IPC), Fuel Gas (IFGC), Fire (IFC) and Mobile Home Codes. Adoption of these internationally recognized codes (except the Mobile Home Code which is local) is typically done approximately every three years, coinciding with the code development results from the Committee Action Hearings, and the Public Comment Hearings of the International Code Council during the previous code cycle. Adopting the most recent edition of the codes allows the City of Greeley to maintain best practices in the construction trades related to the health, safety, and welfare of its citizens. Council last adopted the current set of the 2018 International Codes, with amendments, in 2019.

The Family of International Codes

The City has a long history of amending certain elements of the adopted codes to reflect local circumstances. The few modifications found in the proposed Ordinance are either related to formatting the Code document or are minor in nature, that is, items customized to Greeley's circumstances.

Significant Changes

By far, the most significant changes came with the International Energy Conservation Code (IECC). The most significant being increased changes in the R-value of insulation of walls and ceiling/attics, the increased efficiency of window and exterior doors, and the requirement of whole house air duct pressure testing for efficiency.

While these changes will not be eagerly accepted by the industry, House Bill, HB22-1362, signed by the Governor on June 2, 2022, will mandate the adoption of at minimum, the 2021 IECC by January 1, 2025. By adopting the most current edition of the IECC, the City will keep up with current changes that are certain to be even more restrictive in the future.

The Review Process

These amendments were debated and reviewed by the Construction Trades Advisory and Appeals Board ("CTABB") on April 21, 2022, the draft minutes from that meeting are attached. The proposed amendments have also been reviewed by the City Attorney's Office.

The proposed Ordinance reflects discussion to date and the recommendation to update the current building codes. If adopted, the effective date of these changes would be January 1, 2023.

This item was introduced by City Council at its July 19, 2022 meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process.

Other Issues and Considerations:

None noted.

Strategic Work Program Item or Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish by reference to title only.

Attachments:

Ordinance – 2021 International Codes Adoption

Appendix A

Construction Trades and Advisory Board Minutes, April 21, 2022 (draft)

HB22-1362

HB22-1362 Analysis by Staycie Coons