



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 19, 2023

SUBJECT: Consideration and Public Hearing for Ordinance 2023-253 Amending Sections 18-41 and 18-43 of Article V, Chapter 18, of the Johnstown Municipal Code, regarding the code version of the International Energy Conservation Code

ACTION PROPOSED: Approval of Ordinance 2023-253 on 2nd reading

ATTACHMENTS:

1. Ordinance 2023-253
2. SAFEbuilt/ProCode Memo
3. Excerpt from 2021 DOE report – Energy Cost Savings

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

As introduced at the June 5, 2023, regular meeting of the Town Council, the Town's contracted Building Officials, Jose Gonzalez and Jonathan Gesick, with ProCode, Inc./SAFEbuilt Colorado, LLC) provided a recommendation to the Town to update the International Energy Conservation Code (IECC) from the currently-enforced 2012 Edition, to the 2018 Edition. This item was approved by Council on first reading at the June 5th meeting, and set a public hearing for June 19th. As this is an ordinance adopting an external document by reference, state statute dictates that the public hearing be held after an initial introduction, and is therefore held in conjunction with this second reading of the ordinance.

In 2019, the Town of Johnstown adopted Ordinance No. 2019-165, Amending Chapter 18 of the Johnstown Municipal Code which included the 2018 editions of the International Residential Code, the International Building Code, the International Mechanical Code, the International Plumbing Code, the International Fuel Gas Code, the International Fire Code, the International Property Maintenance Code, the International Existing Building Code, the International Swimming Pool and Spa Code, and the 2017 edition of the National Electric Code, and the 2012 edition of the International Energy Conservation Code. These various building codes set minimum requirements for how structural systems, plumbing, heating, ventilation, natural gas, and other aspects of residential and commercial buildings should be designed and constructed.

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In 2022 the Colorado Legislature passed HB 22-1362, a bill that includes provisions that require local jurisdictions that have adopted any building codes to also enforce energy code provisions. The Town's contracted Building Officials, Jose Gonzalez, and Jonathan Gesick, with ProCode/SAFEbuilt Colorado, have recommended that the Town update sections of Article V, Chapter 18 of the Johnstown Municipal Code by adopting the International Energy Conservation Code, edition 2018. The International Energy Conservation Code (IECC) is a model building code that sets minimum standards in new construction for a structure's walls, floors, ceilings, lighting, windows, doors, duct leakage and air leakage, with a specific focus on energy efficiency. If approved, this update to the municipal code will ensure the Town's compliance with Colorado State laws and regulations while also providing flexibility and minimizing any negative impact to both the Town and the local builders.

It is important to note that there are financial impacts to an upgraded IECC version, as well as long-term cost savings. A [2021 Department of Energy/Pacific Northwest National Laboratory report](#) compared the residential provisions of the 2009 to 2018 energy code and found an average annual savings, per dwelling unit, in Colorado to be 14.5% or \$208.81. The total cost of the additional improvements to meet the 2018 code vs. 2009 code was calculated at \$2,150. These numbers assume a 2,376 square foot, two-story, single-family home with a heated basement. Attachment 3 presents an Energy Cost Savings excerpt from this report.

Town Staff has conferred with ProCode/SAFEbuilt Colorado and concurs that an amendment to the municipal code would permit the Town to have a deeper understanding of the model codes that the state will propose and provides additional lead time to consider future editions of building codes. Staff also believes that a large percentage of our builders are already designing to and building to 2018 code standards, or better, and therefore the financial impact to builders and homeowners is likely to be minimal with this amendment.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approval of Ordinance 2023-253 Amending Sections 18-41 and 18-43 of Article V, Chapter 18, of the Johnstown Municipal Code, concerning Adoption of the International Energy Conservation Code, 2018 Edition.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council Approve Ordinance 2023-253 Amending Chapter 18 of the Johnstown Municipal Code, on Second Reading.

For Denial

I move that the Town Council Deny Ordinance 2023-253.

Reviewed and Approved for Presentation,



Town Manager