



Legislation Text

File #: 21-648, **Version:** 1

To: Board of County Commissioners

Through: Bryan D. Weimer, PWLF, Director, PWD Department

Prepared By:

Joe Richards, Division Manager - Building Division

Presenter: Bryan Weimer and Joe Richards

Subject:

11:00 AM *Update on Building Code Adoptions for Use Starting 2021

Purpose and Request:

The purpose of this Study Session is to provide an update to the Board of County Commissioners (BOCC) on the plans to update the various Building Codes currently used by Arapahoe County for implementation beginning on January 1, 2022. Furthermore, staff is requesting input from the BOCC regarding components of the some of the proposed new codes and whether or not to include them for adoption by the County.

Background and Discussion: Currently, the Arapahoe County Building Division utilizes the 2015 version of various codes, 2009 version of the International Energy Conservation Code, IEEC, and 2017 version of the National Electrical Code. A117.1-2009 ANSI Staff is currently in the process of evaluating the following codes for update to the current version. 2021 International Building Code 2021 International Residential Code 2021 International Plumbing Code 2021 International Mechanical Code 2021 International Fuel Gas Code 2021 International Existing Building Code 2021 International Swimming Pool and Spa Code 2021 International Energy Conservation Code 2020 National Electrical Code 2017 American National Standards Institute (ANSI) Manual, as a reference In is the goal and policy of the Public Works and Development Department to update our building codes every 6 years, or every two code revision cycles. The primary purpose of I-Codes is to establish the minimum requirements to protect life safety and reduce property damage up to a design event (a defined risk threshold). The purpose is achieved by promoting the construction of hazard resistant buildings. I-Codes are updated every 3 years. Over the last two decades, the updates have increasingly emphasized improving property protection to reduce dollar losses from natural hazard events,

which has improved the life safety performance of buildings. The International Residential Code also includes residential affordability as a key consideration, as well as increasing resilience against natural hazards, which is a key consideration of Federal Emergency Management Agency (FEMA) for providing funding for rebuilding after natural disasters. Furthermore, consideration of building codes are included in the County Floodplain ratings provided by FEMA for flood insurance purposes, and we will be evaluating how this code updating process could be used to possibly increase our already high rating and lower insurance rates further. During the Study Session staff will highlight several areas of the code where direction will be needed from the BOCC related inclusion or exclusion within the new code adoption. These areas include: Energy Codes Residential Fire Sprinkler Appendix Adoptions Tiny Houses Radon Control Methods Agricultural Buildings The schedule for this building code adoption is as follows: June - Sept 2021 Staff Evaluate Code and Determine Exclusions August 2021 Outreach to HBA and Customers October 2021 BOCC Hearing Adopting New Building Code January 1 2022 New Code Effective

Fiscal Impact: None at this time.

Alternatives: The BOCC can choose to include or exclude portion of the Building Code as part of the ultimate adoption

Alignment with Strategic Plan:

- ☐ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☒ Be community focused

Staff Recommendation: Staff would recommend updating to the 2021 Building Code.

Concurrence: In this section you should state whether there are any others that concur with the staff recommendation.