

Workshop
5:00 pm – 5:30 pm
Attorney Interview
Kissinger & Fellman, PC

Building Code Workshop

5:30 pm - 6:45 pm

DRAFT AGENDA
TOWN OF LYONS
7:00 P.M., MONDAY, JULY 3, 2017
BOARD OF TRUSTEES MEETING
SHIRLEY F. JOHNSON COUNCIL CHAMBER
LYONS TOWN HALL, 432 5TH AVENUE, LYONS, COLORADO

I. Workshop

I.1. Ord 1039 Workshop PPT

Documents:

[ORD 1039 WORKSHOP PPT.PDF](#)

“The Town of Lyons will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Persons needing accommodations or special assistance should contact the Town at hr@townoflyons.com as soon as possible, but no later than 72 hours before the scheduled event.”

Town of Lyons

2015 Code Adoption

Purpose of the Building Department

- A primary responsibility of the Lyons Building Department is to ensure that structures built throughout the Town are built safely. This is done through inspection and code enforcement activity using Internationally-adopted standards. These include the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Existing Building Code, International Energy Conservation Code, International Property Maintenance Code, International Pool and spa Code, and the state-adopted National Electrical Code.

Why adopt newer codes?

- Adoption of the 2015 international building codes would allow Lyons to keep pace with technological advances in the design and construction of buildings that may not be addressed in the older versions.
- The adoption and enforcement of up-to-date building codes in new construction practices mitigates the risk of life and property loss from natural hazards and their effects.
- New and existing building to be built and remodeled will be more energy efficient, reducing energy consumption with real cost savings to the home and business owners. The Department of Labor estimates the improvements in energy can have paybacks in between one and two years.

Currently adopted building codes

- The Town of Lyons is currently enforcing the adopted 2006 International Building Codes as referenced below:
- 2006 International Building Code
- 2006 International Residential Code
- 2006 International Existing Building Code
- 2006 International Mechanical Code
- 2006 International Plumbing Code
- 2006 International Fuel Gas Code
- 2006 International Energy Conservation Code
- 2006 International Property Maintenance Code
- 2014 National Electrical Code

Proposed adoption of building codes

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Existing Building Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Energy Conservation Code
- 2015 International Property Maintenance Code
- 2015 International Pool and Spa Code
- 2017 National Electrical Code

What are
other
jurisdictions
enforcing?

City of Longmont

- 2015 Building Codes

Estes Park

- 2015 Building Codes

City of Boulder

- 2015 Building Codes

Boulder County

- 2015 Building Codes

Significant changes from 2006 – 2015 building codes

2015 International Building Code

- 105.2 Work exempt without permits
 - 2. Fences not over 7 feet high.

The exemption has changed from 6 feet to 7 feet. In keeping with the Town's zoning, 7 feet will be modified to read 6 feet.

Significant changes from 2006 – 2015 building codes

2015 International Building Code

1. 202. Revised definition of “Fire Treated Wood” to allow other treatment methods than the pressure process.
2. 406.3.1, 406.3.2. Private garages are no longer limited to a maximum of 3,000 sf.
3. Chapter 5, Heights and Areas, to be more user friendly.
4. 510.2. Removes restrictions of podium/pedestal buildings to only one story.
5. 705.3, Exception #2. Updated provisions for a group R-2 (apartment building) to abut up against an exterior wall with a 1 ½ hour fire door.
6. 903.2.1.6. New provisions for assembly occupancies on roofs.
7. Chapter 34, Existing Buildings. Removed from the IBC and all requirements are now in the Existing Building Code.
8. Numerous other technical changes and clarifications.

Significant changes from 2006 – 2015 building codes

2015 International Building Code

- Chapter 11: A newer version of the accessibility code is referenced: ICC A117.1-09 for Accessible and usable Buildings and Facilities
- Chapter 34 for existing Buildings has been taken out of the IBC. The requirements for existing buildings are in the International Existing Building Code

Significant changes from 2006 – 2015 building codes

2015 International Residential Code

- R105.2 Work exempt without permits

- 1. One-story detached accessory structures provided the floor area does not exceed 200 square feet.

The exemption has changed from 120 square to 200 square feet. In keeping with the Town's zoning, 200 square feet will be modified to read 120 square feet.

- 2. Fences not over 7 feet high.

The exemption has changed from 6 feet to 7 feet. In keeping with the Town's zoning, 7 feet will be modified to read 6 feet.

- 3. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling do not serve the exit door required by section R311.4

The exemption has changed from 120 square feet to 200 square feet. In keeping inline with exception 1, 200 square feet will be modified to read 120 square feet.

Significant changes from 2006 – 2015 building codes

2015 International Residential Code

- R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated shall be provided with ½ gypsum wallboard, 5/8-inch wood structural panels, or equivalent on the underside. (with exceptions)
- *Ceilings in unfinished basements are now required to be have fire protection. (example: ½ drywall on ceiling)*

Significant changes from 2006 – 2015 building codes

2015 International Residential Code (cont.)

- R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.
 - Exception: Not required in additions or alterations to existing buildings that are not already provided with an automatic sprinkler system
- R313.2 One and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler shall be installed in one and two-family dwellings.
 - Exception: Not required in additions or alterations to existing buildings that are not already provided with an automatic sprinkler system.
- *We are proposing to amend these sections to by adding deleting the requirement and adding the following:*
 - *The builder of the one and two family dwelling or townhouse shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install and equip fire sprinklers in the dwelling*

Who is enforcing fire sprinklers for new residential construction?

City of Longmont

- Deferred section for Residential Fire Sprinkler requirement until Jan. 2019

Estes Park

- Deleted section for Residential Fire Sprinkler requirement.

City of Boulder

- Residential Fire Sprinkler not required unless board and care facility and meets min. frontage requirements of Boulder City Fire Department

Boulder County

- Requiring Residential Fire Sprinklers in new construction.
 - Exempting State of Colorado Manufactured Homes
- Requiring Residential Fire Sprinklers in existing construction for:
 - Additions where sum of the floor area plus the existing is increased to 4,800 sf or greater.
 - Remodels effecting 50% or greater with floor areas of 4,800 sf or greater

Cost of residential fire sprinklers

- **Average Cost of Residential Fire Sprinklers**
- National Average: \$1.61 sf. This does not include any additional taps or tanks/pumps that may be required.
- Typical 2500 sf home would add an additional cost of \$4,025 to the the construction cost.

Significant changes from 2006 – 2015 building codes

2015 International Residential Code (cont.)

- R324 Solar Energy Systems to be in line with fire code
- *A new section is added for enforcement of ground and roof mounted solar panel placement for fire separation and to allow fire fighter access in order to access the roof during a fire, and to allow proper ventilation of the roof.*

Significant changes from 2006 – 2015 building codes

2015 International Residential Code (cont.)

- Appendix G for Swimming for Pools, Spas, and Hot Tubs was taken out of the IRC. R326.1 references the design and construction shall comply with the International Pool and Spa Code
- *Appendix G was previously adopted to regulate pool construction and barrier requirements. This is now regulated through the adoption of the International Pool and Spa Code*

Significant changes from 2006 – 2015 building codes

2015 International Residential Code (cont.)

- Addition of 2018 International Residential Code Appendix Q for Tiny Homes. Entire appendix is added.
- *This section modifies the minimum requirements for homes less than 400 sf to allow Tiny Homes to meet the requirements of the International Residential Code for minimum sizes and egress.*

Significant changes from 2006 – 2015 building codes

2015 International Property Maintenance Code

- The IPMC is currently adopted by the Town, with all of the chapters relating to the minimum standards being deleted and amended out. We propose to adopt the International Property Maintenance Code in its entirety.
- *The purpose of the property maintenance code is to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. This code provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the Town. Responsibility is upon owners, operators and occupants for code compliance. The enforcement of this code will allow the building department and code enforcement to address properties or structures which may be a blight or unsafe to the surrounding neighborhood.*

Significant changes from 2006 – 2015 building codes

- 2015 International Plumbing Code (No significant changes noted)
- 2015 International Mechanical Code (No significant changes noted)
- 2015 International Fuel and Gas Code (No significant changes noted)
- 2017 National Electrical Code
 - As adopted by the state of Colorado, July 1, 2017.

Significant
changes from
2006 – 2015
building codes

Thank You !