

Town of Lyons, Colorado  
Board of Trustees  
BOT Agenda Cover Sheet  
Agenda Item No: XI 2.  
Meeting Date: 07/18/2022

**TO:** Mayor Rogin and Members of Board of Trustees  
**FROM:** Aaron Caplan, Planning, Building & Utilities Director  
**DATE:** July 13, 2022  
**ITEM:** Discussion/Direction on Updating Building Regulations to the 2018 or 2021 Suite of International Code

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ORDINANCE  
 MOTION / RESOLUTION  
 INFORMATION

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- I. **REQUEST OR ISSUE:** Determine what building codes the Town should adopt.
- II. **RECOMMENDED ACTION / NEXT STEP:** Adopt the 2018 suite of International Codes with the exception of the International Fire Code (IRC), and with certain modifications to these codes that our in the Towns best interest.
- III. **FISCAL IMPACTS:**
- IV. **BACKGROUND INFORMATION:** In 2018 the Town adopted the 2015 suite of International or I-Codes via ordinance with the exception of the 2015 (IRC). The 2015 International Fire Code was later adopted after consultation with the Lyons Fire Protection District. An introduction to the I-Codes from the International Codes Council is included in the packet.  
CAA, the Town’s contracted building inspectors have recommended the Town adopt the 2018 suite of I-Codes. Lyons Fire Protection District is looking to adopt the 2021 International Residential Code. A document with key changes between the 2015 and 2018 I-Codes is included as well as a document from the Lyons Fire Protection District outlining the 2021 IFC.  
The suite of I-Codes are designed to work together. Selecting varying code editions can create problems if the codes are not carefully examined and modified upon adoption to work properly together with different versions. The modifications that were done when adopting the 2015 suite of I-Codes is included in the packet.  
The Town could look at adopting the entire 2021 suite of I-Codes. These codes are a significant change from the 2015 codes. Working through the 2021 building code for possible concerns would take a longer time. The cost of building to meet this version of I-Codes could be a concern. Louisville recently reversed their adoption of the 2021 I-Codes. This was due to the massive amount of reconstruction caused by a single catastrophic

event but is something to be aware of. Building code officials have not had as much time to become familiar with 2021 I-codes.

V. **LEGAL ISSUES:** None

VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** None

VII. **SUMMARY AND ALTERNATIVES:** Should staff;  
focus on a review of the 2018 suite of I-Codes including the 2018 International Fire Code?  
review the 2018 I-Codes with the possibility of adopting the 2021 IRC?  
review the 2021 – I-Codes?  
continue with the current building regulations and wait until there is a better understanding  
of the 2021 suite of I-codes?