



BOARD OF TRUSTEES
STAFF REPORT & REQUEST FOR BOARD ACTION

Date Prepared: November 28, 2023
Meeting Date: December 6, 2023

RE: Adoption by Reference of the 2021 International Building Codes

To: Town of Fraser Board of Trustees

From: Tom Hawkinson, Building Official

Garrett Scott, Town Planner

MATTER BEFORE THE BOARD OF TRUSTEES

Adoption by reference of the 2021 International Building Codes and the most current edition of the National Electrical Code as adopted by the State of Colorado, with certain amendments to said codes and making conforming amendments to the Fraser Municipal Code.

BACKGROUND & REQUEST

The Town's Construction Codes were last updated in 2018. That last update was based upon the 2015 International Code(s) published by the International Code Council (ICC) and associated electrical regulations that were previously updated. These building codes are designed to be used throughout the United States instead of having multiple codes by which designers and builders must adhere to. The development of these codes were achieved through vast amounts of input from all areas of the construction industry, however the final voting action was only permitted to be conducted by code officials which have no vested financial interest in the outcome of the code. Along with the IBC, other codes became available that worked jointly with the IBC. This "family of codes" is comprised primarily of the International Building Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, and International Fire Code. When adopted together, these documents work in harmony and provide comprehensive code requirements for regulated buildings and structures. The other document, the 2023 National Electrical Code (NEC), rounds out this group of code regulations. Since the State of Colorado adopts the most current International Plumbing and National Electrical Code, those two codes will automatically be adopted by the Town(s) of Winter Park, Fraser and Granby.

The codes which are being proposed for adoption are:

- 1) The 2021 International Building Code which covers building height and area requirements, structural aspects, exiting and occupancy design, fire resistive construction requirements and administrative provisions such as fees, permit and inspection requirements and duties of the Building Department.
- 2) The 2021 International Residential Code which is an all-inclusive document that covers all aspects of one-and two-family dwelling construction including structural, plumbing, electrical and mechanical requirements.
- 3) The most current edition of the International Plumbing Code, as adopted by the State of Colorado, which governs plumbing and fuel gas systems.
- 4) The 2021 International Mechanical Code which regulates heating, air conditioning and ventilation requirements.



- 5) The 2021 International Fuel Gas Code which regulates the installation of fuel-gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories.
- 6) The 2021 International Conservation Code which regulates the design and construction of buildings for the use and conservation of energy over the life of each building. The code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective.
- 7) The 2021 International Fire Code regulates regulations affecting or related to structures, processes, premises and safeguards regarding hazard of fire and explosion arising from storage of, handling or use of structures, materials and devices, hazardous conditions, fire hazards, fire suppression and alarm systems and conditions affecting the safety of fire fighters and emergency responders during emergency operations.
- 8) The 2021 International Existing Building Code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change in occupancy, addition and relocation of existing buildings.
- 9) The most current edition of the National Electrical Code as adopted by the State of Colorado which regulates electrical applications and equipment.

Each code will have some minor revisions to suit each jurisdictional needs, however, the goal was to keep amendments to a bare minimum. In fact, late in 2021 a Code Development Committee was created which is comprised of the development and construction industry, the public as well as code officials from Grand County and Tom Hawkinson. The Code Development Committee was charged with drafting a set of uniform code amendments that could be adopted by Town(s) of Winter Park, Fraser, and Granby as well as Grand County, to promote countywide consistency. This committee met every month in varying state locations at the Grand Fire Station in Granby and invited and received input from the local stakeholders such as Builders Associations, architects, engineers, insurance industry and any other interested parties. Working collectively, this committee concluded their work and have provided the amendments presented their findings for support and adoption. It is these amendments that are now being proposed for adoption in the Town(s) of Winter Park, Fraser and Granby.

It behooves the Town(s) of Winter Park, Fraser, Granby and Grand County to adopt these latest code editions and the uniform amendments in order to stay current with technological advances in the code and construction industry. Many industry organizations such as the American Institute of Architects, the National Association of Homebuilders, FEMA, and the Colorado Chapter of International Code Council have embraced and supported these International Codes.

The International Building Code omits a schedule for permit fees. To promote continuity, it is recommended that the same format for calculating and charging permit and related fees be continued as currently adopted.

COMMUNITY BENEFIT:

- 1) Modern building codes are a town's commitment to the future. By adopting up-to-date building codes, citizens, design professionals and builders can take advantage of current construction technologies, materials and methods and can benefit from updated building safety requirements such as exiting, structural issues and fire safety concerns.



- 2) Consistency and uniformity of codes among the Town(s) of Winter Park, Fraser, Granby as well as Grand County jurisdictions. This makes it easier for designers and contractors who build in these jurisdictions. It also allows for more consistent administration and enforcement by Building Department personnel.
- 3) Conformance to the Building Codes Committee's recommendation to strive for uniformity and consistency throughout and within the county.

RECOMMENDATION:

Staff recommends that the Board of Trustees ADOPT Ordinance No. 505 amending Chapter 18, Articles 1 and 2, of the Town of Fraser Municipal Code to provide for the adoption of codes and regulations for buildings, structures, and uses thereof; providing for repeal of existing provisions of the Town Code; providing for separability; and providing for an effective date of January 1, 2024.

Attachments:

01 Ordinance No. 505