



## City Council

August 6, 2024  
Packet Addendum #1

**SUBJECT:** **ADDENDUM** ORDINANCE 1876, SERIES 2024 – AN  
ORDINANCE AMENDING LOUISVILLE MUNICIPAL CODE  
SECTION 15.18.030 CONCERNING THE 2021 INTERNATIONAL  
ENERGY CONSERVATION CODE– 2nd READING – PUBLIC  
HEARING (advertised Daily Camera 7/14/24)

**DATE:** **AUGUST 6, 2024**

**PRESENTED BY:** **ROB ZUCCARO, AICP, COMMUNITY DEVELOPMENT  
DIRECTOR  
CHAD ROOT, CHIEF BUILDING OFFICIAL**

**SUMMARY:**

Staff unintentionally neglected to include the Building Code Board of Appeals (BCBOA) meeting minutes from their review of the proposed ordinance to the second reading packet. This addendum includes those draft minutes, from their May 2, 2024 and May 16, 2024 meetings.

**ATTACHMENTS:**

1. May 2, 2024 BCBOA Draft Meeting Minutes
2. May 16, 2024 BCBOA Draft Meeting Minutes

# ***Building Code Board of Appeals***

## ***Meeting Minutes***

**May 2, 2024**  
**City Hall, Spruce Room**  
**749 Main Street**  
**6:30pm**

**Call to Order** – Chairperson Christian Dino called the meeting to order at 6:40pm.

**Roll Call** was taken and the following members were present:

Board Members Present:

Matt Berry  
Christian Dino  
Mason Gatto  
Peter Geise

Board Members Absent:

Steve Knapp

Staff Members Present:

Jenny Lane, Permit Technician

**Approval of Agenda** –

The agenda was approved by all members present.

**Approval of Meeting Minutes from 3/20/24 and 4/18/24**

Approved by all members present.

**Public Comments on Items Not on the Agenda** –

None

**Discussion and voting of changes to the proposed 2021 IECC ordinance**

The Board discussed changes to the proposed 2021 IECC ordinance.

Top discussion items:

- a. Definition of All-electric building; consolidating definitions

---

**City of Louisville**

*Building Division 749 Main Street Louisville CO 80027*  
*303.335.4584 (phone) www.LouisvilleCO.gov*

- b. Tenant finish: what constitutes a “change” that would be subject to energy code compliance.
- c. Discussed going back to code discussion and adoption from 2021 time period and striking the subsequent ordinances, and making some changes as well.
- d. Should EV charging be part of the energy code?
- e. Performance Targets: What are they and is this a good idea? What does City and County of Denver do?
- f. Discussion of ERI ratings and what is net zero; what should the rating be before solar is added? Discussion of Andy Johnson’s email suggesting somewhere between 48-50 instead of 47 and cost savings implications.
- g. Furnace change to 95%, boilers up to 92% efficient.

**Discussion Items for Next Meeting –**

Continue discussion of changes proposed to the 2021 IECC ordinance.

Next meeting on May 16, 2024

**Adjourn** – The meeting was adjourned at 9:15pm.

# ***Building Code Board of Appeals***

## ***Meeting Minutes***

**May 16, 2024  
City Hall, Spruce Room  
749 Main Street  
6:30pm**

**Call to Order** – Chairperson Christian Dino called the meeting to order at 6:45pm.

**Roll Call** was taken and the following members were present:

Board Members Present:

Matt Berry  
Christian Dino  
Mason Gatto  
Peter Geise

Board Members Absent:

Steve Knapp

Staff Members Present:

Jenny Lane, Permit Technician  
Chad Root, Chief Building Official

**Approval of Agenda** –

The agenda was approved by all members present.

**Public Comments on Items Not on the Agenda** –

None

**Discussion of changes to the proposed 2021 IECC ordinance**

The Board discussed changes to the proposed 2021 IECC ordinance.

Top discussion items:

- a. Intention of new proposed IECC ordinance is to replace all prior IECC amendments.

---

***City of Louisville***

*Building Division 749 Main Street Louisville CO 80027  
303.335.4584 (phone) www.LouisvilleCO.gov*

- b. Appendix PT (Performance Target): the one we are proposing came from the City of Boulder since Denver's was too extensive and the Code Consultants proposed using Boulder's PT program.
  - a. PT is adopted differently with different municipalities.
  - b. Denver has five PT (PT 103) categories: apartment/multi-family=38, hotel/motel=55, office=43, retail=39, restaurant/bar=175
  - c. Question by Board of how hard is it to meet these numbers?
  - d. Root discussed that he does not know how to meet the numbers or how the numbers were decided.
  - e. Geise pointed out that there are consultant groups that could be hired to do an evaluation for PT compliance and this is what Boulder does; Root agreed that Louisville would need to contract for this work since we do not have the staff or training to check compliance.
  - f. If Board removes the PT compliance then multi-family would need to fall under the IECC code instead of the IBC code.
  - g. Chad explained that the PT is more of an energy auditing system and that City of Boulder has a monitor and escrow that developers and owners have to put in to modify the buildings.
  - h. Board is ok having the PT table be an option, not a requirement.
- c. Discussed insulation minimums; R-3 for pipes
- d. Berry brought up that the code is being manipulated but not necessarily for the better. He proposed for the record that the changes being proposed are not necessarily blessed by the Board nor it is making any significant change or improvement.
- e. EV has been removed from the proposed changes to the 2021 IECC. Not part of energy code and was above the state requirement, so will bring it down to the state code. It was moved to the Land Use code since the charging stations are in the parking lot for commercial/multi-family buildings.
- f. Berry mentioned that structural changes with roof insulation are increasing snow load on existing buildings. SEAC has a committee studying the effect of added insulation on snow load. Berry suggested to wait until the study is complete before making changes to the insulation values.
- g. Occupancy R-2 was requested to be part of the Commercial IBC code instead by multi-family developer.
- h. Commercial buildings can have gas lines and gas appliances installed for heating water and heating spaces; but the electrical conduit must be in place as well so that a building can be all-electric. Board discussed

striking the all-electric requirements since the equipment is either still not available or is too far out to order. Suggested having gas appliances as an option and specifying that the gas appliance would need to be at least 92% efficient.

- i. Exceptions would be fossil fuel for MAU systems or supplementary heat systems.
- j. Commercial gas: electric resistance and storage is currently not allowed. Board would like to change to allow more options.

**Discussion Items for Next Meeting –**

None at this time.

Next meeting has not been determined.

**Adjourn** – The meeting was adjourned at 8:45pm.

**From:** [Audrey DeBarros](#)  
**To:** [City Council](#)  
**Subject:** King Soopers Economic Vitality Business Assistance  
**Date:** Sunday, August 4, 2024 6:48:01 PM

---

Dear City Council and Interim City Manager Fox,

It's exciting to see King Soopers is interested in the former Lowe's location! I am excited about this prospect but question if we need another gas station in this area. Council approved the Murphy's gas station which just opened a few months ago. There is also a Conoco station across the street from Murphy's. I would prefer for there not to be another gas station in the corridor, if possible.

I also want to see if as a part of the business assistance package if the City would include, or require as part of the development approval process, requiring King Soopers to provide employees with an RTD EcoPass. The EcoPass is an unlimited use, annual pass made available to employers for their employees that provides free use of the RTD regional transit system. Recognizing the location is very close to the US & McCaslin RTD station, providing essential, low wage workers with an EcoPass will provide a convenient transportation option that is good for the planet.

People who have an EcoPass are 7 times more likely to use transit compared to those who do not have an RTD EcoPass.

The RTD EcoPass is very affordable, roughly \$30 per employee per year. In addition, Boulder County provides a 60% discount off a first year contract, and 30% discount off the second year contract.

Thank you for your consideration and for your service to the City of Louisville.

Sincerely,  
Audrey DeBarros  
839 West Mulberry Street

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**



**From:** [Joshua Cooperman](#)  
**To:** [City Council](#)  
**Cc:** [Rob Zuccaro](#); [Hannah Miller](#)  
**Subject:** Remove item 10D from Tuesday's City Council meeting agenda  
**Date:** Sunday, August 4, 2024 12:49:01 PM

---

Dear Louisville City Councillors,

This Tuesday evening you are scheduled to consider amendments to the City's building code under agenda item 10D. I respectfully request that you delay consideration of this item until City staff equitably incorporates input from advisory boards and City staff's report equitably reflects input from advisory boards. Currently, City staff has incorporated input from the Building Code Board of Appeals into its draft building code amendments, included an alternative set of amendments based on input from the Building Code Board of Appeals, and attached a memorandum from the Sustainability Advisory Board. This state of affairs does not represent equitable treatment of input from advisory boards.

Thank you for considering my request.

Best,  
Josh

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**

**From:** [Maxine Most](#)  
**To:** [City Council](#)  
**Subject:** Lafayette enacts Stage 2 Fire Restrictions on Aug. 2  
**Date:** Saturday, August 3, 2024 10:55:18 PM  
**Attachments:** [Document.png](#)

---

Why aren't there similar restrictions in place in Louisville?

**The Lafayette Stage 2 Fire Restriction PROHIBITS:**

- Charcoal barbeques and grills on private or public property
- Outdoor fire in an established pit or device on private property (wood, pellets, etc..)
- Smoking outdoors except on private property that is concrete, asphalt, or on barren ground
- Fireworks (always prohibited regardless of restriction level unless a permit is obtained for a professional display)
- Discharging a firearm (always prohibited regardless of restriction level)
- Open burning (ditches, fields)
- All explosives and permitted explosives

**The Lafayette Stage 2 Fire Restriction ALLOWS:**

- Welding or spark generating activities in a 10-foot cleared area with an extinguisher present
- Propane or natural gas grills
- Propane or natural gas fire pits
- Chainsaw equipped with a spark arrestor and with an extinguisher and round-point shovel present



Why would we allow anyone to have outdoor fires with 2 weeks of low humidity 90+ degree weather, daily air quality alerts, and active fires in neighboring counties?

C. Maxine Most

**From:** [Kurt Kowar](#)  
**To:** [City Council](#); [Executive Leadership Team](#); [COL Supervisors](#)  
**Cc:** [Samma Fox](#); [Kathleen Kelly](#); [John Willson](#)  
**Subject:** Louisville Stage 2 Fire Restrictions Declaration  
**Date:** Friday, August 2, 2024 3:35:09 PM  
**Attachments:** [2024-08-02 Local Emergency Declaration \(Fire Ban -- welding + waivers revised\).pdf](#)  
[Outlook-nirz1psu.png](#)

---

All,

Louisville has officially declared by Mayoral Declaration Stage 2 Fire Restrictions in alignment with Boulder County and other surrounding communities. In addition, Louisville Fire Protection District has provided review and consultation on this matter.

Please note specific to Louisville's declaration are:

- Section 4.f.i ~ Provision and safety conditions to allow outdoor welding.
- Section 7 - Provision for waivers or exceptions for unintended consequences or restrictions by context of activity that the City Manager under consultation with Louisville Fire Department may approve. Waivers/exceptions come with the requirement of being provided to City Council informationally and posted to the public website as notification.

This is effective for 7 days and may be extended by City Council in the same or modified form at the 8/6 City Council meeting.

This has evolved quickly and we understand generates many questions on how to proceed on various work tasks. Please direct any questions to your Department Director and we will quickly work together to provide clarity or direction.

Section 6 does provide exemption for government from the restrictions. However, given high public sensitivity and perception please reduce possible at risk activities to essential tasks only.

We will begin to formalize protocols around moving forward early next week for any activities that may conflict with restrictions or create a perceived or real risk from public perception.

Ultimately, Colorado's fire fighting resources are currently stretched thin, fire danger is high, and we don't want to create a new fire.

Thank you for your assistance as we work through this.

Thanks,

**From:** [Jennifer Singer-Rupp](#)  
**To:** [City Council](#)  
**Subject:** Stage 2 Fire Restrictions within Louisville  
**Date:** Thursday, August 1, 2024 10:38:44 AM

---

Dear City Council,

I am writing to encourage you to adopt the Stage 2 Fire restrictions in the incorporated areas of Louisville. With the fires that are occurring and the level of fire risk present in our environment at the moment, enacting the Stage 2 fire restrictions as Boulder Unincorporated has done, would support additional safety measures for public safety and help us to avoid a fire in our community.

Thank you.

Jennifer Singer Rupp  
466 Muirfield Cir, Louisville, CO 80027  
Marshall Fire Survivor

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**

**From:** [Annie Parnell](#)  
**To:** [City Council](#)  
**Subject:** Change in building codes  
**Date:** Monday, August 5, 2024 8:56:58 PM

---

Dear council members-

Are you kidding? Climate change is real. Our children don't have anymore time for us to be irresponsible about our decisions—your children and grandchildren don't have anymore time.

We voted you into office, not the builders and the contractors who are pressuring you to make their lives easier and their margins bigger.

Thank you for taking the time to read my message. Frankly I don't have much faith in you guys doing the right thing.

Regards

C. Horst

136 Hoover Avenue

Louisville

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**

**From:** [Jojo Follmar](#)  
**To:** [City Council](#)  
**Subject:** Delay amending the City's building codes  
**Date:** Monday, August 5, 2024 6:33:15 PM

---

Dear Louisville City Council,

I would like to request that you delay amending the City's building codes under item 10D on this week's agenda until input from all the relevant advisory boards has been thoroughly considered and incorporated. The climate building codes were such a landmark piece of legislation for the city and they are very important to reaching Louisville's climate goals. I understand that in practice, certain portions of the building codes were not plausible and thus revisions are needed; however, due to the scale and importance of the codes, I feel that extra time should be taken to get sufficient input from everyone, especially the advisory boards.

Thank you for your time and consideration,  
Jojo Follmar

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**

**From:** [Kevin Lombardo](#)  
**To:** [City Council](#)  
**Subject:** Agenda Item 10D - 2021 IECC Amendments  
**Date:** Monday, August 5, 2024 4:49:17 PM

---

Hello City Council,

I am writing regarding the proposed amendments to the 2021 IECC that are up for consideration tomorrow evening (8/5/24). If you will consider revisions to the code, my family would prefer you accept the recommendations by the Sustainability Advisory Board. As you all know, the City has developed our Community Decarbonization Plan and City Council has accepted the goals of the Plan into the Climate Action Goals. These goals are absolutely at risk if either staff's or the Building Code Board of Appeals' recommendations are adopted, and we will continue to release greenhouse gas emissions into the environment at unacceptable rates. A better strategy is to ensure that businesses and residents understand the incentives and resources available to them to implement these changes, and to stand with them in support as they navigate what might seem uncomfortable. Please, let's not go backward. We need to keep our foot on the accelerator (*obviously* I'm not going to say, "gas") and keep doing everything we can to combat climate change.

Thank you!

Kevin Lombardo  
Louisville Resident

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**

**From:** [RJ Harrington](#)  
**To:** [City Council](#)  
**Subject:** Tonight - Items 10D & E  
**Date:** Tuesday, August 6, 2024 9:15:42 AM

---

Hi Neighbors,

Please retain our strong building codes. In the past several weeks, one only needs to look at EPA's AirNow, or out one's windows, or try to breathe without tasting PM 2.5. Realize that every slip we allow for additional methane, or other fossil fuel, combustion (for any use) will lead to more methane/fossil extraction and the same unhealthy air quality index.

If you're determined to move backward, LSAB has proposed a reasonable compromise (page 229), so that we don't lose all that we gained in the past.

For all of our progeny,  
The Harringtons

457 E Raintree Ct. 80027

**==CAUTION: EXTERNAL EMAIL==**

**This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.**