

Building Code Board of Appeals

Agenda

August 28, 2024

City Hall – 2nd floor Council Chambers

749 Main Street

2:00 PM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- Call in: + 1 (719) 359-4580
Meeting ID: 329 717 5559
Passcode: 576173107
- Zoom Login: <https://louisvilleco.zoom.us/j/3297175559>
- Zoom Password: "BCBOA0320"
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/bcboa

The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at Building@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Meeting Minutes from 5/16/24
5. Public Comments on Items Not on the Agenda
6. Discussion of Home Hardening Code
7. Discussion Items for Next Meeting
8. Adjourn

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

City of Louisville

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

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.

- 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.

Proposed Louisville Home Hardening Code

1. **Class A Roof** tested with ASTM E108 or UL 790- **New Build or Fully Replaced**
 - a. metal, asphalt, tile, clay , concrete, stone and slate shingles
2. **Double pane windows with metal screens-** **New Build and Replacement**
3. **Fire Resistant Siding and Eaves-** **New Builds and if 100% replacement**
 - a. Fiber Cement, Metal, stucco, brick, concrete, Heavy Timber or Log Construction
 - b. Alternative materials shall meet Section 503 of the Wildland Urban Interface Code
4. **Fire Resistant Decking-** **New Builds and 100% Replacement**
 - a. Under Decks shall be placed with gravel over a sheet plastic or concrete to prevent vegetation growth
 - b. Shall meet Section 504.7 of the Wildland Urban Interface Code
 - c. Alternative materials shall meet Section 503 of the Wildland Urban Interface Code
5. **Fire Resistant Fencing within 5 Ft of House-** **New build and Replacement**
 - a. Metal or Composite fencing
 - b. Alternative materials shall meet Section 503 of the Wildland Urban Interface Code
6. **Vents Screens-****New Builds and All Replacements**
 - a. 1/8 inch metal mesh attic, roof, eaves, foundation
7. **Metal Gutters with Gutter Guards-** **New and Replacement Gutters**
 - a. Approved means to prevent accumulation of leaves and debris in gutter
8. **Urban Defensible Space Non-Combustible surface/ landscaping 24” out from foundation-** **New Build Only**

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