

# CITY COUNCIL COMMUNICATION



**MEETING DATE:** October 26, 2021

**ITEM NUMBER:** 9.A

**SECOND READING:** November 30, 2021

{{customfields.ResoOrdNumber}}

**TYPE OF ITEM:** Consent

**PRESENTED BY:**

**Blas Hernandez, Chief Building Official, 303-651-8331**

**Michele Goldman, Fire Marshal, 303-651-8426**

**SUBJECT/AGENDA TITLE:**

A Bill For An Ordinance Repealing And Reenacting Chapters 16.04, 16.06, 16.12, 16.14, 16.16, 16.20, 16.22, 16.28, And 16.40 Of The Longmont Municipal Code, Adopting By Reference The 2021 Edition Of The International Building, Residential, Mechanical, Fuel Gas, Plumbing, Property Maintenance, Energy Conservation, Swimming Pool And Spa, And Existing Building Codes

**EXECUTIVE SUMMARY:**

The 2021 codes were reviewed with public input from contractors and designers in meetings with the Chief Building Official and Fire Marshal, with three public meetings scheduled on July 7<sup>th</sup>, 9<sup>th</sup>, and the 13<sup>th</sup>. Invitations were sent by email to all of our registered licensed contractors for residential and commercial construction. Two public meetings were held to present the major changes and proposed amendments to the Master Board of Appeals for their comments and input. The Master Board of Appeals voted unanimously to recommend approval of the 2021 ICC codes with amendments.

**COUNCIL OPTIONS:**

1. Adopt the 2021 ICC codes with local amendments.
2. Adopt the 2021 ICC codes with modifications.
3. Not adopt the 2021 codes.

**RECOMMENDED OPTIONS:**

Approve the 2021 Building and Fire Codes with amendments as recommended by the Master Board of Appeals.

**FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:**

N/A

## **BACKGROUND AND ISSUE ANALYSIS:**

Building and Fire staff led by Blas Hernandez and Michele Goldman reviewed all existing amendments to the Building and Fire Codes, in order to make changes or additions to Longmont amendments to enhance and supplement the code provisions published in the 2021 ICC codes. City Council Policy requires the adoption of each successive code cycle as published every three years. The goal is to adopt the 2021 Codes to go into effect January 1, 2022.

Public outreach occurred on July 7, 9 & 13th, 2021, as Building and Fire staff met with licensed contractors and the public in meetings for comments or suggestions to proposed amendments for code adoption. Staff did not receive any concerns with the proposed code adoption or amendments as proposed.

On August 18th, 2021, the MBA voted unanimously to recommend approval of the proposed amendments to the City Council. This adoption cycle includes changes to existing amendments as well additional amendments drafted to include provisions to address climate change items, such as electrification and solar energy.

New amendments and changes to the Building and Fire codes are summarized as follows:

### **2021 International Fire Code (IFC)**

- 503.2.7 Grade and vertical alignment for fire access roads, shall be maximum 6% grade; aligns with public works design standards
- 903.3 Installation requirements for 13D fire suppression systems include individual service lines and meters to align with Public Works requirements and design standards.

### **2021 International Residential Code (IRC)**

- Adoption of Appendix AT (Solar Ready Homes)  
Provisions are provided to require a conduit from the roof to the electrical panel to allow easier and more cost effective installation of service cables from a future solar array to the electrical service.
- Section 3703.5 is added to require EV ready homes.  
These provisions require a wired 220 volt outlet from the electrical panel to the charging space where an EV can be charged. This will comprise a wiring and outlet for charging EVs.
- The remaining changes to the 2021 International Building Code; Mechanical Code; Fuel Gas Code; Plumbing Code; Property Maintenance Code; Energy Conservation Code; Swimming Pool and Spa Code have existing amendments that are still relevant.



Amendments include clarifications to existing amendments, deletions of redundant provisions or language that is no longer relevant, and updates to the code sections to reflect new changes in the 2021 Codes.

**ATTACHMENTS:**

Ordinance finalized by Legal staff for Adoption of the ICC Building and Fire Codes with local amendments.