I-1: Benjamin Malcolm

Submit Date: 07/01/2022 2:25 PM

Comment I-1-1

As a new resident of El Paso County due to a military assignment, I have found the PPRBD to be extremely strict and burdensome compared to Nebraska, Iowa, and Pennsylvania. PPRBD should be reducing the burden on citizens - not increasing. I've had to hire a real estate lawyer and multiple engineers to put up a simple pole barn with Morton Buildings - which is obviously very expensive in an already expensive city. As a licensed engineer that works for a large engineering consulting firm, I'll be happy when I can sprint as fast as possible from PPRBD's jurisdiction at the conclusion of this assignment! I would be happy to talk to county leadership about the issues I've had and how PPRBD can improve.

Response to I-1-1

Comment not applicable to 2023 Code review. Please contact the Department with concrens.

I-2: Benjamin Malcolm

Submit Date: 07/07/2022 2:09 PM

Comment I-2-1

Section RBC112.1.6.3 has been determined to be unconstitutional by the US Supreme court in the 1967 case "Camara v. Municipal Court of City and County of San Francisco." The case essentially held that the tenant could not be charged for refusing entry if the official did not have a warrant. This section and other sections like it should be modified to accomodate the ruling.

Response to I-2-1

Under administrative procedures, as adopted by all jurisdictions served by the Department via corresponding ordinances or resolutions, this section and corresponding sections will remain as-is. Should individual case-by-case considerations or determinations be needed, the Department will handle such, as appropriate and in compliance with law.

Notwithstanding, addressing specifically Camara v. Municipal Court of City and Cty of San Francisco, 387 U.S. 523 (1967), as follows: (i) the case addresses criminal charges for refusal to permit housing inspectors to enter leasehold without a warrant. The case involves a tenant who refused to consent to an inspection of his property and then sued to enjoin prosecution for violation of a housing code with resulting criminal charges. There was no emergency demanding immediate access. Notwithstanding, on the third attempt by the housing inspectors to enter, one of the claims is whether the inspectors gained entry by force. The private party, who refused access/entry, was charged criminally by the government agency; (ii) the Department recognizes that individuals have a constitutional right to request that inspectors obtain a warrant to enter or search, and that a person may not be convicted for refusing to consent to an administrative inspection; (iii) most citizens allow administrative inspections of their

property without a warrant. As a result, consideration for warrant(s) will be given by the Department only after entry/inspection is refused unless there has been a substantiated complaint or there is other satisfactory reason for securing immediate entry; (iv) while the Code has a section specific to "misdemeanor charges", the Department does not have the means to prosecute such; therefore, the authority for prosecution, if any, falls on each jurisdiction itself in accordance with the jurisdiction's code(s) and authorities.

For discussion, however, is the following qualifier: "reasonable cause", as used in Section RBC112.1.6.1 as compared to "probable cause" vs. "reasonable suspicion". "Reasonable cause" is a term defined in Restatement of Torts, Second. "Probable cause" and "reasonable suspicion" are well-defined in criminal prosecution. The controlling standard should remain the standard of reasonableness because even Camara does not foreclose prompt inspections, even without a warrant, when there is an emergency.

So, having said the above, the RBC sections should remain as-is because they are not in violation of Camara. For instance, read Section RBC112.1.6.1. Authorized Entry:

Whenever necessary to make an inspection to enforce any of the provisions of this Section, or whenever the Building Official or the Building Official's authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition that makes a building or premises dangerous as defined in Section RBC112.1.7 of this Code, the Building Official or the Building Official's authorized representative may enter this building or premises at all reasonable times to inspect the same or perform any duty imposed upon the Building Official by this Code,...

Further, read Section RBC103.5, Right of Entry:

Upon presentation of proper credentials, the Building Official or the Building Official's duly authorized representative(s) may enter at reasonable times any building, structure, or premises in the Jurisdiction to perform any duty imposed upon the Building Official by this Code.

The only exceptions to the "may enter" in the Code are Sections RBC312.3.1.1 and RBC314.4, which read as follows:

The Building Department shall have the duty to enforce Section RBC314 of this Code, and the Building Official or the Building Official's authorized representative, upon a proper showing of credentials, shall have the right to enter any building or premises in which or upon which a swimming pool is located in order to inspect any swimming pool with regard to these provisions.

... shall have the right to: 1. Enter upon any premises at any reasonable time for the purpose of making inspection of any premises necessary to determine the assignment of any numeric address; ...

But notice that both read: "...shall have the right to enter...." and therefore, both are in

compliance with Camara. Occasionally, the Department analyzes the need for a warrant. Such, however, does not need to be further spelled out in the Code.

I-3: Solar Question

Submit Date: 07/08/2022 8:03 AM

Comment I-3-1

When will enforcment happen on solar contractors who are working without licensed electricians or nabcep on site.

Response to I-3-1

Comment not applicable to 2023 Code review. Please contact the Department's Contractor Licensing Department.

I-4: John Baylor

Submit Date: 07/12/2022 11:04 PM

Comment I-4-1

This is the worst website I have ever been on. It is impossible to find out how to navigate through without help... It sucks...

Response to I-4-1

No final response has been entered.

I-5: Nick Carpenter

Submit Date: 07/14/2022 1:25 PM

Comment I-5-1

To many lawyers are getting involved making codes to give people misdemeanor offenses. You people are not cops you building officials Are you going to carry guns next. Ease up on the lawyers getting involved and just fine people within the department. I believe in building right but this is extreme to hold over people as a department made for safety not law enforcement

Response to I-5-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-6: Shelley Dicker

Submit Date: 07/22/2022 8:52 AM

Comment I-6-1

See attached form.

Response to I-6-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

Pikes Peak REGIONAL Building Department

CODE CHANGE PROPOSAL FORM

Type of Change: Revise Proposed Amendment

PPRBC Chapter: Chapter 1 - Administration

Code Section: RBC106.2.6, exception 1

Person requesting change: Shelley Dicker Organization: Pikes Peak Regional Building Dept.

Contact email: shelley@pprbd.org

Original code text:

RBC106.2.6 Registered Design Professional required. Construction documents shall be prepared by and bear the seal and signature of a registered design professional licensed in the State of Colorado.
Exceptions:
1. Structures complying with SECTION RBC303 - of this Code, excluding the foundation design unless permitted by this Code.

Proposed code text:

1. Structures complying with SECTION RBC303 - of this Code, excluding the foundation design unless permitted by this Code, and residences built using master plans.

Reason for change:

Homes that are able to be built throughout a development or the jurisdiction should have a higher level of design liability than a single home built on a single lot.

Cost impact: Increases Cost

Explanation of impact:

Design professional fees will be assessed to have the plans stamped.

I-1: Julia Owens

Submit Date: 07/06/2022 4:34 PM

Comment I-1-1

Requesting a "Requirement for needed retaining walls on new residential construction when the slope is above a certain degree, or other factors necessitate it ". I'm not sure where this suggestion needs to go, so please place it in the appropriate area. I spoke to a landscape architect who told me that there is a least one new subdivision where a homeowner had to spend $6000. to remove dangerous river rock that was installed on a steep slope, behind the new home, by the contractor. She said that other homes under construction in that area were also being subjected to this poor design, which would later have to be dealt with by the new home buyer. Retaining walls were needed, and the contractor, or subdivision developer, instead chose a cheap way out. This subsequently results in the new homebuyer being blindsided with thousands of dollars in unexpected expenses. I found this online: "The maximum slope for the soil you can safely go without a retaining wall is 35 degrees, especially if the soil is granular. If the angle is steeper, you will need a retaining wall to keep everything in place. The lean should be a minimum of 1:12 (1 inch per 12 inches of height) to ensure the load is distributed evenly on the wall. Not only that, but this height-slope ratio also ensures proper drainage of the soil." It is from this website: https://www.cohesivehomes.com/at-what-slope-do-you-need-a-retaining-wall That was from just a cursory search. Please do something about this issue, as it is a huge financial burden to discover this type of need, even after a few years, upon purchasing a new home. Home buyers count on the city to know what is necessary to prevent these types of erosion, or flooding problems, occurring (due to the lack of needed retaining structures).

Response to I-1-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

C-3: Sharp General Contractors, Dave Rojewski

Submit Date: 08/23/2022 8:30 AM

Comment C-3-1

I do not have any objections to the proposed new code amendment.

Response to C-3-1

No final response has been entered.

I-1: Javarus Custodio

Submit Date: 08/10/2022 2:44 PM

Comment I-1-1

Felony that is over 10years should not have to be submitted people are changing there Lives and are using there labor to provide for their families and do not need a privatized organization stipulating limitation on felons that have served there time.

Response to I-1-1

Felony; Criminal Fraud. No person or entity convicted by a court having competent jurisdiction of a felony, or for civil or criminal fraud, constructive or actual, for work related to any license issued by the Building Department, or for work related to the building trades in any jurisdiction, shall be granted a license or registration, or serve as an examinee for a contractor in the Building Department's jurisdiction.

It is at the Department's discretion to inspect criminal and civil records for matters within the criteria of this section. While the Department considered possible revisions to this section, including, but not limited to qualifiers of "moral turpitude" and a 10-year record restriction, upon analysis and further considerations, the Department determined that it is not in the best interests of the communities it serves to do so for the following reasons: (i) implementation of the "moral turpitude" element, while it can be drafted to be objective, will limit the amount of qualified applicants for licensing, registration, or certification (CSFD); and (ii) limiting the review to 10 years will be disadvantageous to those receiving construction related services by licensed, registered, or certified contractors. One similar limitation of a 10-year records admissibility is available in the prosecution of criminal cases, but subject to certain exceptions, to avoid bias of the decision makers, (i.e., a pool of 12 jurors). The Department's administrative process of licensing, registration(s), or certification(s) is not criminal, but administrative instead. Therefore, the applicability or relevance of the State of Colorado criminal statutes allowing for such a 10-year record restriction, of course subject to exceptions in certain criminal cases, is irrelevant, and consideration for implementation will exceed the specific intent of the subject provisions in criminal statutes. Further, looking at the Department's historical precedent of how often this provision results in either a revocation or denial of a license, registration, or certification does not substantiate the above considered provisions or options. In the past 5 years, there are only two such records, once of which was later resolved in a resulting grant of a license due to sufficient substantiating documentation being provided to the Department. Notwithstanding, further the adoption of HB22-1098, effective as of 8/10/2022, provides additional rights and protections to applicants, as follows: "State and local regulatory agencies: Before a state or local agency makes a final determination that a criminal history disqualifies an applicant, the agency must provide an applicant with a written notice that a criminal conviction will disqualify an applicant and notify them of their right to submit additional evidence. If the agency makes a final determination that a criminal conviction will prevent an applicant from receiving a license, the agency must provide the determination in writing and issue a notice of the right to appeal the determination."

Comment considered by Board of Review on 9-21-22. Requested minor revision to add "or criminal or civil theft" See version 2.0 of Draft 2023 PPRBC.

Comment I-1-2

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Response to I-1-2

No final response has been entered.

C-1: Isaac Hackler, Isaac Hackler

Submit Date: 07/04/2022 11:20 AM

Comment C-1-1

Regarding The Mechanical Contractor Type A -in section RBC204.2.1 -
I would like to see it have the ability to clear red tags and do all the things listed in the Mech IV section RBC 204.4. Because it (Mech A) is a higher license and requires more knowledge and training including Everything in the Mech IV.
Thank you

Response to C-1-1

This comment addressed under 201.8.3 in 2023 edition it allows for either contractor or mech IV. Further revision will be made to RBC 201.8.4 to allow licensed mechanical contractors to sign off when required.

C-2: Moss Rock DBA National Barn Company, Bob McClure

Submit Date: 08/25/2022 2:04 PM

Comment C-2-1

I am a local Barn builder here in El Paso county and I find that homeowners here are hiring "contractors" out side of the county to put up the buildings. These "contractors" are asking the home owners to pull the permits. I would propose a stiff fine to the home owners and "contractors" who are doing this. This would put us on a more level playing field. If the homeowner is aware of the fine he may want to find an appropriate contractor. The fine should be a substantial fine of up to $8000.00. A $1000.00 fine is a drop in the bucket on a $60,000.00 to $80,000 building. The same fine should be given to a local contractor who does work without a permit.

Response to C-2-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

Comment C-2-2

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Response to C-2-2

No final response has been entered.

I-1: Jesse Hillman

Submit Date: 08/11/2022 4:44 PM

Comment I-1-1

Text: RBC302.4.61 Section 1807.2 Retaining walls. Delete and replace with the following: 1807.2 Retaining walls. Retaining walls shall be designed in accordance Section 1807.2.1 through 1807.2.5.

Comment: Section 1807.2.5 does not exist in 2021 IPC. Only goes to 1807.2.4

Response to I-1-1

2023 RBC302.4.61 deletes section 1807.2 in it's entirety and adds a new section to include 1807.2.5.

D-1: David M. Sparks, S.E., P.E., David Sparks

Submit Date: 07/14/2022 8:41 AM

Comment D-1-1

RBC302.4.50 Section 1609.3 Basic design wind speed For commercial code, which uses the IBC and ASCE7 exclusively, section 1609.3 of RBC302.4.50 states 130 mph for Risk Cat II structures shall be used for design. The 2021 IBC and IRC both reference ASCE7-16. As such, the maps for wind design have been updated for the entire country for all risk categories. For reference in Risk Category II buildings, see Figure 26.5-1B in ASCE7-16. From the front range to the plains, the non-mountainous areas are somewhere between 105 and 110 mph. Using the ATC website and looking up the geographic center of Colorado Springs, the design wind speed would be interpolated at 106 mph. But for the sake of argument leaving it at 110 mph might make sense to cover the entire area. Another change from ASCE7-10 to ASCE7-16 is that the "special wind region" along the front range has been narrowed and is closer to the mountains. I understand El Paso County has a large range of terrain and topography, but 130 mph design wind speed is extremely conservative given the new maps and reduced special wind region area. For example, using the 110 mph wind speed from ASCE7-16 as compared to the 130 mph wind speed listed in the RBC302.4.50 you have the following difference in pressure - assuming that all of the other factors in the wind pressure equation are the same for the purposes of comparison. Difference in Pressure = (110)^2/(130)^2 = 0.72 (28% reduction) At 130 mph and nearly 5000 ft in elevation, the pressures applied are resulting in lateral designs that are substantially overdesigned. The ASCE7-16 does allow for adjustment to pressures based on elevation above sea level, but since that would be the same reduction for either wind speed I left that off. The resulting decrease in pressure would save substantial costs in the lateral systems of buildings. I propose using a reasonable wind speed per the currently adopted ASCE7-16 standards which reflect the reductions in speeds and reduction in special wind region areas across the country. A wind speed of 110 mph is more than appropriate based on these standards and the many years of research that have gone into them.

Response to D-1-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-1: Mark Zablocki

Submit Date: 07/06/2022 8:51 AM

Comment I-1-1

My question is general to radon mitigation systems. As of 01 July 2022, Colorado requires radon mitigation installers to be state licensed. Should these systems be permitted by the PPRBD for all installations, residential and commercial?

Thank you.

Response to I-1-1

The Department has reviewed HB21-1195. Licensing of Radon Measurement, and Mitigation Contractors occurs at the State level effective 7-22. As regulation of radon is controlled at the State level the Department does not see a need to regulate Radon, and Radon contractors at the local level. Permits are required for modifications to the electrical system or building structure.

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-2: Josh Lampson

Submit Date: 08/15/2022 9:13 AM

Comment I-2-1

I noticed a discrepancy between code section RBC302.4.48 1608.2 and RBC303.4.2 Table R301.2. Code section 1608.2 clearly states that the given ground and flat roof snow loads are minimums, however, the design criteria table footnotes a and b seem to indicate that these loads are what is intended to be used in design. See underlined language in attached document.

Response to I-2-1

Upon review, this modification has been accepted. Footnotes a. & b. of Table R301.2 have been revised to align with RBC303.4.48 and reflect design loads are a minimum.

Comment will be reviewed at 11-16-22 Board of Review Work Session.

1608.2 Ground snow load below 7000 feet. For all buildings and structures with a grade plane below 7,000 feet (2,134 m) elevation, the ground snow load (p_g) shall not be less than 43 pounds per square foot (2,059 N/m²) and the flat roof snow load (p_f) shall not be less than 30 pounds per square foot (1,436 N/m²) of horizontal projected area. The flat roof snow load may be reduced for roof slope using Section 7.4 of ASCE 7.

1608.3 Ground snow load at or above 7000 feet. For all buildings and structures with a grade plane at or above 7,000 feet (2,134 m) elevation, the ground snow load (p_g) shall not be less than 57 pounds per square foot (2,729 N/m²) and the flat roof snow load (p_f) shall not be less than 40 pounds per square foot (1,915 N/m²) of horizontal projected area. The flat roof snow load may be reduced for roof slope using Section 7.4 of ASCE 7.

TABLE R301.2

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

FLAT ROOF SNOW LOAD[a,b]	WIND DESIGN (V_{ult})				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER-LAYMENT REQUIRED[d]	FLOOD HAZARDS[f]	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed[c] (mph)	Topographic effects	Special Wind Region	Wind-borne debris zone		Weathering	Frost line Depth	Termite					
30/40	130 Exp. C (min)	NO	YES	NO	B	Severe	30 inches (762 mm)	Slight to moderate	0°F (-18°C)	YES	12/18/1986	1,000	45°F (7°C)

MANUAL J DESIGN CRITERIA							
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
Varies[e]	38°N	0°F (-18°C)	90°F (32°C)	0.8	72°F (22°C)	75°F (24°C)	72°F (22°C)
	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity	Cooling temperature difference
	15 mph	7.5 mph	60°F (16°F)	H	30%	30%	15°F (-9°C)

a. For buildings or structures with a *grade plane* below 7,000 ft (2,134 m) elevation, *the ground snow load* (p_g) shall be 43 pounds per square foot and the *flat roof snow load* (p_f) shall be 30 pounds per square foot (1,436 N/m²) of horizontal projected area.
b. For buildings or structures with a *grade plane* at or above 7,000 ft (2,134 m) elevation, *the ground snow load* (p_g) shall be 57 pounds per square foot and the *flat roof snow load* (p_f) shall be 40 pounds per square foot (1,436 N/m²) of horizontal projected area.
c. *Ultimate design wind speed* (V_{ult}) per ASCE 7-16, refer to Table R301.2.1.3 of the *International Residential Code*, 2021 Edition for conversion to nominal design wind speed (V_{asd}) as used in previous version of ASCE 7.
d. Required only for buildings and structures with a *grade plane* at or above 7,000 ft (2,134 m) elevation.
e. Based on elevation of specific construction site.
f. See SECTION RBC313 - of this Code for additional information.

I-3: Rhett Osko

Submit Date: 08/15/2022 2:30 PM

Comment I-3-1

RBC303.4.5: Section R302.5.1 Opening Protection. I support this amendment since there is an absence of data linking self-latching and self-closing devises to increased safety.

Response to I-3-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-4: Rhett Osko

Submit Date: 08/15/2022 2:31 PM

Comment I-4-1

RBC303.4.23: R313.2 One- and two- family dwellings automatic fire systems. This section of the code was also deleted in the previous code cycle and I support this amendment. Current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer. Plus, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional.

Response to I-4-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-5: Rhett Osko

Submit Date: 08/15/2022 2:32 PM

Comment I-5-1

RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS I support this amendment because in general, Class I vapor retarders aren't suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

Response to I-5-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-6: Tim Toussaint

Submit Date: 08/16/2022 9:23 AM

Comment I-6-1

RBC303.4.5: Section R302.5.1 Opening Protection. o I support this amendment since there is an absence of data linking self-latching and self-closing devises to increased safety. • RBC303.4.23: R313.2 One- and two- family dwellings automatic fire systems. o This section of the code was also deleted in the previous code cycle and I support this amendment. Current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer. Plus, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional. • RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS o I support this amendment because in general, Class I vapor retarders aren't suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

Response to I-6-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-7: Cody Isaacs

Submit Date: 08/16/2022 1:42 PM

Comment I-7-1

RBC303.4.5: Section R302.5.1 Opening Protection. I support this amendment since there is an absence of data linking self-latching and self- closing devises to increased safety. RBC303.4.23: R313.2 One- and two- family dwellings automatic fire systems. This section of the code was also deleted in the previous code cycle and I support this amendment. Current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer. Plus, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional. RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS I support this amendment because in general, Class I vapor retarders aren't suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

Response to I-7-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-8: Kort Henderson

Submit Date: 08/19/2022 10:31 AM

Comment I-8-1

RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS Incorrect usage of vapor retarders can cause moisture damage, the very thing they were meant to protect against. There are two simple requirements for walls when it comes to water. Keep the water out and be sure to let any water out if it gets in the wall. No matter what, water vapor is going to get in the walls. In our drier local climate, the best strategy is to use a Class II or III vapor retarder, to ensure the walls can still properly dry out. In general, water vapor moves from the warm side of a wall towards the cold side. A Class I vapor retarder prevents walls from being able to dry out in at least one direction. In the winter, the warm and humid interior air will move through the walls towards the cold and dry outdoors. So, it may seem good to have a strong vapor retarder on the interior side of the wall. But, in the summer months, air conditioning makes the interior air colder and drier than the outdoors. This encourages the warmer and slightly more humid outdoor air to infiltrate the wall. And if there is a Class I vapor retarder on the inside edge, the walls will have no way to dry out. This condition creates the potential for mold and other moisture related damage. Reference for building science analysis: Lstiburek, Joseph. "BSD-106: Understanding Vapor Barriers." Building Science Corporation, 15 Apr. 2011, www.buildingscience.com/documents/digests/bsd-106-understanding-vapor-barriers.

Response to I-8-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-9: Michael Finkbiner

Submit Date: 08/19/2022 10:49 AM

Comment I-9-1

As a homeowner I am concerned with unnecessary codes that drive up the costs of residential construction in these times of rising costs of building materials and interest rates. I feel the building committee has embraced energy saving practices in their home building processes.

Response to I-9-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-10: Joshua Peterson

Submit Date: 08/19/2022 1:51 PM

Comment I-10-1

RBC303.4.5 Section R302.5.1 What statistics and data is there that shows that self latching doors with self closing or automatic devices increases safety. I am in full support of this deletion of the 3rd sentence.

Response to I-10-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-11: josh Peterson

Submit Date: 08/19/2022 2:12 PM

Comment I-11-1

RBC 303.4.23: R313.2 I am in support of of this amendment. Since this section was deleted out in the last code cycle due to the additional safety measures added. Such as fire protection to exposed combustible material. Ranging from drywall, fire retardant and other additional safety measures. The addition of sprinklers will also drive the average price per home up approximately $15,000. This will continue to eliminate more and more households out from affordable housing. That cost only is for the sprinkler system and doesn't include the additional servicing of the fire sprinklers or the increase in the insurance policies for damage caused by sprinkler heads freezing or leaking.

Response to I-11-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-12: Emma Thompson

Submit Date: 08/19/2022 2:17 PM

Comment I-12-1

RBC303.4.23: R313.2 One- and two- family dwellings automatic fire systems. I support the amendment to delete this section. Fire sprinklers add significant costs to the home buyer, approximately $15,000 per home in Colorado. For every $1000 increase in a home, 2,373 households are priced out of the Colorado market. Sprinklers would price out over 35,500 households from our market. Additionally, Zone 5 local weather often leads to frozen pipes and water leaks. These systems require regular maintenance to operate properly, and they can be activated accidentally. This poses a significant and ongoing cost and water mitigation risk to homeowners.

Response to I-12-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-13: Anita Lindsey

Submit Date: 08/22/2022 11:15 AM

Comment I-13-1

see attachment

Response to I-13-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

2023 PPRBC Chapter 3 Construction Codes Section 303 Residential Building Code

- **RBC303.4.5: Section R302.5.1 Opening Protection.**
  - I support this amendment since there is an absence of data linking self-latching and self-closing devises to increased safety.

- **RBC303.4.23: R313.2 One- and two- family dwellings automatic fire systems.**
  - This section of the code was also deleted in the previous code cycle and I support this amendment. Current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer. Plus, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional.

- **RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS**
  - I support this amendment because in general, Class I vapor retarders aren't suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

I-14: John Ross

Submit Date: 08/23/2022 3:12 PM

Comment I-14-1

RBC303.4.5: Section R302.5.1 Since there is no reliable evidence showing self-latching doors with a self-closing or automatic devices increase safety, I feel they do not need to be required. Therefore, I support this amendment.

Response to I-14-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-15: William Magginetti

Submit Date: 08/26/2022 12:48 PM

Comment I-15-1

I have looked for 4 months now and gone to regional building twice Still Can NOT get a clear answer on car ports How many can I put up, what the size limits are, what the set back is, Do I need a concrete pad, Do I need a permit, every time I talk to anyone at regional I get a different answer, How about a code that requires the people working at regional to know the codes and where to get the correct info from, instead of just making it up as they go. Nobody at regional could even tell me what code car ports falls under. The papers provided have a lot of conflicting info in them as well. So am I to just build whatever I want and then see where it goes from there. ?? Seems like perhaps We the People should look at doing away with regional building in it's entirety.

Response to I-15-1

Comment not applicable to 2023 Code review. Please contact the Department's Permitting or Plan Review Licensing Department.

I-16: Mark Bussone

Submit Date: 08/26/2022 2:20 PM

Comment I-16-1

• RBC303.4.5: Section R302.5.1 Opening Protection. o I support this amendment since there is an absence of data linking self-latching and self-closing devises to increased safety. • RBC303.4.23: R313.2 One- and two- family dwellings automatic fire systems. o This section of the code was also deleted in the previous code cycle and I support this amendment. Current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer. Plus, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional. • RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS o I support this amendment because in general, Class I vapor retarders aren't

suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

Response to I-16-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-17: Wendy Grant

Submit Date: 08/26/2022 2:20 PM

Comment I-17-1

RBC303.4.5: Section R302.5.1 Opening Protection. o I support this amendment since there is an absence of data linking self-latching and self-closing devises to increased safety. • RBC303.4.23: R313.2 One- and two- family dwellings automatic fire systems. o This section of the code was also deleted in the previous code cycle and I support this amendment. Current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer. Plus, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional. • RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS o I support this amendment because in general, Class I vapor retarders aren't suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

Response to I-17-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-18: Chris Jensen

Submit Date: 08/26/2022 4:10 PM

Comment I-18-1

• RBC303.4.5: Section R302.5.1 Opening Protection. - I support this amendment since there is no solid information linking self-closing and self-latching devices to increased safety. • RBC303.4.23: R313.2 One and two family dwellings automatic fire systems. - This section of the code was also deleted in the previous code cycle and I support this amendment. New homes already have adequate safety features, including smoke alarms and protection of floor systems. Requiring Fire sprinklers adds major costs to the home buyer. Furthermore with extremely cold winter conditions which we have, there is a significant risk of leaks caused by water freezing in the pipes. There is also strong possibility of accidental activation by a homeowners. Mandating a fire sprinkler requirement is not a reasonable minimum standard. Fire sprinklers should remain optional for homebuyers that are willing to absorb these costs. • RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS - I support this amendment because in general, Class I vapor retarders are not suitable for our dry climate. There is a strong possibility of condensation forming inside the wall on the Class I vapor retarder as the interior warm humid air comes close to the cold and

dry outdoor air. The use of Class II & III vapor retarders provide more reasonable wall assembly solution without the increased risk of condensation issues.

Response to I-18-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-19: stacey Adams

Submit Date: 08/30/2022 12:15 PM

Comment I-19-1

I support this amendment since there is an absence of data linking self latching & self closing devises to increased safety.

Response to I-19-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-20: Erik Bansberg

Submit Date: 08/31/2022 3:56 PM

Comment I-20-1

RBC303.4.22 Section R313.1 I support this revision as the cost of installation and maintenance of the system would just add to the already rapidly increasing prices of homes, as well as upkeep and the potential for massive water damage should it ever freeze.

Response to I-20-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

C-1: Roper Roofing and Solar, Brenton ROper

Submit Date: 07/14/2022 7:54 AM

Comment C-1-1

based on my understanding, the required code items may change. As a roofing contractor, 90% of our work is based on insurance claims. Most policies have ordinance and law coverage (code upgrades). The more strict the code is, the better the product that your community gets. Why not enforce class 4 shingles, ice and water shield on eaves, proper ventilation, etc. This would improve the over all value of the county.

Response to C-1-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

C-2: Grace Covington, Grace Covington

Submit Date: 08/18/2022 9:30 PM

Comment C-2-1

RBC303.4.5: Section R302.5.1 Opening Protection. I support this amendment because there is not enough data linking self-latching and self-closing devices to increased safety. RBC303.4.23: R313.2 One- and two- family dwellings automatic fire systems. This section of the code was also deleted in the previous code cycle and I support this amendment. The current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer (upwards of anywhere from $8,000 to $25,000 for 2500 -4500 SF home). These suppression systems do not guarantee the safety of the inhabitants of the home (e.g. a 2,000 digress fire cannot be put out by fire sprinklers) and cause damage to the home when the system is deployed for a non-event. Additionally, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional. RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS I support this amendment because in general, Class I vapor retarders aren't suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

Response to C-2-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

C-3: Southern Heritage Construction, LLC, Drew Kennedy

Submit Date: 08/28/2022 5:12 PM

Comment C-3-1

Reference to IRC 2023 Chapter 3, Section 303 R507.1

Response to C-3-1

Upon review by Department staff it has been determined that a new amendment is required to address this change to the 2021 IRC. The 2017 PPRBC required decks to be designed for a 40 psf Live Load, as have previous versions. Historical data does not support the requirement for exterior residential decks in the Pikes Peak Region to be designed for the greater of the Table R301.5 Live Load or Ground Snow loads.

Pikes Peak REGIONAL Building Department

CODE CHANGE PROPOSAL FORM

Type of Change: New Proposed Amendment

PPRBC Chapter: Chapter 3 - Construction Codes

Code Section: R507.1

Person requesting change: Drew Kennedy Organization: Southern Heritage Construction

Contact email: drew@southernheritageco.com

Original code text:

Decks shall be designed for the live load required in Section R301.5 or the ground snow load indicated in Table R301.2, whichever is greater.

Proposed code text:

Decks shall be designed for the live load required in Section R301.5 or the flat roof snow load indicated in Table R301.2, whichever is greater.

Reason for change:

This section now requires a new “ ground ” snow load for deck designs; it exceeds the current 40 PSF live load. Decks are not failing during winter storm events. Increasing the design load for decks will require larger wood structural members, which have limited availability and are costly to obtain. The flat “ roof ” snow load is an adequate design load for decks elevated above grade, and it will not increase the design load currently required today.

Cost impact: Reduces Cost

Explanation of impact:

The new ground snow load will increase the cost of decks. This proposed amendment will return deck costs back to what they are today under the 2017 PPRBC, protecting affordability in a housing market negatively affected by rising inflation.

O-1: HBA of Colorado Springs, Amanda DeMarco

Submit Date: 08/17/2022 12:45 PM

Comment O-1-1

RBC303.4.5: Section R302.5.1 Opening Protection. We support this amendment since there is an absence of data linking self-latching and self-closing devises to increased safety. RBC303.4.23: R313.2 One- and two- family dwellings automatic fire systems. This section of the code was also deleted in the previous code cycle and we support this amendment. Current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer. Plus, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional. RBC303.4.61: Table R702.7(2) VAPOR RETARDER OPTIONS We support this amendment because in general, Class I vapor retarders aren't suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

Response to O-1-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

O-2: Old North End Neighborhood, Dutch Schulz

Submit Date: 08/31/2022 11:12 PM

Comment O-2-1

This seems the most applicable Section to make this comment concerning sidewalks within the Old North End Neighborhood Historic Preservation Overlay. Currently there is no allowance for the historic design that sidewalks use to have within ONEN. Specifically it was common for the mason to add an decorative groove to the cement about 3 inches from both edges and parallel to the edges. There are currently several still existing examples of this design within ONEN. Also, before cement sidewalks became the standard, the walkways were covered with a red breeze crushed stone. In memory of these former historic look it would be appropriate if the sidewalks of ONEN were allowed to be stained with a concrete stain that duplicated this hue. At this point I am looking only for permission from PPRBD to do this IF the residence approved it with a full vote of the property owners. I assume all rear yard setbacks are set by zoning and the Fire Department. If not, houses with an alley usually had the garage or carriage house setback on the property line. I am requesting they be allowed to be set within one foot of the rear property line if there are no fire hazards as determined by the Fire department. It would be historically correct. Dutch Schulz, President of ONEN

Response to O-2-1

Comment not applicable to 2023 Code review.

D-1: David M. Sparks, S.E., P.E., David Sparks

Submit Date: 07/14/2022 8:18 AM

Comment D-1-1

Table R301.2 - Wind Speed at 130 mph The 2021 IBC and IRC both reference ASCE7-16. As such, the maps for wind design have been updated for the entire country for all risk categories. For reference in Risk Category II buildings, see Figure 26.5-1B in ASCE7-16. From the front range to the plains, the non-mountainous areas are somewhere between 105 and 110 mph. Using the ATC website and looking up the geographic center of Colorado Springs, the design wind speed would be interpolated at 106 mph. Another change from ASCE7-10 to ASCE7-16 is that the "special wind region" along the front range has been narrowed and is closer to the mountains. I understand El Paso County has a large range of terrain and topography, but 130 mph design wind speed is extremely conservative given the new maps and reduced special wind region area. For example, using the 106 mph wind speed from ASCE7-16 as compared to the 130 mph wind speed listed in the PPRBC Table R301.2 you have the following difference in pressure - assuming that all of the other factors in the wind pressure equation are the same for the purposes of comparison. Difference in Pressure = (106)^2/(130)^2 = 0.66 (34% reduction) At 130 mph and nearly 5000 ft in elevation, the pressures applied are resulting in lateral designs that are substantially overdesigned. The ASCE7-16 does allow for adjustment to pressures based on elevation above sea level, but since that would be the same reduction for either wind speed I left that off. The implication in the residential code is that you are requiring sea level pressure wall bracing for 130 mph. When in reality the wind speed might be justified at 110 mph based on the new maps and in order to cover the majority of the non-special wind region areas. For commercial code, which uses the IBC and ASCE7 exclusively, the 130 mph listed in Table R301.2 wouldn't apply since the IRC has no scope on the commercial structures. Therefore, 1609.3 of RBC302.4.50 which also states 130 mph for Risk Cat II structures would then apply. For the same reasons above, this is incredibly conservative and costly. I propose using a reasonable wind speed per the currently adopted ASCE7-16 standards which reflect the reductions in speeds and reduction in special wind region areas across the country. A wind speed of 110 mph is more than appropriate based on these standards and the many years of research that have gone into them.

Response to D-1-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

D-2: Scott Harvey

Submit Date: 08/10/2022 10:06 AM

Comment D-2-1

2304.12.1.2 Wood supported by exterior foundation walls. Better stated 'Wood supported by exterior foundation components"

Response to D-2-1

2023 PPRBC matches model code verbiage in IBC. A modification to the verbiage would result in technical changes not intended in the IBC.

I-2: Rhett Osko

Submit Date: 08/15/2022 2:27 PM

Comment I-2-1

see attachment

Pikes Peak REGIONAL Building Department

CODE CHANGE PROPOSAL FORM

Type of Change: New Proposed Amendment

PPRBC Chapter: Chapter 3 - Construction Codes

Code Section: R507.1

Person requesting change: YOUR NAME Organization: YOUR COMPANY

Contact email: YOUR EMAIL

Original code text:

Decks shall be designed for the live load required in Section R301.5 or the ground snow load indicated in Table R301.2, whichever is greater.

Proposed code text:

Decks shall be designed for the live load required in Section R301.5 or the flat roof snow load indicated in Table R301.2, whichever is greater.

Reason for change:

This section now requires a new “ ground ” snow load for deck designs; it exceeds the current 40 PSF live load. Decks are not failing during winter storm events. Increasing the design load for decks will require larger wood structural members, which have limited availability and are costly to obtain. The flat “ roof ” snow load is an adequate design load for decks elevated above grade, and it will not increase the design load currently required today.

Cost impact: Reduces Cost

Explanation of impact:

The new ground snow load will increase the cost of decks. This proposed amendment will return deck costs back to what they are today under the 2017 PPRBC, protecting affordability in a housing market negatively affected by rising inflation.

Response to I-2-1

Upon review by Department staff it has been determined that a new amendment is required to address this change to the 2021 IRC. The 2017 PPRBC required decks to be designed for a 40 psf Live Load, as have previous versions. Historical data does not support the requirement for exterior residential decks in the Pikes Peak Region to be designed for the greater of the Table R301.5 Live Load or Ground Snow loads. See version 2.0 of Draft 2023 PPRBC.

I-3: Cody Isaacs

Submit Date: 08/16/2022 1:39 PM

Comment I-3-1

Section 303 – IRC. R507.1 Decks This section now requires a new "ground" snow load for deck designs; it exceeds the current 40 PSF live load. Decks are not failing during winter storm events. Increasing the design load for decks will require larger wood structural members, which have limited availability and are costly to obtain. The flat "roof" snow load is an adequate design load for decks elevated above grade, and it will not increase the design load currently required today. Please add a new amendment to remove the increased "ground" snow load required for deck designs: Replace the following language from R507.1: "ground snow load with Flat Roof Snow Load."

Response to I-3-1

Upon review by Department staff it has been determined that a new amendment is required to address this change to the 2021 IRC. The 2017 PPRBC required decks to be designed for a 40 psf Live Load, as have previous versions. Historical data does not support the requirement for exterior residential decks in the Pikes Peak Region to be designed for the greater of the Table R301.5 Live Load or Ground Snow loads. See version 2.0 of Draft 2023 PPRBC.

I-4: Kimberly Rokicki

Submit Date: 08/18/2022 9:22 AM

Comment I-4-1

• Section R507.1 Decks o This section now requires a new "ground" snow load for deck designs; it exceeds the current 40 PSF live load. Decks are not failing during winter storm events. Increasing the design load for decks will require larger wood structural members, which have limited availability and are costly to obtain. The flat "roof" snow load is an adequate design load for decks elevated above grade, and it will not increase the design load currently required today. Please add a new amendment to remove the increased "ground" snow load required for deck designs: Replace the following language from R507.1: "ground snow load with Flat Roof Snow Load."

Response to I-4-1

Upon review by Department staff it has been determined that a new amendment is required to address this change to the 2021 IRC. The 2017 PPRBC required decks to be designed for a 40 psf Live Load, as have previous versions. Historical data does not support the requirement for exterior residential decks in the Pikes Peak Region to be designed for the greater of the Table R301.5 Live Load or Ground Snow loads. See version 2.0 of Draft 2023 PPRBC.

I-5: Andy Sanchez

Submit Date: 08/19/2022 3:08 PM

Comment I-5-1

see attachment

Pikes Peak REGIONAL Building Department

CODE CHANGE PROPOSAL FORM

Type of Change: New Proposed Amendment

PPRBC Chapter: Chapter 3 - Construction Codes

Code Section: R404.2

Person requesting change: Andy Sanchez Organization: Vantage Homes

Contact email: sanchez@vhco.com

Original code text:

Lighting controls shall not be required for the following:
1. Bathrooms
2. Hallways
3. Exterior lighting fixtures
4. Lighting designed for safety or security

Proposed code text:

Add additional (see below):
5. High efficacy lighting

Reason for change:

High efficacy lighting already helps offset the cost of lighting in all homes constructed. This change will allow to take advantage of that energy savings without adding the additional cost of dimmer switches/motion sensors to each home, helping directly address the affordability issues faced in El Paso County. Without this amendment, each new home constructed will cost hundreds of dollars more.

Cost impact: Reduces Cost

Explanation of impact:

Saves hundreds of dollars per home

Response to I-5-1

Comment considered by Board of Review on 9-21-22 with request to add additional amendment to R404.2 to add exception for high-efficacy lighting fixtures. See version 2.0 of Draft 2023 PPRBC.

I-6: Anita Lindsey

Submit Date: 08/22/2022 11:08 AM

Comment I-6-1

Section 303-IRC. R507.1 Decks

Pikes Peak REGIONAL Building Department

CODE CHANGE PROPOSAL FORM

Type of Change: New Proposed Amendment

PPRBC Chapter: Chapter 3 - Construction Codes

Code Section: R507.1

Person requesting change: YOUR NAME Organization: YOUR COMPANY

Contact email: YOUR EMAIL

Original code text:

Decks shall be designed for the live load required in Section R301.5 or the ground snow load indicated in Table R301.2, whichever is greater.

Proposed code text:

Decks shall be designed for the live load required in Section R301.5 or the flat roof snow load indicated in Table R301.2, whichever is greater.

Reason for change:

This section now requires a new “ ground ” snow load for deck designs; it exceeds the current 40 PSF live load. Decks are not failing during winter storm events. Increasing the design load for decks will require larger wood structural members, which have limited availability and are costly to obtain. The flat “ roof ” snow load is an adequate design load for decks elevated above grade, and it will not increase the design load currently required today.

Cost impact: Reduces Cost

Explanation of impact:

The new ground snow load will increase the cost of decks. This proposed amendment will return deck costs back to what they are today under the 2017 PPRBC, protecting affordability in a housing market negatively affected by rising inflation.

Response to I-6-1

Upon review by Department staff it has been determined that a new amendment is required to address this change to the 2021 IRC. The 2017 PPRBC required decks to be designed for a 40 psf Live Load, as have previous versions. Historical data does not support the requirement for exterior residential decks in the Pikes Peak Region to be designed for the greater of the Table R301.5 Live Load or Ground Snow loads. See version 2.0 of Draft 2023 PPRBC.

C-1: Home Run Restorations Inc, Shawn Shaffer

Submit Date: 07/18/2022 6:28 AM

Comment C-1-1

I propose that Insulated Concrete Forms be accepted as a "conventional method" according to PPRBC for construction of foundations, as many jurisdictions already accept them. Their strength, functionality, quality, and dual purpose meet all standards and requirement of construction for foundation installations. As it specifically relates to foundation walls, ICF's are a different method of install, not a different method of construction.

Response to C-1-1

All foundations no matter the construction method require a licensed design professional per PPRBC.

C-2: Elevation Homes, Tim Toussaint

Submit Date: 08/16/2022 9:19 AM

Comment C-2-1

see attachment

Pikes Peak REGIONAL Building Department

CODE CHANGE PROPOSAL FORM

Type of Change: New Proposed Amendment

PPRBC Chapter: Chapter 3 - Construction Codes

Code Section: R507.1

Person requesting change: Tim Toussaint Organization: Elevation Homes

Contact email: two2saint@yahoo.com

Original code text:

Decks shall be designed for the live load required in Section R301.5 or the ground snow load indicated in Table R301.2, whichever is greater.

Proposed code text:

Decks shall be designed for the live load required in Section R301.5 or the flat roof snow load indicated in Table R301.2, whichever is greater.

Reason for change:

This section now requires a new “ ground ” snow load for deck designs; it exceeds the current 40 PSF live load. Decks are not failing during winter storm events. Increasing the design load for decks will require larger wood structural members, which have limited availability and are costly to obtain. The flat “ roof ” snow load is an adequate design load for decks elevated above grade, and it will not increase the design load currently required today.

Cost impact: Reduces Cost

Explanation of impact:

The new ground snow load will increase the cost of decks. This proposed amendment will return deck costs back to what they are today under the 2017 PPRBC, protecting affordability in a housing market negatively affected by rising inflation.

Response to C-2-1

Upon review by Department staff it has been determined that a new amendment is required to address this change to the 2021 IRC. The 2017 PPRBC required decks to be designed for a 40 psf Live Load, as have previous versions. Historical data does not support the requirement for exterior residential decks in the Pikes Peak Region to be designed for the greater of the Table R301.5 Live Load or Ground Snow loads. See version 2.0 of Draft 2023 PPRBC.

O-1: Colorado Springs HBA, Amanda DeMarco

Submit Date: 08/17/2022 10:27 AM

Comment O-1-1

see attachment

Pikes Peak REGIONAL Building Department

CODE CHANGE PROPOSAL FORM

Type of Change: New Proposed Amendment

PPRBC Chapter: Chapter 3 - Construction Codes

Code Section: R404.2 Interior Lighting Controls

Person requesting change: Colorado Springs HBA Organization: Colorado Springs HBA

Contact email: amanda@cshba.com

Original code text:

Permanently installed lighting fixtures shall be controlled with either a dimmer, an occupant sensor control or other control that is installed or built into the fixture.

Exception: Lighting controls shall not be required for the following:

1. Bathrooms.
2. Hallways.
3. Exterior lighting fixtures.
4. Lighting designed for safety and security.

Proposed code text:

Add Exception #5: High-efficacy lighting sources.

Reason for change:

High-efficacy lighting sources required in the energy code will reduce electrical demand. With this change, occupant sensors or dimmers are required when lighting does not meet the high-efficacy light source definition, thus having an impact on energy savings.

Cost impact: Reduces Cost

Explanation of impact:

Payback on occupant sensors or dimmers is much shorter when applied to lighting that does not meet the high-efficacy light source definition. As compared with today's energy code standards, this approach saves energy and protects the cost of housing.

Response to O-1-1

Comment considered by Board of Review on 9-21-22 with request to add additional amendment to R404.2 to add exception for high-efficacy lighting fixtures. See version 2.0 of Draft 2023 PPRBC.

O-2: Colorado Springs HBA, Amanda DeMarco

Submit Date: 08/31/2022 6:24 AM

Comment O-2-1

see attachment

HOUSING & BUILDING ASSOCIATION OF COLORADO SPRINGS

4585 Hilton Parkway Suite 100, Colorado Springs, CO 80907
Phone: 719-592-1800 • CSHBA.com

August 30, 2022

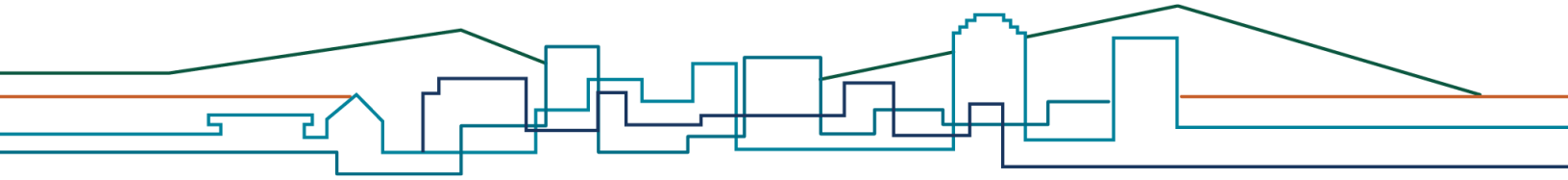
Roger Lovell, Building Official
Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, CO 80910

Dear Mr. Lovell,

The Housing and Building Association of Colorado Springs (HBA) is submitting the following comments on the Pikes Peak Regional Building Department's (RBD) current code review process. These comments are being submitted on behalf of the HBA Board of Directors, as well as the undersigned builders. Building professionals who are participants of the HBA Code Committee have spent more than a year reviewing the code changes together and are now sharing their unified comments to the proposed 2023 Pikes Peak Regional Building Code (PPRBC). This subcommittee has worked with industry members and other HBA partners to review and understand the impacts of new code changes. We submit these comment on behalf of our HBA partners as well.

It is important to note that the HBA represents 123 builders, remodelers, and developer member companies. In June 2022, these members pulled just over 90 percent of all single-family permits through the RBD in the Pikes Peak region. The HBA includes 475 companies that represent over 8,500 related jobs in all aspects of the building industry. This positions the HBA and its members as having the highest level of expertise on the impacts of these code changes, specifically with respect to safety, livability and cost of new homes and remodels.

The bottom line for our members, including those who have signed this letter, is that we are working to meet the housing needs of the Pikes Peak region while building to standards that promote life-safety and attainability. We experience firsthand the barriers to entry for prospective homeowners; cost savings suggested by supporters of stringent energy code changes are



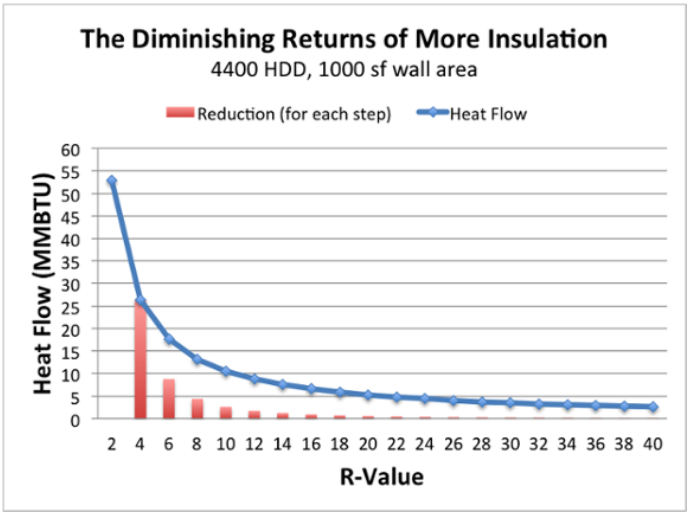
irrelevant if prospective homeowners cannot afford to purchase a home. We have been working together with elected officials to address the region's housing challenge, especially in the "missing middle" where housing is needed for key members of our local workforce.

According to the Pikes Peak Association of Realtors, the average sales price for the month of July in El Paso and Teller Counties was $557,250. Since the pandemic hit in 2020, costs have skyrocketed with no relief. The 2022 NAHB (National Association of Home Builders) Priced-Out Estimate report calculates that for every $1,000 price increase, 116 buyers are eliminated from the Colorado Springs market. Practically speaking, that is about 7,000 families in the City of Colorado Springs alone who no longer qualified for a home when costs increased $60,000, with even more priced out of El Paso County. During this housing challenge, it is critical that the community understands how unamended national codes can impact homeownership.

Per the International Code Council's website, stringent standards contained in the 2009 IECC (International Energy Conservation Code) and 2012 IECC have boosted energy efficiency requirements by a whopping 33%. Such a large jump has established a high-level baseline. While the 2021 IECC requires another 9% efficiency gain, it does not offer measurable comfort or return on investment. There are several insulation changes contained in this new energy code that pass on additional cost burdens to homeowners, and do so without clearly justifiable benefits.

NAHB cites the Home Innovation Research Lab's (HIRL) "2021 IECC Residential Cost Effectiveness Analysis" report for its detailed cost modeling, which uses figures based on NAHB's knowledge of building codes and construction costs. Exterior wall insulation per the 2021 IECC unamended will add $5,000, with roughly $64 per year in energy savings. This results in a minimum 78-year payoff. Attic insulation in the unamended code will cost homeowners about $1,400, with energy savings of only $12 per year. That's a minimum 119-year payoff. And slab insulation will increase $1,000, with savings of $36 per year. The minimum payback is 28 years. These paybacks are stated as minimums because mortgage rates have a direct impact on the payback schedule. The bottom line is that new insulation requirements will have a diminished return on investment for homeowners; adding more insulation to a high-level baseline becomes exponentially ineffective. The following chart illustrates this point.

Figure source: www.energyvanguard.com



It is for these stated reasons, the HBA supports the insulation amendments in the current draft of the 2023 PPRB code. **RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3** meet Colorado law, (Statute 30-28-211, 3-5-b) providing a high level of comfort and energy efficiency. Thousands of families will remain within reach of homeownership by eliminating unnecessary inflationary dollars to the purchase price of a new home.

The HBA Code Committee reviewed all chapters of the proposed 2023 PPRB code and are in support of the following amendments in the current draft:

2023 PPRBC Chapter 3 Construction Codes Section 303 Residential Building Code

RBC303.4.5: Section R302.5.1 Opening Protection.

(Delete the third sentence from IRC 302.5.1)

We support this amendment since there is an absence of data linking self-latching and self-closing devises to increased safety.

RBC303.4.23: R313.2 One- and Two-Family Dwellings Automatic Fire Systems.

(Delete IRC R313.2))

This section of the code was omitted in the previous code cycle, and we support this amendment. Current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer. Plus, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional.

RBC303.4.61: Table R702.7(2) Vapor Retarder Options

(In the third row of the table in IRC R702.7(2) add climate zone 5 and delete climate zone 5 from the fourth row)

We support this amendment because in general, Class I vapor retarders aren't suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

2023 PPRBC Chapter 3 Construction Codes Section 308 Energy Conservation Code

RBC308.4.17: Table R402.1.2 Maximum Assembly U-Factors and Fenestration Requirements

Delete and replace with the following: Ceiling U-Factor 0.026; Wood Frame Wall U-Factor 0.06

RBC308.4.18: Table R402.1.3 Insulation Minimum R-Values and Fenestration Requirements by Component

Delete and replace with the following: Ceiling R-Value 49; Wood Frame Wall R-Value 20 or 13+5ci; Slab R-Value & Depth 10, 2 ft

For reasons previously stated above, we support this amendment. Additionally, these insulation values impact everyone, regardless of whether a builder chooses the prescriptive or performance compliance method. The performance method is equally affected by this change because IECC table R405.4.2(1) requires the Standard Reference Design to use the insulation values from IECC Table R402.1.2.

RBC308.4.19: Section R402.4.6 Electrical & Communication Outlet Boxes

(Delete IRC R402.4.6)

We support this amendment. The whole house is required to pass an air leakage test, which includes every aspect of the building's envelope. If the house passes the test, it shouldn't also need to have these specialized outlet boxes. It's important to note that the building industry has faced significant challenges in acquiring readily available products over the last several years – adding an unnecessary material requirement could cause extended lead times when the entire industry is mandated to a specific product. Material issues result in construction delays and ultimately delay homeowners form taking possession.

RBC308.4.20: Section R404.1 Lighting Equipment

(Not less than 90% of all permanently installed lighting fixtures shall contain high-efficacy lighting sources)

We support this amendment because it aligns with the 2018 IECC requirement. The small 10% allowance for light sources that don't meet the new definition of High-Efficacy Lighting will give home buyers a bit of freedom when choosing decorative lighting.

In addition to our support of the above referenced changes, the HBA is recommending the following amendments for RBD's consideration:

IRC Section R507.1 Decks

ADD AMENDMENT: Remove the increase to "ground" snow load. Replace with: Decks shall be designed for the live load required in Section R301.5 or the flat roof snow load indicated in Table R301.2, ***whichever is greater****.*

As currently written, this section now requires a new "ground" snow load for deck designs; it exceeds the current 40 PSF live load. Decks are not failing during winter storm events. Increasing the design load for decks will require larger wood structural members, which have limited availability and are costly to obtain. The flat "roof" snow load is an adequate design load for decks elevated above grade, and it will not increase the design load currently required today.

IECC Section R404.2 Interior Lighting Controls

ADD Exemption: #5. High efficacy lighting

High-efficacy lighting sources required in the energy code will reduce electrical demand. With this change, occupant sensors or dimmers will be required when lighting does not meet the high-efficacy light source definition.

We ask that you accept these comments and amendments as the unified opinion of the region's building industry—but recognize that they also represent the opinion of each company and agency listed below.

It's critical for the future of our shared efforts to provide more housing in this region that any code changes are considered only after balancing between cost and overall benefit. We appreciate the time and effort of the Regional Building Department to draft a fair and balanced code that ensures the safety of the homeowner and the health of the building community.

Sincerely,

Chad Thurber
2022 HBA President
Vantage Homes

CC: Elected officials in Colorado Springs, El Paso County, Fountain, Woodland Park, Manitou Springs, Monument, Green Mountain Falls and Palmer Lake

2022 HBA Code Scrub Committee

Vantage Homes | Kort Henderson, Architectural Manager | 2022 HBA Code Committee Vice Chair
Classic Homes | Rhett Osko, Architecture Dept. Manager
Vantage Homes | Andy Sanchez, Director of Architecture
Classic Homes | Steve Schlosser, Vice President | 2022 HBA Code Committee Chair
Covington Homes | Grace Covington, Chief Executive Officer | HBA Board of Directors
Challenger Homes | Lindsey Williams, Senior Purchasing Agent
Vanguard Homes | Josh Peterson, Chief Operations Officer
Vanguard Homes | John Ross, Purchasing Manager
Vanguard Homes | Emma Thompson, Pre-Construction Manager
David Weekley Homes | Mark Bussone, Purchasing Manager
Campbell Homes, Chris Jensen, Architectural Manager
Aspen View Homes | Scott Konnath, Plans Administrator
JM Weston Homes | Erik Bansberg, Project Manager

We have shared our collective comments with the wider industry and community. Below is a sample of HBA member companies and community partners that are aligned with our position; understanding that these changes will help guide the industry as we all work together to balance energy conservation with home affordability and livability.

Apartment Association of Southern Colorado | Laura Nelson, Executive Director
Colorado Springs Chamber & EDC | David Dazlich, VP of Government Affairs
Affordable Housing Collaborative | BJ Scott, Co-Founder
Pikes Peak Habitat for Humanity | Kris Medina, Executive Director
USI Powers Insulation | Brad Hutcheson, Division Manager
D&J Quality Electric | Joan Hathcock, Chief Executive Officer
A&Z Mechanical | Lee Thompson, Vice President
Positive Electric | John Mays
Delmark Electric | Sean Smith
Regional Heating & Air Conditioning | Mike Peterson, Vice President
Scheffe's Roofing | Mark Scheffe
Robbins Roofing | Mike Finkbiner
City Glass | Angie Peters, Regional Operations Manager
Floor Craft | Ethan Strauch
H&W Creations | Matt Mengel
Kane Concrete, Inc | David Kane
Kampp-l Enterprises | Micah Langness, President
Advanced Radon Systems | Brandon Atha, Owner
CG Excavating, Inc. | Carl Gottbehuet

VANTAGE HOMES

CLASSIC HOMES

COVINGTON HOMES

CHALLENGER HOMES

VANGUARD HOMES
'van-gärd: at the forefront

SINCE 1965
Campbell HOMES
LIFE WITH COMFORT • LIFE WITH STYLE

David Weekley Homes

JM WESTON HOMES

ASPEN VIEW HOMES

AASC
APARTMENT ASSOCIATION
OF SOUTHERN COLORADO

Colorado Springs
CHAMBER & EDC™

Affordable Housing
Collaborative

Pikes Peak
Habitat
for Humanity®

D&J
QUALITY ELECTRIC
If we do it, it's
Done Right and Guaranteed

USI
INSULATION
SPRAY FOAM
Powers Insulation

DM
Electrical Contractor

ADVANCED RADON SYSTEMS
RADON TESTING & MITIGATION SERVICE

POSITIVE ELECTRIC LLC

City Glass
COMPANY

SCHEFFE'S
ROOFING
"We Cover All The Angles"

REGIONAL HEATING
& AIR CONDITIONING, INC.

KAMPP-L
ENTERPRISES INC.

FLOOR CRAFT LLC
FAMILY OWNED AND OPERATED SINCE 1942

Robbins Roofing
Specialists, Inc.

A&Z
Mechanical, Inc.
Heating & Cooling
719-599-5447

H&W
Creations

Response to O-2-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-1: Bonita Minissale

Submit Date: 07/19/2022 4:07 PM

Comment I-1-1

If you want real comments, which I am sure you do not, you would actually take the previous codes and redline the changes that are being proposed, so that comments would be from an informed perspective. Old code versus new code or additional codes. It is unrealistic for anyone to think someone would read 119 pages, and be able to identify the changes made, let alone make comments that would make sense. Please send a redline copy to the above email address ASAP, so that we can evaluate the proposed changes and comment appropriately.

Response to I-1-1

Comment not applicable to 2023 Code review. A redline version has been sent, and uploaded to Department website.

C-1: Special Systems Design, LLC, Edward LeBeuf

Submit Date: 08/30/2022 11:40 AM

Comment C-1-1

Reference IMC 2015 607.3.3.2 Duct Smoke Detectors are required to be installed at Fire/Smoke and Smoke Dampers to automatically close the damper in the event of smoke detection. Many times we are required to install Duct Smoke Detectors on exhaust ducts that have Fire/Smoke dampers. In Commercial or multi- tenant residences these are often bathroom exhaust ducts with humid air that is not suitable for the smoke detectors and/or is small 4" round ductwork that is problematic for installing a detector. Since the purpose of the exhaust is to remove air to the exterior and not recirculating into habitable spaces, can the duct smoke detector requirement be excluded for exhaust ducts by limiting the damper to a mechanical fire damper only on exhaust ductwork? For example, Exception- Where exhaust ducts pass through a rated wall the damper shall be a mechanical fire damper and shall not require smoke detection. The quantity of Duct Smoke Detectors is a major cost factor in fire alarm systems as well as the ongoing maintenance costs. Smoke Detectors and Duct Smoke Detectors cannot be installed in extreme environments such as dusty or humid air in exhaust ducts. In these conditions the fire department usually allows heat detection in place of the smoke detection. Considering the mechanical damper triggers by heat and the sprinkler system triggers by heat the smoke damper operation is rendered useless.

Response to C-1-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.

I-1: David Baer

Submit Date: 08/20/2022 6:01 AM

Comment I-1-1

Since Colorado and other states are in a water crisis, this suggestion would save water. Currently, the code allows the use of a water supply manifold to supply water to each sink. The uninsulated lines are then bundled together and run to their intended end point. This type of system wastes water on the hot water side. When you want hot water, you must let the water run until it gets hot and this can be up to two minutes. This happens for each location where hot water is needed. If you do not use this fixture for five minutes, and, since the lines are uninsulated, the surrounding unused hot water lines absorb the heat from the hot line you are using causing it to become colder. You then need to run the water again until it is at the temperature required. Again, wasting valuable water. A case in point. Our master bathroom has two sinks. My wife will let her hot water run for two minutes until it is hot. I then need to use my sink, and I must let my sink run for two minutes to let my water get hot. (The sinks are two feet apart.) This is wasting our valuable water and in addition, it is wasting energy by heating water that will be wasted down the drain. If we don't use the sinks for a few minutes, the process starts all over causing more wasted water. Another point, this scenario happens at each fixture in your house where you need hot water. Now it's time for a shower. (Seven feet away.) Again, since each hot water line goes back to the manifold, you must let the shower run for two minutes until it is hot. Again, more wasted water. This happens in hundreds of thousands of homes each day in Colorado and with more homes being built, it will continue allowing the wasting of water. Another thing happens with this unused water. I goes to the sewer plant to be cleaned causing overloading conditions. The outcome of this is needing to build new or larger treatment plants. My suggestion to update the code is to install ONE INSULATED hot water line that runs from the hot water tank to each hot water fixture and then back to the hot water tank location. If hot water was needed at the farthest location, all the locations before that would have hot water and no extend run-times will be needed. The reason to run the insulated line from the farthest location back to the hot water tank is to allow the installation of a recirculating pump for the hot water. This pump can be a timer type pump so that it will recirculate hot water throughout the system while you are home. If you had this type of system, hot water would recirculate back to the hot water tank and at all times when the pump is running, you will have hot water immediately when you turn on the hot water at any fixture. Thus, no wasted water down the sink and no waiting time for hot water. The cost to the builder would not increase because instead of installing a water manifold and the labor to install it, they would only need to add ONE INSULATED line through the house and attach each fixture to it. I speak from experience. Our last house had this type of system and I loved it. No matter what fixture you went to and turned on the hot water, it would be instantly hot causing no wasted water. Please consider this for your code updates. If each new house that will be built in the next 20 years had this system, it would add up to a sizable water savings.

Response to I-1-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-1: MATTHEW MCKINLEY

Submit Date: 08/10/2022 11:39 AM

Comment I-1-1

The 2017 NEC rapid shutdown requirements for solar PV result in fewer choices in solar for consumers (potentially why they were created in the first place?). They add to the cost, complexity of solar projects as well as decreasing reliability. If the point of these requirements is to increase the safety of PV they may very well be doing the opposite. More time on the roof is required for installation which puts installers at greater risk. There are extremely few reports of firefighters ever experiencing a shock due to solar panels prior to the 2017 rapid shutdown requirements and those that can be found are relatively minor. According to OSHA 3755-05 2015 "Falls are the leading cause of death in the construction industry, accounting for over 3,500 fatalities between 2003 and 2013. Falls from roofs accounted for nearly 1,200, or 34%, of the fall deaths during that period." This should be taken into account when considering the overall safety impact of codes such as the 2017 NEC Rapid Shutdown Requirements. Lets roll back to the 2014 codes that allowed for a much more diverse range of systems and was not shown to be significantly less safe (to my knowledge).

Response to I-1-1

The Department does not have the authority to amend a state code to make it less restrictive, or adopt an earlier code.

I-1: Harold Miller

Submit Date: 08/06/2022 11:47 AM

Comment I-1-1

Thank you for the opportunity to comment.

Response to I-1-1

Thank you

I-2: Rhett Osko

Submit Date: 08/15/2022 2:34 PM

Comment I-2-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 I support these amendments because they give our community a steppingstone towards the very restrictive 2021 IECC insulation requirements. Going straight from our current insulation requirements to the 2021 IECC values will create a significant cost increase for buyers. The 2018 IECC insulation requirements still create a very efficient home, but with a more reasonable cost increase to the buyer. In the interest of housing affordability, I encourage this intermediate step.

Response to I-2-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-3: Rhett Osko

Submit Date: 08/15/2022 2:35 PM

Comment I-3-1

RBC308.4.19: Section R402.4.6

I support this amendment. The whole house is required to pass an air leakage test, which includes every aspect of the building's envelope. If the house passes the test, it shouldn't also need to have these specialized outlet boxes. With supply-chain delays and shortages always looming, I don't believe it's prudent to require an entire industry to use these specialized air-sealed boxes.

Response to I-3-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-4: Rhett Osko

Submit Date: 08/15/2022 2:36 PM

Comment I-4-1

RBC308.4.20: Section R404.1 I support this amendment because it aligns with the 2018 IECC requirement. The small 10% allowance for light sources that don't meet the new definition of High-Efficacy Lighting will give home buyers a bit of freedom when choosing decorative lighting.

Response to I-4-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-5: Cody Isaacs

Submit Date: 08/16/2022 1:44 PM

Comment I-5-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 I support these amendments because they give our community a steppingstone towards the very restrictive 2021 IECC insulation requirements. Going straight from our current insulation requirements to the 2021 IECC values will create a significant cost increase for buyers. The 2018 IECC insulation requirements still create a very efficient home, but with a more reasonable cost increase to the buyer. In the interest of housing affordability, I encourage this intermediate step. RBC308.4.19: Section R402.4.6 I support this amendment. The whole house is required to pass an air leakage test, which includes every aspect of the building's envelope. If the house passes the test, it shouldn't also need to have these specialized outlet boxes. With supply-chain delays and shortages always looming, I don't believe it's prudent to require an entire industry to use these specialized air-sealed boxes. RBC308.4.20: Section R404.1 I support this amendment because it aligns with the 2018 IECC requirement. The small 10% allowance for light sources that don't meet the new definition of High-Efficacy Lighting will give home buyers a bit of freedom when choosing decorative lighting.

Response to I-5-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-6: Andy Sanchez

Submit Date: 08/19/2022 1:08 PM

Comment I-6-1

Re: RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 I support this amendment as it directly addresses the cost v. value proposition for insulation values. Additional insulation is a good thing to a point. Beyond that point, the return on your investment has a logarithmic growth pattern, meaning the value for the dollar you're spending diminishes exponentially. The cost from our current code requirement for exterior wall insulation to the 2021 IECC unamended will cost a buyer between $3,000 and $5,000 on

their home and saves the buyer $24/year in energy savings. This results in a minimum 125-year payoff (not to mention the $20/month added cost on a monthly mortgage extends this payoff time, and as interest rates rise, this cost increases). The cost from our current code requirement for attic insulation to the 2021 IECC unamended will cost a buyer roughly $900 and will save the buyer $4/year in energy savings. This results in a minimum 225-year payoff (not to mention the $5/month added cost on a monthly mortgage extends this payoff time). As stated above, spending more on insulation is a good thing, to a point. Beyond that point, you can spend more and more money but receive a very minimal increase in efficiency and cost savings.

Response to I-6-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-7: Andy Sanchez

Submit Date: 08/19/2022 2:56 PM

Comment I-7-1

RBC308.4.19: Section R402.4.6 I support this amendment because every new home build is tested and meet the air change requirements listed in the IECC code so there is no need to specify a certain product type. This verbiage seems very restrictive and appears to be written and promoted by someone with a financial interest in this certain product type.

Response to I-7-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-8: Chris Jensen

Submit Date: 08/22/2022 8:22 AM

Comment I-8-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 I support these amendments because they allow for options and ultimately positive alternatives towards the unnecessarily restrictive 2021 IECC insulation requirements. This abrupt change from our current insulation requirements to the 2021 IECC values demands a significant cost increase for buyers. The proposed amended 2018 IECC insulation requirements create a efficient comfortable home, but with a less significant cost increase to the buyer. To help foster housing affordability, I encourage this intermediate step. RBC308.4.19: Section R402.4.6 I support this amendment. Stringent air leakage testing is performed to ensure a adequate house envelope. Mandating insulated outlet boxes when a house pass these tests is simply over kill and not necessary and further contributes to added costs and potential supply issues. RBC308.4.20: Section R404.1 I support this amendment giving a small 10% allowance for Non-High-Efficacy Lighting will give homeowners some options for lighting design with an insignificant impact to energy conservation.

Response to I-8-1

No final response has been entered.

I-9: Anita Lindsey

Submit Date: 08/22/2022 11:17 AM

Comment I-9-1

see attachment

2023 PPRBC Chapter 3 Construction Codes Section 308 Energy Conservation Code

- **RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3**
  - I support these amendments because they give our community a steppingstone towards the very restrictive 2021 IECC insulation requirements. Going straight from our current insulation requirements to the 2021 IECC values will create a significant cost increase for buyers. The 2018 IECC insulation requirements still create a very efficient home, but with a more reasonable cost increase to the buyer. In the interest of housing affordability, I encourage this intermediate step.

- **RBC308.4.19: Section R402.4.6**
  - I support this amendment. The whole house is required to pass an air leakage test, which includes every aspect of the building's envelope. If the house passes the test, it shouldn't also need to have these specialized outlet boxes. With supply-chain delays and shortages always looming, I don't believe it's prudent to require an entire industry to use these specialized air-sealed boxes.

- **RBC308.4.20: Section R404.1**
  - I support this amendment because it aligns with the 2018 IECC requirement. The small 10% allowance for light sources that don't meet the new definition of High-Efficacy Lighting will give home buyers a bit of freedom when choosing decorative lighting.

Response to I-9-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-10: Theresa Hurt

Submit Date: 08/23/2022 3:18 PM

Comment I-10-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 Explanation: these amendments lower the minimum insulation requirements for several areas of the home to 2018 building code requirement levels Logic: - 2018 levels are a significant improvement from what we have now, but cost is significantly less than 2021 levels - Cost v. value o In each of these scenarios, we have reviewed the cost of additional insulation v. the energy savings afforded by having those insulation levels o In each case, the payoff is over 100 years before the buyer sees the additional cost recouped in energy savings RBC308.4.19: Section R402.4.6 Explanation: this amendment eliminates the requirement for a specific type of air sealing electrical boxes Logic: - Every home built is already tested for air changes (essentially, a leakage test) meaning the homes are already tested/required to ensure they do not have leaks so there is no need to require a certain type of electrical box to help eliminate air leakage - Recent supply chain issues suggest that if all builders were required to buy the same electrical boxes we would quickly run into a supply chain issue RBC308.4.20: Section R404.1 Explanation: this amendment revises the 'high efficacy' lighting requirements from 100% of all lighting to 90% of all lighting Logic: - Not every single light fixture has a 'high efficacy' light bulb available - This amendment allows for a small amount of 'decorative/specialty' light fixtures to be installed in each home

Response to I-10-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-11: Tony Aguero

Submit Date: 08/23/2022 5:04 PM

Comment I-11-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 - 2018 levels are a significant improvement from what we have now. The ROI on the additional cost up to the proposed 2021 level is nearly 100 years.

Response to I-11-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-12: Tony Aguero

Submit Date: 08/23/2022 5:07 PM

Comment I-12-1

RBC308.4.19: Section R402.4.6 Every home built is already requires an air leakage test. The requirement of a special air tight electrical box is redundant.

Response to I-12-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-13: Tim McClure

Submit Date: 08/24/2022 8:42 AM

Comment I-13-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 Due to the long payoff of the additional cost I agree that the minimum insulation requirements should be lowered. RBC308.4.19 Section R402.4.6 Since All homes are already required to ensure they don't leak there is no need to require an electrical box to help eliminate air leakage. RBC308.4.20 Section R404.1 I agree that not every light fixture in every house needs to be "high efficiency" lights.

Response to I-13-1

No final response has been entered.

I-14: Kort Henderson

Submit Date: 08/24/2022 2:26 PM

Comment I-14-1

RBC308.4.19: Section R402.4.6 I support this amendment. The whole house air leakage test is the metric by which a house should be judged for air tightness. If the house passes the test, it shouldn't matter if specialized outlet boxes were used. Use of air-sealed outlet boxes should be a choice, a tool that can be utilized to help achieve air tightness, but not a requirement.

Response to I-14-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-15: Kort Henderson

Submit Date: 08/24/2022 2:46 PM

Comment I-15-1

RBC308.4.20: Section R404.1 This section of the 2018 IECC allowed a small 10% allowance for light sources that didn't meet the definition of High-Efficacy Lighting. In the 2021 update, the definition for High-Efficacy lighting made the requirements stricter than they were in 2018. This increased efficacy requirement makes the 10% allowance for decorative lighting even more significant since fewer decorative light sources will qualify as High-Efficacy under the 2021 code. I support this amendment because it allows home buyers a little freedom when choosing a few of their decorative light sources.

Response to I-15-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-16: Heather Hoppe

Submit Date: 08/25/2022 10:49 AM

Comment I-16-1

RBC308.4.17 & RBC308.4.8: TABLES R402.1.2 % R402.1.3 These amendments are absolutely necessary given the current exorbitant cost of home building due to labor shortages, material cost increases due to COVID, inflation and poor federal administration and federal interest rate increases. The excessively restrictive 2021 IECC values will make home ownership even less attainable in the midst of an already existing housing shortage. The 2021 IECC values create homes that are not significantly more efficient in terms of energy savings. The 2021 IECC value implentation harms not only the indivisuals pursing homeownership, but the hundreds of builders and trade partners whose businesses will have significantly slowed growth as fewer individuals are able to purchase a home.

Response to I-16-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-17: Emma Thompson

Submit Date: 08/26/2022 1:30 PM

Comment I-17-1

RBC308.4.19: Section R402.4.6 I support this amendment. If the house already passes the required air leakage test, which includes every aspect of the building's envelope, it shouldn't also need to have these specialized outlet boxes. The industry has experienced serious supply shortages and delays in acquiring various building material in recent years. With introducing a specific, mandatory product, how will we ensure that these specialized air-sealed boxes are readily available for all builders across the industry? This is likely to result in more shortages/delays which will cause longer build times and higher costs to build the home.

Response to I-17-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-18: Kort Henderson

Submit Date: 08/26/2022 3:45 PM

Comment I-18-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 I support these amendments. It's true, the 2021 IECC insulation tables create a better insulated house than the tables shown in the proposed amendments. The amendments will allow houses which use more energy than an un-amended 2021 IECC code would permit. But, in terms of a required standard, is the additional insulation reasonable? The 2021 IECC Residential Cost Effectiveness Analysis report from Home Innovation Research Labs found that in our climate zone (CZ-5), the additional insulation on walls would take about 78 years before the energy savings caught up with the costs. And about 118 years for the ceiling insulation. Most people probably won't own a home long enough to realize the economic savings. So, yes, more insulation is better. But the insulation levels shown in the amendment were considered sufficient in the previous three IECC codes, and I believe that any additional insulation should be a choice, not a requirement. Not only do these tables dictate the insulation required for houses built using the Prescriptive Compliance method, but they also affect the Total Building Performance option. IECC Table R405.4.2(1) references Table R402.1.2 for the U-factors to be used for the "Standard Reference Design". So, the required home efficiency for this compliance method will also be heavily impacted by the insulation requirements from the tables under consideration.

Response to I-18-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-19: Doug Smith

Submit Date: 08/31/2022 9:51 AM

Comment I-19-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 I support these amendments. It's true, the 2021 IECC insulation tables create a better insulated house than the tables shown in the proposed amendments. The amendments will allow houses which use more energy than an un-amended 2021 IECC code would permit. But, in terms of a required standard, is the additional insulation reasonable? The 2021 IECC Residential Cost Effectiveness Analysis report from Home Innovation Research Labs found that in our climate zone (CZ-5), the additional insulation on walls would take about 78 years before the energy savings caught up with the costs. And about 118 years for the ceiling insulation. Most people probably won't own a home long enough to realize the economic savings. So, yes, more insulation is better. But the insulation levels shown in the amendment were considered sufficient in the previous three IECC codes, and I believe that any additional insulation should be a choice, not a requirement. Not only do these tables dictate the insulation required for houses built using the Prescriptive Compliance method, but they also affect the Total Building Performance option. IECC Table R405.4.2(1) references Table R402.1.2 for the U-factors to be used for the "Standard Reference Design". So, the required home efficiency for this

compliance method will also be heavily impacted by the insulation requirements from the tables under consideration.

Response to I-19-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-20: Joe Hagerty

Submit Date: 08/31/2022 2:13 PM

Comment I-20-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 Explanation: these amendments lower the minimum insulation requirements for several areas of the home to 2018 building code requirement levels Logic: 2018 levels are a significant improvement from what we have now, but cost is significantly less than 2021 levels Cost v. value In each of these scenarios, we have reviewed the cost of additional insulation v. the energy savings afforded by having those insulation levels In each case, the payoff is over 100 years before the buyer sees the additional cost recouped in energy savings. RBC308.4.19: Section R402.4.6 Explanation: this amendment eliminates the requirement for a specific type of air sealing electrical boxes Logic: Every home built is already tested for air changes (essentially, a leakage test) meaning the homes are already tested/required to ensure they do not have leaks so there is no need to require a certain type of electrical box to help eliminate air leakage Recent supply chain issues suggest that if all builders were required to buy the same electrical boxes we would quickly run into a supply chain issue RBC308.4.20: Section R404.1 Explanation: this amendment revises the 'high efficacy' lighting requirements from 100% of all lighting to 90% of all lighting Logic: Not every single light fixture has a 'high efficacy' light bulb available This amendment allows for a small amount of 'decorative/specialty' light fixtures to be installed in each home Thank you!!!

Response to I-20-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-21: Julie Shoemaker

Submit Date: 08/31/2022 3:08 PM

Comment I-21-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 2018 increase in insulation values are already a significant improvement. The cost for the additional insulation to the buyer will not be recouped in their/our energy bill within 100 years. Homes are already unaffordable it makes no sense to pay more for something that will not have a value. RBC308.4.19: Section R402.4.6 There is not any value in requiring a specific type of electrical box to help eliminate air leakage when it is already a requirement to test the air changes per hour on every new built home.

Response to I-21-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-22: Erik Bansberg

Submit Date: 08/31/2022 3:40 PM

Comment I-22-1

RBC308.4.19: Section R402.4.6 Builders are already sealing boxes to pass air leakage (blower door) testing and the existing methods provide multiple options to meet the requirement without needing special boxes that will only add to the cost and possibly lead to material shortages/delays. RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 Insulation values are significantly better than they were 15 years ago. Adding insulation at a cost that has payback period measured in scores is not helping to get already strained buyers into homes. It's going to be hard for them to save on utilities if they cannot afford to buy the home. There's nothing to say that a builder can't put more in for the consumer that decides they want to go above and beyond, but it should be an option that they can discuss as to whether they can afford it and their comfort with the payback period.

Response to I-22-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

C-1: Grace Covington, Grace Covington

Submit Date: 08/18/2022 9:36 PM

Comment C-1-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 I support these amendments because they offer a reasonable movement towards the very restrictive 2021 IECC insulation requirements. If we were to increase our current insulation requirements to the 2021 IECC values it will create a significant cost increase for buyers. These increases range from $1200 to $1800 for the insulation alone PLUS the cost to redraw and re-engineer the blueprints and plans. The 2018 IECC insulation requirements create a very efficient home with a more reasonable cost increase to the buyer. In the interest of housing affordability, I encourage this intermediate step. RBC308.4.19: Section R402.4.6 I support this amendment. The whole house is required to pass an air leakage test, which includes every aspect of the building's envelope. If the house passes the test, it shouldn't also need to have these specialized outlet boxes. With supply-chain delays and shortages always looming, I don't believe it's prudent to require an entire industry to use these specialized air-sealed boxes. RBC308.4.20: Section R404.1 I support this amendment because it aligns with the 2018 IECC requirement. The small 10% allowance for light sources that don't meet the new definition of High-Efficacy Lighting will give home buyers a bit of freedom when choosing decorative lighting.

Response to C-1-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

C-2: Energy Logic, Phil Drotar

Submit Date: 08/30/2022 2:50 PM

Comment C-2-1

Impacts on Prescriptive/UA Compliance: (RBC308.4.6 Table C402.1.3 and,RBC308.4.7 Table C402.1.4, RBC308.4.17 Table R402.1.2) - UA Compliance is a commonly used pathway in the IECC that allows for the trade-off of insulation values to meet the code requirements while maintaining cost-effectiveness. The most common tool used for UA Compliance is REScheck. REScheck is a free program developed by the Department of Energy (DOE) to allow builders and their consultants to show compliance quickly and easily under the UA pathway. The team at DOE regularly updates REScheck and provides support for compliance with the latest IECC model codes, including the 2009 through 2021 IECC, at no cost to the builder. Due to the increase in municipalities and states adopting amendments that differ from the model codes, the REScheck development team has begun to support state or municipality-specific codes. One of the latest examples is Denver's adoption of the 2018 IECC with significant amendments in 2019. From experience, the REScheck team is more willing to support the development of these municipality-specific tools, but they come at a cost. Adopting an amended version of any code will require that industry with the team at DOE, or they could end up losing a common pathway for compliance. Ekotrope and remRate can also support the UA trade off pathway again with the proper amendments incorporated into their software. Impacts on the Performance Pathway: (RBC308.4.17 Table R402.1.2) - Amending the 2021 IECC, specifically the insulation values, will heavily impact the reference home and software used for compliance under the performance pathway. This compliance pathway in the IECC allows for more significant trade-offs in insulation, air sealing, and duct leakage to allow a builder to meet the building code more cost-effectively. Unlike the UA pathway, the software used for energy modeling is not supported by the Department of Energy but is instead developed and supported by private companies, with the two most prominent being Ekotrope and remRate. Making these changes will require rating and energy inspection companies to work directly with these software developers to ensure that the software can be adjusted to accurately model and provide certifications for each home. The software providers will have to do work to develop this compliance method which will require time and cost.

Response to C-2-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

C-3: Luke Loveless

Submit Date: 08/31/2022 1:33 PM

Comment C-3-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 Explanation: these amendments lower the minimum insulation requirements for several areas of the home to 2018 building code requirement levels Logic: 2018 levels are a significant improvement from what we have now, but cost is significantly less than 2021 levels Cost v. value In each of these scenarios, we have reviewed the cost of additional insulation v. the energy savings afforded by having those insulation levels In each case, the payoff is over 100 years before the buyer sees the additional cost recouped in energy savings RBC308.4.19: Section R402.4.6 Explanation: this amendment eliminates the requirement for a specific type of air sealing electrical boxes Logic: Every home built is already tested for air changes (essentially, a leakage test)

meaning the homes are already tested/required to ensure they do not have leaks so there is no need to require a certain type of electrical box to help eliminate air leakage Recent supply chain issues suggest that if all builders were required to buy the same electrical boxes we would quickly run into a supply chain issue RBC308.4.20: Section R404.1 Explanation: this amendment revises the 'high efficacy' lighting requirements from 100% of all lighting to 90% of all lighting Logic: Not every single light fixture has a 'high efficacy' light bulb available This amendment allows for a small amount of 'decorative/specialty' light fixtures to be installed in each home

Response to C-3-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

O-1: Southeast Colorado Renewable Energy Society, Jim Riggins

Submit Date: 08/16/2022 7:23 PM

Comment O-1-1

Recommendation: Delete the following PPRBD amendments to the 2021 IECC RBC308.4.6, RBC308.4.7, RBC308.4.8, RBC308.4.9, RBC308.4.10, RBC308.4.17, RBC308.4.18, RBC308.4.19 Rationale: These changes to the prescriptive path option for both residential and commercial construction significantly roll back the required levels of insulation for the thermal boundary, mostly eliminate the building owners' life cycle cost savings of moving to the 2021 IECC, and degrade building comfort. The amendments to the residential sections propose changes that make the R-value and U-factor tables equivalent to the 2012 IECC (which is the same in the 2015 IECC). On the commercial side, other than "insulation above a roof deck", and "heated slab on grade" categories, the amendments roll back every other category to the 2012 IECC levels. In short, the proposed amendments eliminate most of the energy efficiency cost and reduced emissions benefits for the past ten years and three code cycles. Details: 1. Just as a few examples of the negative impact of these proposals, consider, a) Changing the required residential ceiling R-value from R-60 (2021 IECC) to R-49 increases the heat energy flow through the ceiling by 22%, and if using the assembly U-factor table, the proposed ceiling change from 0.024 to 0.026 increases heat flow by 8%; b) Eliminating the R-5 continuous exterior insulation called out by the 2021 IECC, increases the heat flow through above grade walls by 25%. b) The International Code Council determined the increased wall insulation was important to reduce the risk of condensation and mold in the wall cavities in Climate Zone 5 due to an adverse temperature-dew point profile. Changing the wall R-value requirement from 20 5 continuous, to R-20 (with no exterior insulation), increases the condensation risk in our region. 2. There is no need to weaken the prescriptive paths as the 2021 IECC offers tremendous trade-off flexibility through the Total Building Performance, and Energy Rating Index compliance options, without weakening the benefits of the code. 3. There's a direct correlation between improved building efficiency and building comfort through issues such as reducing hot and cold spots in a room and convective drafts by windows. These proposed amendments will allow reduced building comfort. 4. The most comprehensive, transparent, detailed and unbiased cost modeling of new energy codes is performed by the Pacific Northwest National Laboratory. The PNNL report, "Cost-Effectiveness of the 2021 IECC for Residential Buildings in Colorado – 2015 IECC Baseline" (December 2021) shows the cost effectiveness in moving from the 2015 IECC (current PPRBD baseline) to the 2021 IECC by climate zone in Colorado. The report provides the following residential benefits for Climate Zone 5B (El Paso and Teller Counties): - $1247 life cycle cost savings - $161 year-one annual energy savings - 9 years to positive savings - A 30-year reduction of CO2 of 20,301,000 metric tons; and SOx by 4368 metric tons statewide for Colorado These benefits are mostly eliminated under the proposed amendments. 5. The

same PNNL report shows that the move from the 2015 to 2021 IECC would create 646 jobs in Colorado the first year, and 18,345 jobs over 30 years. Additionally the IECC update would lead to $1,742,000,000 in energy cost savings over 30 years, while reducing carbon dioxide emissions by 20,301,000 metric tons (41,630 metric tons in the first year). Again, these benefits are diminished by gutting the 2021 IECC prescriptive path requirements.

Response to O-1-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

O-2: HBA of Colorado Springs, Amanda DeMarco

Submit Date: 08/17/2022 12:49 PM

Comment O-2-1

RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3 We support these amendments because they give our community a steppingstone towards the very restrictive 2021 IECC insulation requirements. Going straight from our current insulation requirements to the 2021 IECC values will create a significant cost increase for buyers. The 2018 IECC insulation requirements still create a very efficient home, but with a more reasonable cost increase to the buyer. In the interest of housing affordability, I encourage this intermediate step. RBC308.4.19: Section R402.4.6 We support this amendment. The whole house is required to pass an air leakage test, which includes every aspect of the building's envelope. If the house passes the test, it shouldn't also need to have these specialized outlet boxes. With supply-chain delays and shortages always looming, I don't believe it's prudent to require an entire industry to use these specialized air-sealed boxes. RBC308.4.20: Section R404.1 We support this amendment because it aligns with the 2018 IECC requirement. The small 10% allowance for light sources that don't meet the new definition of High-Efficacy Lighting will give home buyers a bit of freedom when choosing decorative lighting.

Response to O-2-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

HOUSING & BUILDING ASSOCIATION OF COLORADO SPRINGS

4585 Hilton Parkway Suite 100, Colorado Springs, CO 80907
Phone: 719-592-1800 • CSHBA.com

August 30, 2022

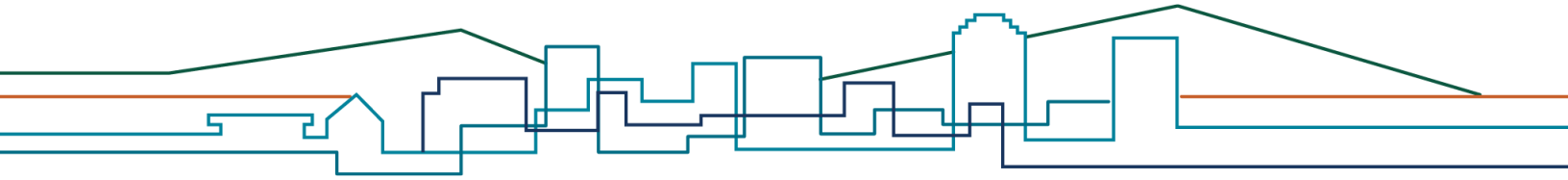
Roger Lovell, Building Official
Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, CO 80910

Dear Mr. Lovell,

The Housing and Building Association of Colorado Springs (HBA) is submitting the following comments on the Pikes Peak Regional Building Department's (RBD) current code review process. These comments are being submitted on behalf of the HBA Board of Directors, as well as the undersigned builders. Building professionals who are participants of the HBA Code Committee have spent more than a year reviewing the code changes together and are now sharing their unified comments to the proposed 2023 Pikes Peak Regional Building Code (PPRBC). This subcommittee has worked with industry members and other HBA partners to review and understand the impacts of new code changes. We submit these comment on behalf of our HBA partners as well.

It is important to note that the HBA represents 123 builders, remodelers, and developer member companies. In June 2022, these members pulled just over 90 percent of all single-family permits through the RBD in the Pikes Peak region. The HBA includes 475 companies that represent over 8,500 related jobs in all aspects of the building industry. This positions the HBA and its members as having the highest level of expertise on the impacts of these code changes, specifically with respect to safety, livability and cost of new homes and remodels.

The bottom line for our members, including those who have signed this letter, is that we are working to meet the housing needs of the Pikes Peak region while building to standards that promote life-safety and attainability. We experience firsthand the barriers to entry for prospective homeowners; cost savings suggested by supporters of stringent energy code changes are



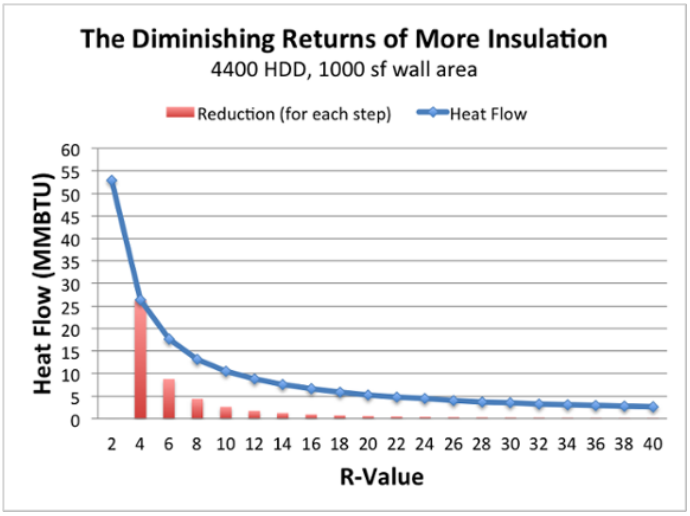
irrelevant if prospective homeowners cannot afford to purchase a home. We have been working together with elected officials to address the region's housing challenge, especially in the "missing middle" where housing is needed for key members of our local workforce.

According to the Pikes Peak Association of Realtors, the average sales price for the month of July in El Paso and Teller Counties was $557,250. Since the pandemic hit in 2020, costs have skyrocketed with no relief. The 2022 NAHB (National Association of Home Builders) Priced-Out Estimate report calculates that for every $1,000 price increase, 116 buyers are eliminated from the Colorado Springs market. Practically speaking, that is about 7,000 families in the City of Colorado Springs alone who no longer qualified for a home when costs increased $60,000, with even more priced out of El Paso County. During this housing challenge, it is critical that the community understands how unamended national codes can impact homeownership.

Per the International Code Council's website, stringent standards contained in the 2009 IECC (International Energy Conservation Code) and 2012 IECC have boosted energy efficiency requirements by a whopping 33%. Such a large jump has established a high-level baseline. While the 2021 IECC requires another 9% efficiency gain, it does not offer measurable comfort or return on investment. There are several insulation changes contained in this new energy code that pass on additional cost burdens to homeowners, and do so without clearly justifiable benefits.

NAHB cites the Home Innovation Research Lab's (HIRL) "2021 IECC Residential Cost Effectiveness Analysis" report for its detailed cost modeling, which uses figures based on NAHB's knowledge of building codes and construction costs. Exterior wall insulation per the 2021 IECC unamended will add $5,000, with roughly $64 per year in energy savings. This results in a minimum 78-year payoff. Attic insulation in the unamended code will cost homeowners about $1,400, with energy savings of only $12 per year. That's a minimum 119-year payoff. And slab insulation will increase $1,000, with savings of $36 per year. The minimum payback is 28 years. These paybacks are stated as minimums because mortgage rates have a direct impact on the payback schedule. The bottom line is that new insulation requirements will have a diminished return on investment for homeowners; adding more insulation to a high-level baseline becomes exponentially ineffective. The following chart illustrates this point.

Figure source: www.energyvanguard.com



It is for these stated reasons, the HBA supports the insulation amendments in the current draft of the 2023 PPRB code. **RBC308.4.17 & RBC308.4.18: Tables R402.1.2 & R402.1.3** meet Colorado law, (Statute 30-28-211, 3-5-b) providing a high level of comfort and energy efficiency. Thousands of families will remain within reach of homeownership by eliminating unnecessary inflationary dollars to the purchase price of a new home.

The HBA Code Committee reviewed all chapters of the proposed 2023 PPRB code and are in support of the following amendments in the current draft:

2023 PPRBC Chapter 3 Construction Codes Section 303 Residential Building Code

RBC303.4.5: Section R302.5.1 Opening Protection.

(Delete the third sentence from IRC 302.5.1)

We support this amendment since there is an absence of data linking self-latching and self-closing devises to increased safety.

RBC303.4.23: R313.2 One- and Two-Family Dwellings Automatic Fire Systems.

(Delete IRC R313.2))

This section of the code was omitted in the previous code cycle, and we support this amendment. Current standards require new homes to have many safety features, including smoke alarms and protection of floor systems. Fire sprinklers add significant costs to the home buyer. Plus, our local weather can get very cold, so there is a real risk of leaks caused by water freezing in the pipes. These systems require regular maintenance to operate properly, and they can be activated accidentally. A mandated fire sprinkler requirement is not a reasonable minimum standard, so fire sprinklers should remain optional.

RBC303.4.61: Table R702.7(2) Vapor Retarder Options

(In the third row of the table in IRC R702.7(2) add climate zone 5 and delete climate zone 5 from the fourth row)

We support this amendment because in general, Class I vapor retarders aren't suitable for our local climate with typical wall framing details. Condensation can form inside the wall on the Class I vapor retarder as warm humid interior air comes close to the cold and dry outdoor air. In our area, wall framing materials are sufficiently protected by Class II & III vapor retarders.

2023 PPRBC Chapter 3 Construction Codes Section 308 Energy Conservation Code

RBC308.4.17: Table R402.1.2 Maximum Assembly U-Factors and Fenestration Requirements

Delete and replace with the following: Ceiling U-Factor 0.026; Wood Frame Wall U-Factor 0.06

RBC308.4.18: Table R402.1.3 Insulation Minimum R-Values and Fenestration Requirements by Component

Delete and replace with the following: Ceiling R-Value 49; Wood Frame Wall R-Value 20 or 13+5ci; Slab R-Value & Depth 10, 2 ft

For reasons previously stated above, we support this amendment. Additionally, these insulation values impact everyone, regardless of whether a builder chooses the prescriptive or performance compliance method. The performance method is equally affected by this change because IECC table R405.4.2(1) requires the Standard Reference Design to use the insulation values from IECC Table R402.1.2.

RBC308.4.19: Section R402.4.6 Electrical & Communication Outlet Boxes

(Delete IRC R402.4.6)

We support this amendment. The whole house is required to pass an air leakage test, which includes every aspect of the building's envelope. If the house passes the test, it shouldn't also need to have these specialized outlet boxes. It's important to note that the building industry has faced significant challenges in acquiring readily available products over the last several years – adding an unnecessary material requirement could cause extended lead times when the entire industry is mandated to a specific product. Material issues result in construction delays and ultimately delay homeowners form taking possession.

RBC308.4.20: Section R404.1 Lighting Equipment

(Not less than 90% of all permanently installed lighting fixtures shall contain high-efficacy lighting sources)

We support this amendment because it aligns with the 2018 IECC requirement. The small 10% allowance for light sources that don't meet the new definition of High-Efficacy Lighting will give home buyers a bit of freedom when choosing decorative lighting.

In addition to our support of the above referenced changes, the HBA is recommending the following amendments for RBD's consideration:

IRC Section R507.1 Decks

ADD AMENDMENT: Remove the increase to "ground" snow load. Replace with: Decks shall be designed for the live load required in Section R301.5 or the flat roof snow load indicated in Table R301.2, ***whichever is greater****.*

As currently written, this section now requires a new "ground" snow load for deck designs; it exceeds the current 40 PSF live load. Decks are not failing during winter storm events. Increasing the design load for decks will require larger wood structural members, which have limited availability and are costly to obtain. The flat "roof" snow load is an adequate design load for decks elevated above grade, and it will not increase the design load currently required today.

IECC Section R404.2 Interior Lighting Controls

ADD Exemption: #5. High efficacy lighting

High-efficacy lighting sources required in the energy code will reduce electrical demand. With this change, occupant sensors or dimmers will be required when lighting does not meet the high-efficacy light source definition.

We ask that you accept these comments and amendments as the unified opinion of the region's building industry—but recognize that they also represent the opinion of each company and agency listed below.

It's critical for the future of our shared efforts to provide more housing in this region that any code changes are considered only after balancing between cost and overall benefit. We appreciate the time and effort of the Regional Building Department to draft a fair and balanced code that ensures the safety of the homeowner and the health of the building community.

Sincerely,

Chad Thurber
2022 HBA President
Vantage Homes

CC: Elected officials in Colorado Springs, El Paso County, Fountain, Woodland Park, Manitou Springs, Monument, Green Mountain Falls and Palmer Lake

2022 HBA Code Scrub Committee

Vantage Homes | Kort Henderson, Architectural Manager | 2022 HBA Code Committee Vice Chair
Classic Homes | Rhett Osko, Architecture Dept. Manager
Vantage Homes | Andy Sanchez, Director of Architecture
Classic Homes | Steve Schlosser, Vice President | 2022 HBA Code Committee Chair
Covington Homes | Grace Covington, Chief Executive Officer | HBA Board of Directors
Challenger Homes | Lindsey Williams, Senior Purchasing Agent
Vanguard Homes | Josh Peterson, Chief Operations Officer
Vanguard Homes | John Ross, Purchasing Manager
Vanguard Homes | Emma Thompson, Pre-Construction Manager
David Weekley Homes | Mark Bussone, Purchasing Manager
Campbell Homes, Chris Jensen, Architectural Manager
Aspen View Homes | Scott Konnath, Plans Administrator
JM Weston Homes | Erik Bansberg, Project Manager

We have shared our collective comments with the wider industry and community. Below is a sample of HBA member companies and community partners that are aligned with our position; understanding that these changes will help guide the industry as we all work together to balance energy conservation with home affordability and livability.

Apartment Association of Southern Colorado | Laura Nelson, Executive Director
Colorado Springs Chamber & EDC | David Dazlich, VP of Government Affairs
Affordable Housing Collaborative | BJ Scott, Co-Founder
Pikes Peak Habitat for Humanity | Kris Medina, Executive Director
USI Powers Insulation | Brad Hutcheson, Division Manager
D&J Quality Electric | Joan Hathcock, Chief Executive Officer
A&Z Mechanical | Lee Thompson, Vice President
Positive Electric | John Mays
Delmark Electric | Sean Smith
Regional Heating & Air Conditioning | Mike Peterson, Vice President
Scheffe's Roofing | Mark Scheffe
Robbins Roofing | Mike Finkbiner
City Glass | Angie Peters, Regional Operations Manager
Floor Craft | Ethan Strauch
H&W Creations | Matt Mengel
Kane Concrete, Inc | David Kane
Kampp-l Enterprises | Micah Langness, President
Advanced Radon Systems | Brandon Atha, Owner
CG Excavating, Inc. | Carl Gottbehuet

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CLASSIC HOMES

COVINGTON HOMES

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Done Right and Guaranteed

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Powers Insulation

DM
Electrical Contractor

ADVANCED RADON SYSTEMS
RADON TESTING & MITIGATION SERVICE

POSITIVE ELECTRIC LLC

City Glass
COMPANY

SCHEFFE'S
ROOFING
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REGIONAL HEATING
& AIR CONDITIONING, INC.

KAMPP-L
ENTERPRISES INC.

FLOOR CRAFT LLC
FAMILY OWNED AND OPERATED SINCE 1942

Robbins Roofing
Specialists, Inc.

A&Z
Mechanical, Inc.
Heating & Cooling
719-599-5447

H&W
Creations

O-3: Colorado Springs HBA, Amanda DeMarco

Submit Date: 08/31/2022 6:06 AM

Comment O-3-1

See attached comment received via email and uploaded by Roger Lovell

Response to O-3-1

Comment considered by Board of Review on 9-21-22 with request to add additional amendment to R404.2 to add exception for high-efficacy lighting fixtures. See version 2.0 of Draft 2023 PPRBC.

D-1: Errick Reynolds, Errick Reynolds

Submit Date: 08/12/2022 9:07 AM

Comment D-1-1

Why would is RBD update adopt a new lighting and controls code? When currently most of the inspectors do not know or do not care to enforce the current controls codes. This new code will be even more demanding and I have no reason to believe that the inspectors will care any more about control receptacle then lights.

Response to D-1-1

Comment considered by Board of Review on 9-21-22 with no change in code language requested.

I-1: Marlene Hindman

Submit Date: 07/17/2022 2:24 PM

Comment I-1-1

Re 312.11.1 Request an addition be made to require new construction main door, where the addressing is to face the road/easement from which the street address is derived.

Response to I-1-1

Comment will be reviewed at 11-16-22 Board of Review Work Session.