

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MINUTES

October 18, 2017

10:30 a.m.

MEMBERS PRESENT: Mr. Tom McDonald, Building A Contractor
Mr. Edward Pine, Building A, B or C Contractor
Mr. Vince Colarelli, Citizen-at-Large
Mr. Jim Nakai, Architect

MEMBERS ABSENT: Mr. Darin Tiffany, Engineer

RBD STAFF PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Ms. Mindy Stuemke, Permit Supervisor
Mr. Ryan Johanson, Director of Finance
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Tom McDonald called the meeting to order at 10:30 a.m.

1. **CONSIDERATION OF THE SEPTEMBER 20, 2017 BOARD OF REVIEW MINUTES**

A motion was made by Edward Pine to **APPROVE** the September 20, 2017 Board of Review Minutes as written, seconded by Vince Colarelli; the motion carried unanimously.

2. **CONSIDERATION OF LICENSING AND MINUTES**

a) Technical Committee Minutes of October 4, 2017.

A motion was made by Vince Colarelli to **APPROVE** the October 4, 2017 Technical Committee Minutes as written, seconded by Edward Pine; the motion carried unanimously.

b) Licensing Committee Minutes of October 11, 2017.

A motion was made by Vince Colarelli to **APPROVE** the October 11, 2017 Licensing Committee Minutes as written, with the exception of the decision on the Complaint against Richard Ornelas, licensee for Progeniture Construction, LLC, which is under appeal, seconded by Edward Pine; the motion carried unanimously.

3. DECISION APPEALS

There were no Decision Appeals to discuss.

4. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

5. NEW BUSINESS

a) Adoption of the 2017 Pikes Peak Regional Building Code.

Roger Lovell appeared and stated RBD staff has reviewed all of the 2015 International Codes and made their Amendments to those Codes in the 2017 Pikes Peak Regional Building Code (PPRBC). He stated the amendments have gone out to the public for comment and those comments have been taken into consideration in the amendments in the 2017 PPRBC. He stated this Code includes amendments to the 2015 International Building Code, 2015 International Residential Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, 2015 International Energy Conservation Code, 2013 ASME A17.1 Safety Code for Elevators and Escalators, 2011 ASME A18.1 Safety Standard for Platform Lifts, 2005 ASME A17.3 Safety Code for Existing Elevators and Escalators, and 2015 International Existing Building Code. He said it does not include the International Plumbing Code or the National Electrical Code because those Codes are adopted at the State level. Mr. Lovell said after the 2017 PPRBC is approved by the Board of Review, Advisory Board and Building Commission, RBD staff will take it before the City, County, and the five jurisdictions for approval. He said plans that are submitted under the 2009 I-Codes, will be permitted under the 2009 Codes as well.

Jim Riggins appeared and stated prior to retirement he owned an energy design consulting business, and is here to ask that the substantive local amendments to the 2015 IECC be rescinded. He said overwhelming evidence shows that these amendments reduce the economic health and building comfort benefits that the 2015 IECC minimum standard affords. He said the substantial economic benefit to the community at large of an altered 2015 IECC is well researched and documented. Mr. Riggins stated initially, it is more expensive to build a home, but the weighted life cycle cost savings would be \$7,700 per house per year; and simple payback time to cover the cost to construction is only 3.9 years, and homeowners see a positive cash flow after only one year. He stated communities up and down the front range have adopted the 2015 IECC without amendment. He stated the health and safety is being diminished by increasing an allowable envelope leakage of 67% and giving builders an easy out from installing healthy mechanical ventilation by allowing a visual inspections to replace leakage testing. Mr. Riggins stated a leaky building is much more prone to mold and mildew, as well as uncomfortable drafts. He stated there is also the issue of blending ventilation and combustion air, and the 2015 Codes require that mechanical rooms must be thermally isolated from the rest of the building, but one of the

amendments eliminates this requirement and does away with this very important requirement. He stated mandatory third party leakage testing is a critical aspect of the new Code and it is eliminated under the proposed amendments.

Leslie Weise appeared and stated she lives in Monument and had to rebuild her home after a fire in 2012; and Jim Riggins gave her advice on designing an energy efficient home during the rebuilding process. She stated she does not agree that El Paso County adopt a lower standard than other jurisdictions along the front range with regard to energy efficiency in residential construction. She stated she believes the public needs to be educated regarding this issue.

Jim Lockhart, Sierra Club, appeared and requested that RBD “drop” the amendments to the 2015 IECC, because he believes tighter standards can benefit the entire community.

Joe Loidolt appeared and stated Classic Homes and the HBA approves the adoption of the amendments to the 2015 IECC. He stated the combined costs of moving from the 2009 I-Codes to the 2015 I-Codes is between \$8,000 to \$12,000 per home. He stated this price a number of people out of owning a new home. Mr. Loidolt stated the cost of this new Code update could be staggering to this community, and housing affordability is one of the major topics. He stated Classic Homes and the HBA approves the adoption of the 2015 Codes with the proposed amendments.

Greg Ralphe, Classic Homes and member of the HBA, appeared and stated the HBA members spent 1½ years going through the 2015 I-Codes in putting together the amendment suggestions. He stated RBD has spent a great deal of time on compiling the amendments and they are for the benefit of the community. He stated the costs of building a home with the 2015 IECC is \$2,500 to \$6,000 per home; therefore, he urges this Committee to approve the amendments to the 2015 I-Codes.

Lori Rhodes, Challenger Homes and member of the HBA, appeared and stated they have determined that with the blower door and whole house compliance testing would add approximately \$250 to \$425 per home. She said the industry that will profit from this testing are the energy consultant companies. She stated the proposed amendments are only removing the blower door testing if you are using the prescriptive method of testing; if you are electing to use the performance based approach, you are still required to perform a whole house performance test. Ms. Rhodes stated, without the amendments to the 2015 IECC, the additional costs per home would be \$4,000 to \$5,000.

Andy Sanchez, Vantage Homes, appeared and stated the air changes proposed in the 2015 IECC are not beneficial to the average homeowner. He stated three air changes per hour is very low, especially in smaller homes, and the recommended five air changes per hour in the amendments will provide a tight and energy efficient home.

Manuel Rodriguez, Campbell Homes, appeared and stated he has questions about the continuously running vs. on demand hot water circulation pumps. Mr. Lovell stated the amendments allow for smart pumps that learn what the occupants of the building are doing and anticipate demand and begin circulating water just prior to anticipated use; it does not allow for continuous circulation. Mr. Rodriguez stated he believes the increased costs per home would be \$4,000 to \$7,000 in the homes; and Campbell Homes supports the proposed amendments to the 2015 I-Codes.

Robby Schwarz, Energy Logic, appeared and stated he is neither in favor of nor against the adoption of the amendments to the 2015 IECC. He stated his company helps builders meet the requirements of the I-Codes. He stated he does not believe that adoption of the 2015 IECC will increase the costs of homes, but rather the present state of the work force, the supply and demand of houses, the desire of manufacturers and suppliers of building materials to recoup costs and losses during the economic downturn, and the beauty of Colorado that is attracting people to move to Colorado is causing a housing shortage in El Paso County; all of these things have an impact on the cost of houses more than the adoption of the I-Codes. He stated he urges the Committee to approve the compromised proposal that has been submitted to RBD.

Rebecca Mulder appeared and stated she has reviewed the public comments on the I-Codes, and there were 22 oppositions to the proposed amendments, and 32 approvals of the 2015 IECC, as amended, through PPRBD. John Welton stated currently Pueblo has zero amendments to the 2015 IECC; Parker is on an unamended 2015 IECC; Douglas County is on the 2015 versions of the I Codes, but they decided to keep the 2009 IECC; Lonetree adopted the 2015 I Codes, but kept the 2009 IECC; Fort Collins did amend the 2015 IECC; Denver County also amended the 2015 IECC; and Thornton has very minor amendments to the 2015 IECC.

Roger Lovell stated he believes RBD staff has set forth a reasonable and fair approach to the 2015 IECC. He stated RBD's intent is to serve this community and protect their life safety. A motion was made by Jim Nakai to **POSTPONE** this issue until further documentation is received, seconded by Edward Pine; the motion carried unanimously.

The meeting adjourned at 11:47 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg