

Date: Wednesday, July 9, 2025
Time: 8:00 AM
Location: Jewell Lake Conference Room, 200 West Oak St., 4th floor, Fort Collins, CO 80521

BOARD OF APPEALS MINUTES 25-007

Call to Order

Board Chair Paul Higman and Board Members Greg Fisher, Clint Hanna and Steve Steinbicker attended in person. Board Member Wyatt Knutson was absent. County Building Official (CBO) Eric Fried and Board Liaison Katie James were present in person. Four board members being present, a quorum for transacting business was reached.

Personal Appearances

There were no personal appearances by members of the public wishing to address the Board in general.

Approval of Minutes

Board Chair Higman moved to approve the minutes of the previous meeting as corrected. Board Member Hanna seconded the motion, Board Member Steinbicker abstained. The motion passed 3-0.

Tabled Items Board Chair Higman moved to table elections of Board Officials to August meeting. Board Chair Steinbicker seconded the motion. The motion passed 4 – 0.

Hearing Item There are no hearing items.

Discussion Items

1. Energy Code

Board Chair Higman presented a report on the 2024 International Energy Conservation Code (IECC) and the Colorado Low- Energy and Carbon Code, focusing mainly on the residential requirements (IECC-R). Topics discussed included compliance paths, the content and location of the required energy compliance certificate, prescriptive U- and R-value requirements, ducts, ventilation systems, lighting, additional energy efficiency credits, air barriers and water heater demand response controls. Board Chair Higman recommends deleting IECC-R Section 404.4 ("Renewal energy certificate documentation") which Colorado removed from its code.

In terms of the commercial requirements (IECC-C), Board Chair Higman said he didn't have a lot of time to dive into those requirements, but discussed air infiltration, air leaking testing and required additional energy efficiency credits. Board Chair Higman believes the energy requirements are going to be more challenging for small business.

Board Chair Higman said the state code made a lot of changes and got very complex. They require more additional energy efficiency credits, and any building greater than 7500 square feet of conditioned space requires following the energy rating index path.

Board members and CBO Fried discussed the process for moving the energy code forward. The City of Fort Collins isn't ready to present their zero carbon performance path yet, and we do not have their written amendments to review. CBO Fried reminded the board of the county code adoption process (Board of Appeals, Planning Commission, Board of Commissioners) and upcoming deadlines to get the code adopted and in place by January 1, 2026. Options include requesting the city provide us with their energy code amendments, reviewing all the codes except the energy code, having an extra meeting in August to review the energy codes, or leaving that piece to the next CBO (Fried is retiring this Fall).

Board Chair Higman proposed that CBO Fried bring all the amendments except for the Energy Code to the Board of Appeals in August, and collaborate with the other areas within Northern Colorado to adopt the energy code and make sure that it makes sense for the builders and the communities, not simply wait for Fort Collins. The motion was seconded by Board Member Steinbicker. Motion passed 4-0.

CBO Fried said he will post the code amendments to the agenda by August 6. If there are any proposals to amend the document it would be good to know in advance of the meeting.

Adjournment

Board Chair Higman moved to adjourn the meeting. Board Member Steinbicker seconded the motion. The motion passed unanimously.

CONSIDERATION OF TODAY'S AGENDA AND MINUTES OF BOARD OF APPEALS

Paul Higman, Chair

Eric Fried, Staff Liaison

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