

Date: Wednesday, August 13, 2025

Time: 8:00 AM

Location: Jewell Lake Conference Room, 200 West Oak St., 4th floor, Fort Collins, CO 80521

BOARD OF APPEALS MINUTES 25-008

Call to Order

Board Chair Paul Higman and Board Members Greg Fisher, Clint Hanna, Wyatt Knutson and Steve Steinbicker attended in person. County Building Official (CBO) Eric Fried, County Staff Members Alan Kee and Amy White, and Board Liaison Katie James were present in person. Five 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 Steinbicker seconded the motion. The motion passed 5-0.

Tabled Items - Officer Election

Board Chair Higman opened the floor to allow nominations for Board Chair and Vice Chair. Board member Steinbicker nominated Paul Higman for Board Chair. Seconded by Board member Hanna. Paul Higman re-elected 5-0 as Board Chair.

Board member Hanna nominated Steve Steinbicker for Vice Chair. Seconded by Board Chair Higman. Board member Steinbicker re-elected 5-0 as Vice Chair.

Hearing Items There are no hearing items.

Discussion Items

2024 Building Codes Review

Board Chair Higman explained the process of review leading to this point, including the weekly participation in the code review meetings by himself and Vice Chair Steinbicker. Rather than go through the entire code overview again, which the board has discussed many times, Board member Fisher asked if he could bring up concerns on specific code items, which members agreed was a good way to proceed. Board members discussed specific items in the International Building Code (IBC), the International Energy Efficiency Code (IECC), the International Residential Code (IRC) and the Colorado Wildfire Resiliency Code (CWRC). The following motions for code amendments were made.

1. Move newly added IBC section 1204.6 ("Exterior lighting") to its own Section 2704 and keep the content the same. Moved by Board member Fisher, seconded by Board chair Higman, motion passed 5-0.
2. Change embedded section reference in amended IECC section R402.2.5 ("Access hatches and doors") from IRC R316.5.3 to R303.5.3. Moved by Board member Fisher, seconded by Board member Knutson, passed 5-0.

3. Delete added exceptions 4 & 5 in amended IECC section R402.5.1.2 ("Air leakage testing") Moved by Board Chair Higman, seconded by Board member Fisher, passed 5-0.
4. Change embedded section references in amended IRC Section R101.2 #2 & #4 ("Scope") from R332 to R334. Renumber section R332 and all subsections to R334. Moved by Board member Fisher, seconded by Board chair Higman, passed 5-0.
5. Change embedded figure reference in amended IRC Section R105.2 #3 ("Work exempt from permit") and figure number itself from 105.2.4 to 105.2.3. Moved by Board member Fisher, seconded by Board chair Higman, passed 5-0.
6. Change last sentence in amended IBC Section 1608.2 ("Ground snow loads") to require minimum final design roof snow load of 35 psf, not 50 psf. Moved by Board member Knutson, seconded by Board Chair Higman, passed 5-0.
7. Remove redundant sentence in amended IRC Section R905.1.2 ("Ice barriers"). Moved by Board member Fisher, seconded by Board member Knutson, passed 5-0.
8. Delete new exceptions 3 & 4 from amended IRC Section N1102.5.1.2 ("Air leakage testing"). Moved by Board member Fisher, seconded by Board chair Higman, passed 5-0.
9. Delete exception #10 in unamended CWRC section 102.10 ("work exempt from permit under this code") Moved by Board vice chair Steinbicker, seconded by Board member Fisher, motion failed 2-2 (with 1 abstention).

At that point, board members Hanna and Knutson indicated they needed to leave. Before they left, board Chair Higman moved that the Board of Appeals recommend the Board of County Commissioners approve the 2024 building codes including the two states codes, as amended, and repeal existing versions of the 2021 building codes. Seconded by Board member Hanna. Motion passed 5-0. The remaining three board members (which is a quorum) discussed remaining code sections and motions of interest.

10. Delete unamended IECC Section R404.4/IRC Section N1104.4 ("Renewable energy certificate documentation"). Moved by Board Chair Higman, seconded by Board vice chair Steinbicker, motion passed 3-0.
11. Delete unamended IECC Section C406.1.2 ("Additional Renewable and Load Management Credit Requirements"), delete references to C406.1.2 in Section C406.1 #2 and exception #1, as well as section C406.1.2 itself. Moved by Board chair Higman, motion failed for lack of a second.

Adjournment

Board Chair Higman moved to adjourn the meeting. Board Member Steinbicker seconded the motion. The motion passed 3-0.

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

Paul Higman, Chair

Eric Fried, Staff Liaison

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