



Date: Wednesday, February 12, 2024
Time: 8:00 AM
Location: Jewell Lake Conference Room, 200 West Oak St., 4th floor, Fort Collins, CO 80521

BOARD OF APPEALS MINUTES 25-002

Call to Order

Board Chair Paul Higman and Board Members Clint Hannah and Steve Steinbicker attended in person. Board Members Wyatt Knutson joined remotely. County Building Official (CBO) Eric Fried and Board Liaison Katie James were present in person. Three 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, which passed 4-0.

Tabled Items There were no tabled items.

Hearing Item There are no hearing items.

Discussion Items

1. The joint 2024 Code Review Committee will start meeting weekly on March 12, 2025, at the Fort Collins Building Dept. Board Member Steinbicker asked if Fort Collins Chief Building Official Marcus Coldiron knew what code amendments he would be proposing for our Board to consider ahead of time because it might simplify our approach.

CBO Fried shared that one of Larimer County's principal planners Kassidee Fior has been designated to look at how 2024 building code items relate to the county Land Use Code. These items include Short Term Rentals and related uses, Accessory Dwelling Units and exterior lighting.

2. CBO Fried discussed the Colorado Energy Office's development of a [draft model low energy and carbon code](#), which we do not need to adopt until we adopt a code after July 2026. Because it adds further complexity to the 2024 International Energy Conservation Code (IECC), CBO Fried thinks we may want to wait and not adopt that code this cycle. Board Member Steinbicker suggested we might consider adding the additional energy efficiency options from that code without also adopting their requirement to earn more additional energy efficiency credits. The timing in general works for us to review the model energy code, the state wildfire code and the I-Codes this spring and summer, take them to the Planning Commission and the Board of County Commissioners to be approved by October 1 and be effective as of January 2026.

CBO Fried stated that Colorado is trying to push towards all-electric homes because the state government believes that fuel gas is a big contributor to greenhouse gases that drive climate change. That's not the direction the Federal Government is heading. When the 2024 IECC was approved, there were appeals by the American Gas Association, the Homebuilders Association and some others that the code was choosing between energy sources and should not pick electric over gas. The International Code Council upheld the appeals, revised the code, and put some items into voluntary appendices, which delayed IECC publication. CBO Fried also noted that the 2024 IECC reduces the prescriptive ceiling insulation requirement from R60 back to R49 in our climate zone.

3. The [Colorado Wildfire Resiliency Code Board](#) set up by state law is drafting a new minimum Wildfire Resiliency Code and map of the state's Wildland-Urban Interface (WUI). The map defines areas of high, medium, low and no wildfire hazard using the best available fire science data base on fire weather frequency, fuel load conditions, slope and other factors. The map includes more of the state in the WUI than previously thought, unfortunately something we learned from the Marshall Fire. For instance, most of Weld County is now listed as Medium Hazard. New construction in the WUI must take additional measures for construction hardening and site management. The map and code will be updated to a final draft, but every "governing body" including Boards of County Commissioners with territory in the WUI must adopt the code and map (or something more stringent) by October 1, 2025, to be effective by January 1, 2026.

CBO Fried requested Board members read through the draft wildfire code and look at the map, provide stakeholder feedback if they so choose, and we can discuss this at a future meeting.

We may or may not have a new board member by the next meeting. If we do, CBO Fried says we need to do mandatory annual board compliance training, as well as discuss our 2025 Work Plan; if not, we may want to push the training back to the April meeting. Fried will send the training information out before the next 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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