

Date: Wednesday, June 11, 2025

Time: 8:00 AM

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

BOARD OF APPEALS MINUTES 25-006

Call to Order

Board Chair Paul Higman and Board Members Greg Fisher, Clint Hanna and Wyatt Knutson attended in person. Board Member Steve Steinbicker was a preapproved absence. 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 Knutson seconded the motion, which passed 4-0.

Tabled Items There were no tabled items.

Hearing Item There are no hearing items.

Discussion Items

1. 2024 I-Code Updates

CBO Fried went over highlights of proposed updates to the 2024 I-codes, including eliminating existing amendments to align more with the base code, clarifying how rules apply to cabins, updating Short-term Rental, Resort Lodge and Owner-occupied Lodging House rules, adding code flexibility for farm stands, putting long-standing existing rules for "floating" basement walls on non-structural slabs into code, amending the requirements for all-gender, multi-user restroom privacy, and adopting additional appendices. Discussion included radon requirements, snow and wind loads, farm stands, gender-neutral restroom rules, exterior lighting, wildfire requirements and maps, and accessory dwelling units.

2. Energy Code

Board Chair Higman presented an update of the Energy Code. He has created a scenario for the changes and requirements so he can see how it affects the entire building. There will be a fuller presentation and discussion on the Energy Code at the next meeting.

Adjournment

Board Chair Higman moved to adjourn the meeting. Board Member Hanna 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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