



## TOWN BOARD WORK SESSION

March 18, 2013 – 6:00 P.M.

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

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**GOAL of this Work Session is to have the Town Board receive information on topics of Town business from the Town Manager, Town Attorney and Town staff in order to exchange ideas and opinions regarding these topics.**

**Members of the public in attendance who have a question related to an agenda item are requested to allow the Town Board to discuss the topic and then be recognized by the Mayor prior to asking their question.**

### *Intersection of Millfleet Drive & Windshire Drive*

5:30 p.m.

Windsor Meadows groundbreaking

### *Windsor Town Hall, 301 Walnut Street, Windsor*

6:30 p.m. or immediately following groundbreaking

1. Discussion of 2012 International Building Codes and 2009 International Energy Conservation Code – J. Plummer
2. Future Meetings Agenda



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## MEMORANDUM

**Date:** March 18, 2013  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Joseph P. Plummer, AICP, Director of Planning  
**Re:** Discussion of 2012 International Building Codes and 2009 International Energy Conservation Code  
**Item #:** Work Session

**Discussion Item:**

From time to time building codes are updated. These updates provide governmental agencies an opportunity to review their existing building codes to determine whether they would like to replace their existing building codes with updated versions of the codes.

At the present time and for the past four years, Windsor has been using the 2006 International Building Code Series (IBC) and the 2008 National Electrical Code (NEC) for all construction within the Town. Since the 2006 Codes were enacted, the International Code Council has published both the 2009 IBC and the 2012 IBC. Upon a review of the 2009 IBC and in consultation with Mr. Russ Weber, Building Official for the Town's contract inspection agency Safebuilt Colorado, staff determined that there were not a significant number of changes between the 2006 IBC and the 2009 IBC to warrant adoption of the 2009 IBC.

However, and also in consultation with Mr. Weber, staff has determined that the contents and updates in the 2012 IBC make it feasible and prudent to adopt this series of building codes, with amendments that best suit Windsor's needs. Likewise, since the State has adopted the 2011 NEC and all jurisdictions within the State must also use the most recent State-adopted electrical code, staff will also be proposing adoption of the 2011 NEC.

This being the case, the enclosed Resolution No. 2013-13 was adopted on February 25, 2013 to inform the Town Board that a public hearing has been being scheduled for March 25, 2013 for consideration of an Ordinance to adopt these new building codes. Additionally, Mr. Weber will be presenting the enclosed slide show which outlines the highlights of the 2012 IBC and the 2009 International Energy Conservation Code and some amendments that are being proposed relative to these codes.

Lastly, historically the Town has adopted and maintained several amendments to the various iterations of the building codes we have used in Windsor. Over the years these long-standing amendments have proven to be in the best interest of the health, safety, welfare, and convenience of our citizens. As such, and as it has been in the past with previous updates of our building codes, these long-standing amendments will be included in the adoption ordinance which will be considered at the March 25, 2013 meeting.

**Recommendation:** None at this time

**Attachments:** Power point slide show and Resolution No. 2013 - 13

pc: Russ Weber, Building Official, Safebuilt Colorado  
Northern Colorado Homebuilders' Association  
Local homebuilders

TOWN OF WINDSOR

RESOLUTION NO. 2013-13

BEING A RESOLUTION INTRODUCING AN ORDINANCE CALLING FOR THE ADOPTION BY REFERENCE OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2012 EDITION, THE INTERNATIONAL PLUMBING CODE, 2012 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2012 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION, AND THE INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION PROMULGATED BY THE INTERNATIONAL CODE COUNCIL, INC., AS AMENDED; AND INTRODUCING AN ORDINANCE CALLING FOR THE ADOPTION BY REFERENCE OF THE NATIONAL ELECTRICAL CODE, 2011 EDITION, PROMULGATED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, AND SETTING A PUBLIC HEARING THEREON

WHEREAS, the Town of Windsor's Home Rule Charter authorizes the Town to adopt any code by reference as provided by applicable Colorado statutes; and

WHEREAS, the Town of Windsor has previously adopted by reference prior versions of appropriate uniform and international building codes with appropriate amendments; and

WHEREAS, the previously-adopted uniform and international building codes have undergone significant revisions of form and substance since the Town's earlier adoption of them; and

WHEREAS, the Town's staff and building inspector have reviewed the updated versions of the applicable international building codes, and have recommended amendments to them where appropriate to preserve the health, safety and welfare of the Town's citizens; and

WHEREAS, the Town's staff and building inspector have circulated, publicized and presented the updated and amended versions of the building codes for the benefit of all interested parties; and

WHEREAS, the Town's Planning Commission has reviewed and recommended adoption of the above-titled International Codes; and

WHEREAS, the applicable Colorado statutes require that introduction of and a public hearing upon any Ordinance calling for adoption of the above-titled International Codes take place before consideration of said Ordinance.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. The Ordinance adopting by reference the International Building Code, 2012 Edition, the International Residential Code, 2012 Edition, the International Fuel Gas Code, 2012 Edition, the International Plumbing Code, 2012 Edition, the International Mechanical Code, 2012 Edition, the International Existing Building Code, 2012 Edition, the International Property Maintenance Code, 2012 Edition, and the International Energy Conservation Code, 2009 Edition, promulgated by the International Code Council, Inc., as amended, is hereby formally introduced for consideration by the Town Board.

2. The Ordinance adopting by reference the National Electrical Code, 2011 Edition, promulgated by the National Fire Protection Association, as amended, is hereby formally introduced for consideration by the Town Board.

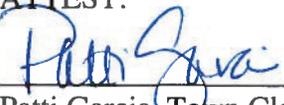
3. The Town Board hereby sets a public hearing for Monday, March 25, 2013, at 7:00 p.m. in the Town Board Room located at 301 Walnut Street, Windsor, Colorado, at which the Town Board will consider the Ordinance adopting by reference the above-titled International Codes, as amended and the above-titled National Electrical Code, as amended.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 25<sup>th</sup> day of February, 2013.

TOWN OF WINDSOR, COLORADO

By   
John S. Vazquez, Mayor

ATTEST:

  
Patti Garcia, Town Clerk





## 2012 International Code Adoption





# What's New in the 2012 Codes?





## LIVE/WORK UNITS

The means of egress and plumbing facility requirements for the non-residential portion of live/work units are now regulated based upon the specific function of the non-residential space rather than those of an R2 Occupancy





## ROOF GARDENS

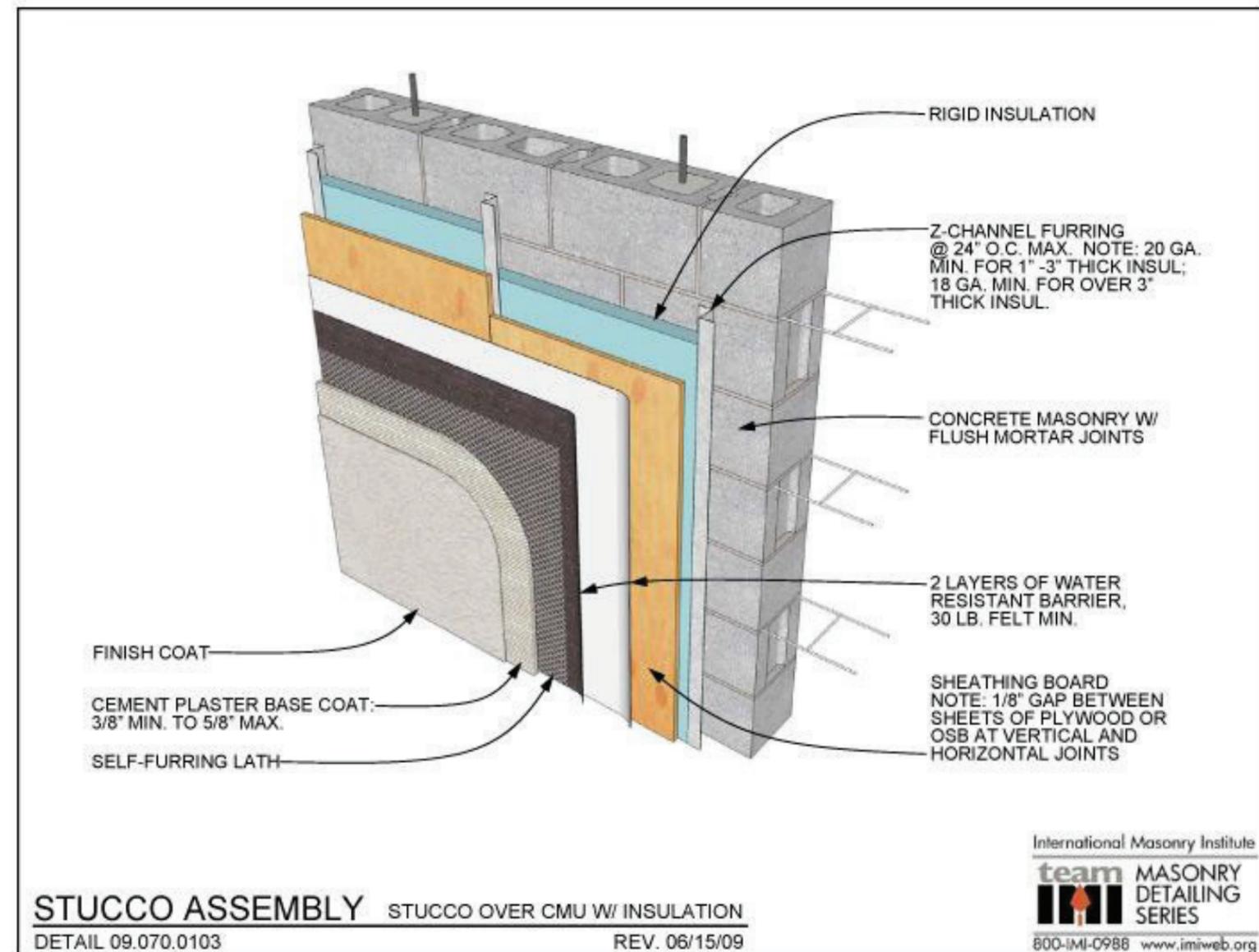
The IBC now provides specific provisions for roof loading and design criteria for roof gardens and landscaped roofs.





# STUCCO

In order to reduce the likelihood of moisture getting into the building, detailed requirements have been provided for the installation of two layers of weather-resistant barriers that are required behind stucco-covered exterior walls.





It has now been specifically established that the existing building provisions of Chapter 34 are viewed as specific provisions and therefore take precedence over requirements in other codes.

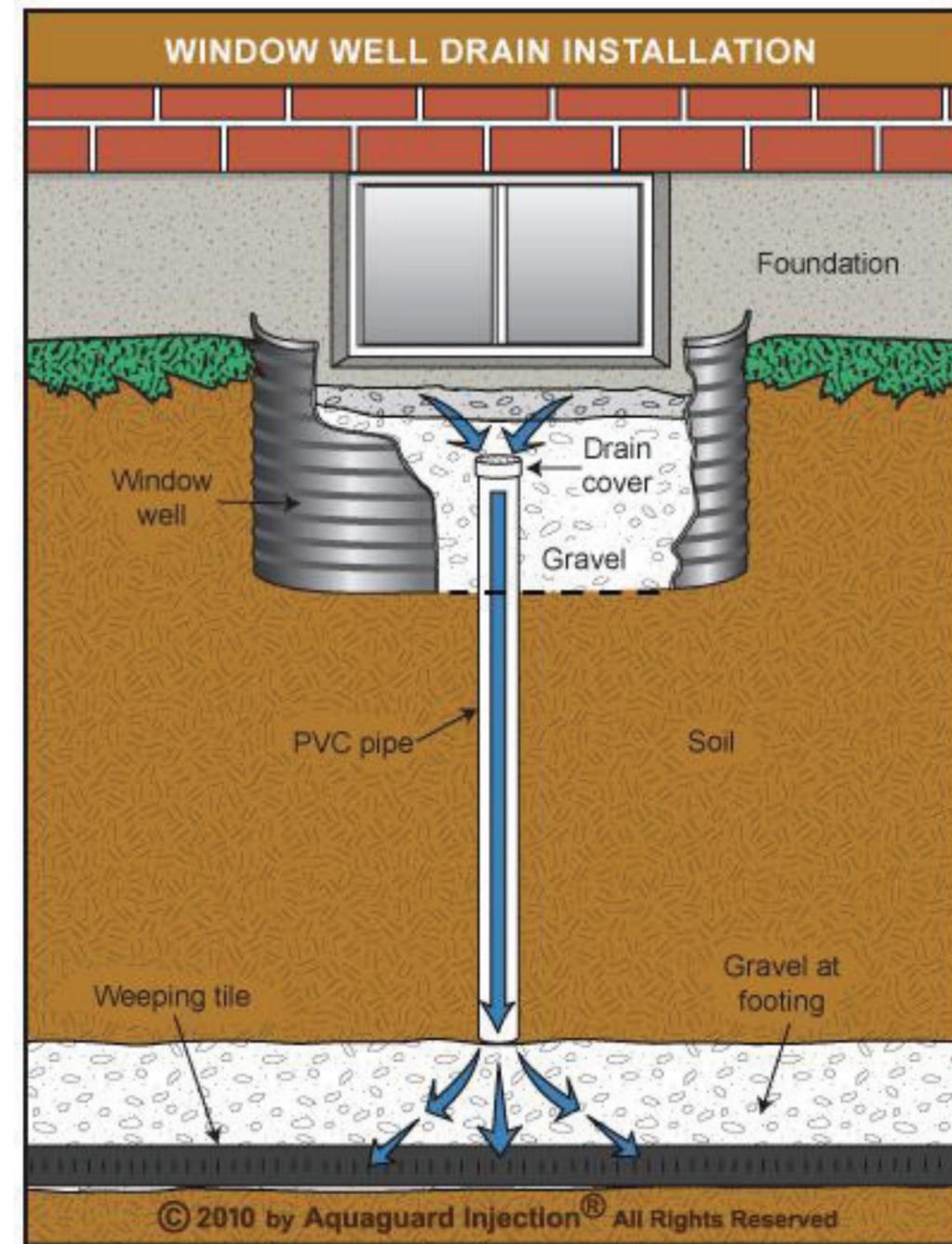
## Compliance of Existing Buildings





## WINDOW WELL DRAINAGE

Window wells shall be designed for proper drainage by connecting to the buildings foundation drainage system or by another approved method





## CARBON MONOXIDE DETECTORS

Detectors are now included in the body of the code and required in the immediate vicinity of sleeping rooms. Carbon monoxide detectors are also required in existing dwellings when work requiring a permit takes place.





One story  
detached  
accessory  
structures  
**amended** back  
from 200 square  
feet to 120  
square feet with  
a maximum 8  
feet height





R501.3

Fire Protection of  
floors.

**Amended**

Unprotected I-Joists in  
un-sprinklered homes  
shall have a minimum  
 $\frac{1}{2}$  in drywall attached  
to the underside





A new section ( R507)  
detailing deck  
construction is now  
included in the  
International  
Residential Code





Prescriptive provisions for SIP wall construction have now been added to the code in section R613





When a new roof is installed, it is now allowed to be installed over one layer of existing shingles.





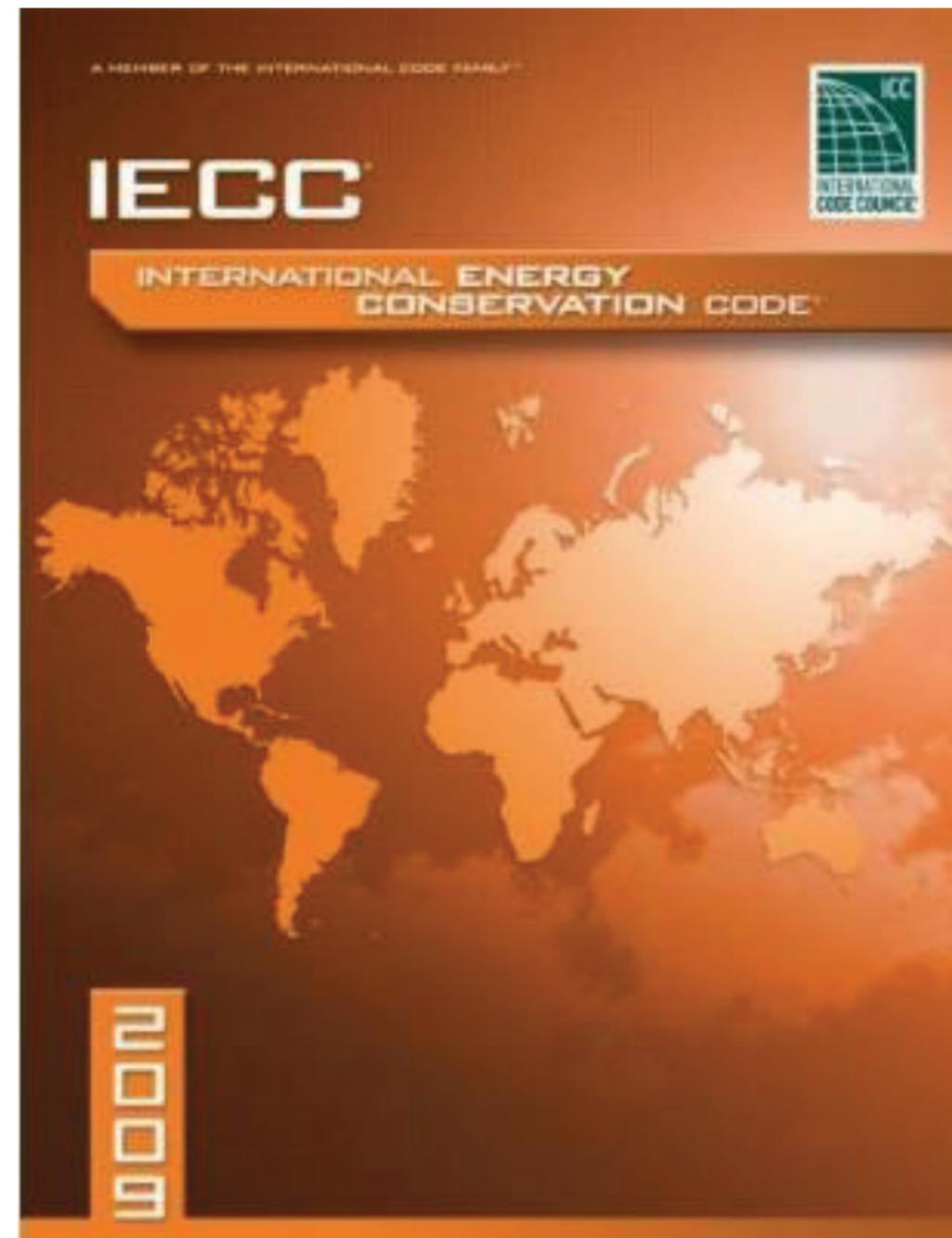
## 2009 IECC

No changes in R-Values and U-Factors from the currently adopted 2006 IECC.

50% of lamps required to be High Efficiency

Manual D and J

No duct leakage test if all ducts remain inside thermal envelope.





## Wall/Ceiling Insulation (R-Value)

	Above Grade Wall	Ceiling	Mass Wall
2006 IECC	19 or 13+5	38	13
2009 IECC	20 or 13+5	38	13/17
2012 IECC	20 or 13+5	49	13/17
Notes:	No change to foundation wall insulation. Raised truss heels not necessary		



## Lighting

	Efficient Lighting Requirements
2006 IECC	None
2009 IECC	50% of Lamps
2012 IECC	75% of Lamps or permanently installed fixtures
Notes:	<p>High Efficiency lamps defined as;</p> <ul style="list-style-type: none"> <li>• Compact fluorescent lamps</li> <li>• T-8 or smaller for linear fluorescent lamp</li> <li>• 60 lumens/watt for lamps over 40 watts</li> <li>• 50 lumens/watts for lamps between 15 and 40 watts</li> <li>• 40 lumens/watts for lamps under 15 watts</li> </ul>



## DRYER DUCT

The dryer duct length has now been extended to 35 feet less elbows.

Duct length must be identified with a label or tag





## PHOTOVOLTAIC SYSTEMS

Photovoltaic Solar Energy Systems have now been included in chapter 23 of the IRC





## Residential Fire Sprinklers

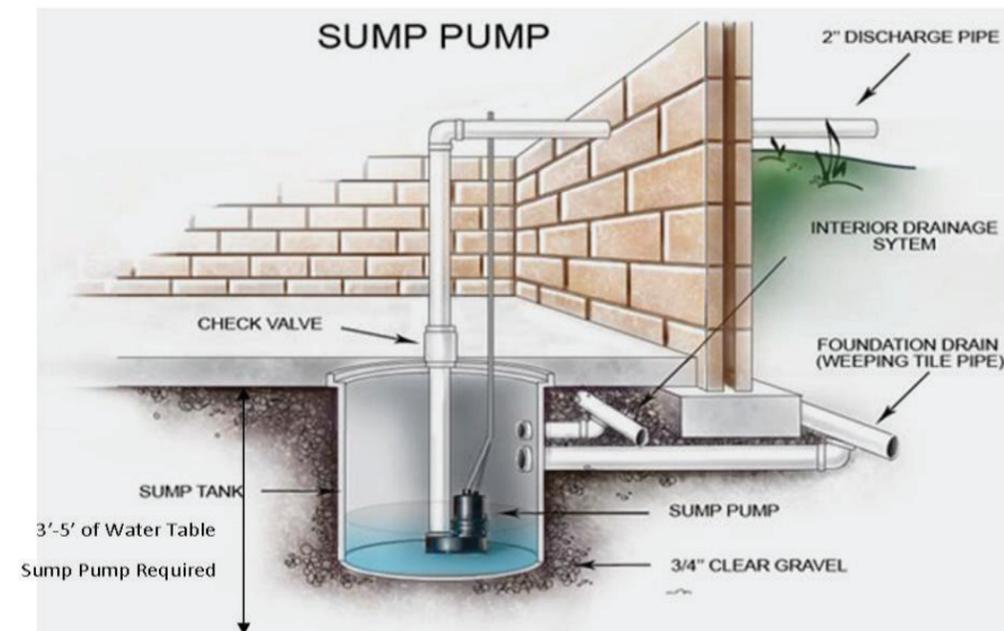
Provisions have been included in section P2904 of the IRC





Bottom of the basement finished floor/crawlspace shall be a minimum 36 inches above determined ground water level

Bottom of the basement finished floor/crawlspace between 36"-60" – Sump pit and pump required.





## Windsor Amendments

- Delete the mandatory requirement for residential Fire Sprinklers
- Delete the requirement for protection of floors in unfinished basements
- Drywall inspections not required unless part of a fire rated assembly
- Fire separation between townhomes and duplex's will remain at 2-Hour
- Roofing repairs less than 100 square feet are exempt from permit
- Plastic DWV pipe allowed to still use air for testing
- 2009 International Energy Conservation Code
- Manufactures longer dryer duct length is deleted in its entirety
- Sump pump required if bottom of floor/crawlspace is within 3'-5' of determined water table



## QUESTIONS



**R405.2.3 Drainage system in soils other than Group I.** In no case shall the bottom of the basement floor or crawl space finished grade lie within three (3) feet of the ground water table (determined as provided in this Section below). In cases where the bottom of the basement floor or crawl space finished grade is proposed to lie between three (3) feet and five (5) feet of the ground water table (determined as provided in this Section below), a sump and functioning sump pump shall be provided to drain the porous layer and footings. In cases where the bottom of the basement floor or crawl space finished grade is proposed to lie five (5) feet or more above the ground water table (determined as provided herein), a sump shall be provided to drain the porous layer and footings. The sump required in this Section shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m<sup>2</sup>), shall extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system or to daylight.

For purposes of this Section, the location of the ground water table shall be determined based on an “open-hole” inspection of the site, certified by a Licensed Professional Engineer. No foundation components shall be installed until the location of the ground water table is determined and applicability of sump and/or sump pump requirements are addressed as provided herein.



## FUTURE TOWN BOARD MEETINGS

Work Sessions & Regular Meetings will be held in the Board Chambers unless otherwise noted.

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March 25, 2013 6:00 p.m.	Town Board Work Session Liquor licensing authority discussion Economic Development Quarterly Update
March 25, 2013 7:00 p.m.	Town Board Meeting Kern Board Meeting
April 1, 2013 6:00 p.m.	Town Board Work Session CRC Expansion Feasibility follow up
April 8, 2013 5:30 p.m. - First floor conference room	Board/Manager/Attorney Monthly Meeting
April 8, 2013 7:00 p.m.	Town Board Meeting
April 15, 2013 6:00 p.m.	Town Board Work Session USA Pro Cycling Challenge update and IGA review – K. Arnold
April 22, 2013 6:00 p.m.	Town Board Work Session Drought preparedness plan
April 22, 2013 7:00 p.m.	Town Board Meeting
April 29, 2013	Fifth Monday
May 6, 2013 6:00 p.m.	Town Board Work Session
May 13, 2013 5:30 p.m. - First floor conference room	Board/Manager/Attorney Monthly Meeting
May 13, 2013 7:00 p.m.	Town Board Meeting
May 20, 2013 6:00 p.m.	Town Board Work Session
May 27, 2013	Memorial Day

### **Additional Events**

April 22, 2013  
Loveland, CO

Local Governments Work Together lunch – attending: Don Thompson, Jeremy Rose

### **Future Work Session Topics**

Law West Tributary Improvements