



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

## BOARD OF REVIEW MEETING PACKET

**Thursday, December 5, 2024 at 3:00 P.M.**  
**Caribou Conference Room – 2<sup>nd</sup> Floor Courthouse Annex**  
**2045 13<sup>th</sup> Street, Boulder 80302**

This will be a hybrid hearing held both in person and virtually in Teams.

The meeting room capacity is 40, seating will be limited.

To join the meeting virtually, visit <https://bouldercounty.gov/events/board-of-review-bor-public-meeting-20241205/> for the link.

To join the meeting by phone, dial 720-400-7859 and the conference ID is: 821 226 551#

For special assistance, contact our ADA Coordinator (303-441-1386 or [ADA@bouldercounty.gov](mailto:ADA@bouldercounty.gov)) at least 48 hours in advance.

## HEARING PACKET

PACKET CONTENTS - BOR-24-0001: Building Code Update & Amendments Study Session

Agenda, Pages 01-02

Minutes from BOR Meeting – November 7, 2024, Pages 03-05

Emails from the public, pages 06-13



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## BOARD OF REVIEW MEETING AGENDA

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For special assistance, contact our ADA Coordinator (303-441-1386 or [ADA@bouldercounty.gov](mailto:ADA@bouldercounty.gov)) at least 48 hours in advance.

If you have comments regarding any of these items, you may mail them to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to [buildingcodeupdate@bouldercounty.gov](mailto:buildingcodeupdate@bouldercounty.gov). Please include the docket number "BORC-24-0001" in the subject line.

1. **Call to order**
2. **Roll call of members present by the Secretary of the Board**
3. **Approval of the Minutes Summary**  
Minutes of the November 7, 2024, public meeting – Introductory of the proposed building code update and amendments to the 2021 International Code series.
4. **Public Meeting**  
BORC-24-0001: Building Code Update & Amendments  
Study session with the Board of Review for the proposed items to be considered for inclusion into the amendments to the 2021 International Code series.

Input and feedback from the public will be taken during this study session and limited to 3 minutes per person.

### Upcoming building code update hearings

- Board of Review Hearing - December 19, 2024, at 3pm hybrid in the Caribou Room
- Board of County Commissioners Hearing – January 16, 2025, at 9am hybrid in the BOCC Hearing Room

5. **Other committee items**

6. **Adjournment**



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## **Boulder County Board of Review**

### Minutes

November 7, 2024

3:00 PM

2045 13<sup>th</sup> Street, Boulder, CO 80302

Hybrid Hearing via Microsoft Teams

On November 7<sup>th</sup>, the Boulder County Board of Review met to go over the proposed building code adoption and amendments to the 2021 International Code series.

The meeting convened at 3:01pm and was recorded. This recording is available upon request.

Board Members Present: Stephen Titus (in-person), Joseph Prinster (in-person), and Michael Daley (in-person)

Staff Present: Ron Flax (Chief Building Official/CP&P Deputy Director – in-person), Kathy Gissel (Permit & License Operations Manager – virtual), Heather Dodge (Plans Examiner – in person), Erica Rogers (Senior Assistant County Attorney – virtual), Liana Larremore (Assistant County Attorney - virtual), Michelle Huebner (Plans Examiner Supervisor – in person), Chad Hagen (Plans Examiner – in person), Alicia Lombardi (Permit Specialist Supervisor – in person), and Dale Case (CP&P Director – Virtual).

### **1. Call to Order**

Ron Flax called the meeting to order.

### **2. Roll call of members present by the Secretary of the Board**

All three members of the board were present.

### **3. Introductory Comments by the Secretary of the Board**

Ron Flax, Secretary of the Board, gave an overview of items on the agenda for the meeting and indicated that this meeting is the introductory meeting to the proposed building code update process. Ron provided an email address for anyone to send in questions and comments about the proposed building code updates and also provided the dates and times for all upcoming meetings and hearings in regard to the building code update.

**4. Appointing Board Members**

- a. **Chair:** Joseph Prinster was nominated by Michael Daley, seconded by Stephen Titus, and approved by unanimous vote.
- b. **Vice-Chair:** Michael Daley was nominated by Joseph Prinster, seconded by Stephen Titus, and approved by unanimous vote.

**5. Approval of the Previous Minutes**

Approval of the April 6, 2022, Board of Review Public Hearing minutes – Ignition Resistant Requirements for Construction in Wildfire Zone 2 (the Eastern half of Boulder County)

Motion: Stephen Titus moved to approve the minutes

Second: Michael Daley

Vote: Motion approved by unanimous vote

**6. Updates and approval to ByLaws approved by BOCC on October 29, 2024**

Kathy Gissel went over the updates that were made and approved to the 1998 ByLaws by the BOCC. The ByLaws had to be updated and approved prior to the Board of Review’s review and approval due to the five-member board/four-member quorum requirement since there are currently only three members on the board. The BOR had a couple of clarifying questions regarding the wording on the residency requirement and the board member terms.

Motion: Stephen Titus moved to approve the updated ByLaws

Second: Michael Daley

Vote: Motion approved by unanimous vote

**7. Public Meeting**

BOR-24-0001 – BOULDER COUNTY BUILDING CODE UPDATE & AMENDMENTS TO THE 2021 INTERNATIONAL CODE SERIES

Ron Flax presented the proposed building code update and amendments to the 2021 International Code series that staff has been working on. He indicated that this is the overview meeting and that any questions, comments, and/or concerns be emailed to our building code update email address of [buildingcodeupdate@bouldercounty.gov](mailto:buildingcodeupdate@bouldercounty.gov) so that they can be included in all meeting and hearing packets for the Board of Review and Board of County Commissioners to view. The proposed amendments can be viewed on the Board of Review website at <https://bouldercounty.gov/property-and-land/land-use/building/board-of-review/>.

Ron provided the upcoming code adoption meeting/hearing schedule and is as follows:

- Public Engagement Session – November 19, 2024, at 4:30pm in the BOCC Hearing Room
- Board of Review Meeting/Study Session – December 5, 2024, at 3pm hybrid in the Caribou Room
- Board of Review Hearing – December 19, 2024, at 3pm hybrid in the Caribou Room
- BOCC Code Adoption Hearing – January 16, 2025, at 9am hybrid in the BOCC Hearing Room

**8. Other Business Items**

None.

**9. Adjourned**

The meeting was adjourned at 4:26pm.

**From:** [Building Code Update](#)  
**To:** [Mowgli Gunn](#)  
**Cc:** [Building Code Update](#)  
**Subject:** RE: Sculptural Building Codes  
**Date:** Monday, November 18, 2024 11:32:09 AM

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Mowgli,

The CU Boulder Campus does not follow the Boulder County Building Codes. They are regulated by the State of Colorado.

I recommend reaching out to the CU Boulder Facilities Management Team:

<https://www.colorado.edu/fm/>

- Ron

**Ron Flax**

**Deputy Director / Chief Building Official**

Boulder County Community Planning & Permitting

2045 13th St., Boulder, CO 80302

Direct: 720-564-2643 | Main: 303-441-3930

[rflax@bouldercounty.gov](mailto:rflax@bouldercounty.gov)

(He/Him/His)

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**From:** Mowgli Gunn <[Mowgli.Gunn@colorado.edu](mailto:Mowgli.Gunn@colorado.edu)>  
**Sent:** Thursday, November 14, 2024 9:23 AM  
**To:** Building Code Update <[buildingcodeupdate@bouldercounty.gov](mailto:buildingcodeupdate@bouldercounty.gov)>  
**Subject:** [EXTERNAL] Sculptural Building Codes

Hello,

My name is Mowgli and I am a student at CU Boulder. I am founding an Art in Public Spaces Club on campus and have a sculpture proposal for campus that I am working on. While engineering this piece I will be referencing the City of Boulder Building Codes.

I wanted to verify that for snow and Seismic loads I can refer to IBC 2015 and for calculating wind loads I can refer to ASCE - 7? If not, which editions does the city currently use? Is there a consolidated document with up-to-date Minimum Design Loads?

Best,

Mowgli

**From:** [Guy Stevenson](#)  
**To:** [Building Code Update](#)  
**Subject:** [EXTERNAL] Re: Buildsmart Checklist updated  
**Date:** Monday, November 18, 2024 4:43:19 PM

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Thanks, Ron, I really appreciate that!

Guy Stevenson  
Stevenson Designs  
303-447-0774

On Nov 18, 2024, at 4:17 PM, Building Code Update  
<[buildingcodeupdate@bouldercounty.gov](mailto:buildingcodeupdate@bouldercounty.gov)> wrote:

Guy,

We are working on the supporting documents that should help clarify the updates to BuildSmart. As soon as they are ready, we will share them.

Thanks for your participation in this process!

- Ron

**Ron Flax**  
**Deputy Director / Chief Building Official**  
Boulder County Community Planning & Permitting  
2045 13th St., Boulder, CO 80302  
Direct: 720-564-2643 | Main: 303-441-3930  
[rflax@bouldercounty.gov](mailto:rflax@bouldercounty.gov)  
(He/Him/His)

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**From:** Guy Stevenson <[guy@guystevensondesigns.com](mailto:guy@guystevensondesigns.com)>  
**Sent:** Friday, November 8, 2024 12:38 PM  
**To:** Building Code Update <[buildingcodeupdate@bouldercounty.gov](mailto:buildingcodeupdate@bouldercounty.gov)>  
**Subject:** [EXTERNAL] Buildsmart Checklist updated

Sat in on the meeting yesterday concerning the new energy code, very helpful, thanks! Wondering if we could see the updated “Buildsmart Checklist”? The vast majority of the projects we work on are additions and remodels that are driven by the Checklist. Thanks!



Thanks,  
Guy Stevenson  
Stevenson Designs  
303-447-0774

**From:** [Chris Krauss](#)  
**To:** [Building Code Update](#)  
**Subject:** [EXTERNAL] RE: 2021 I-Code Adoption & Boulder County Snow Map  
**Date:** Wednesday, November 20, 2024 12:50:18 PM

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Hi Ron,

Thanks for the reply and for the informative meeting yesterday. Please feel free to reach out if you'd like any assistance when it comes time to dive into the wind and snow maps, or any other structural items pertaining to code adoptions. I'm an active member of SEAC and we are conveniently located in Central Boulder with easy access to County Offices. Contact me any time with questions!

Have a great day!

Chris Krauss, PE, SE  
Ascent Group, Inc.  
1711 Pearl Street, Suite 300  
Boulder, CO 80302  
(303) 865-4946

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**From:** Building Code Update <buildingcodeupdate@bouldercounty.gov>  
**Sent:** Monday, November 18, 2024 11:29  
**To:** Chris Krauss <c.krauss@ascentgrp.com>  
**Cc:** Building Code Update <buildingcodeupdate@bouldercounty.gov>  
**Subject:** RE: 2021 I-Code Adoption & Boulder County Snow Map

Chris,

Thanks for reaching out. The code adoption process that we are currently working on does not include any updates to the wind and snow maps. Our hope is the updates that you mention that will be happening statewide will give us the opportunity to update our maps in alignment with this work. We might take the issue up sooner depending on the speed of the statewide process. The last time we did a code update, we also separated out the wind and snow issues from the rest of the code update and it seemed that this allowed for much more time for focused discussion of the structural issues. This will be something that we look at once we are complete with the adoption of the 2021 I-codes.

Thanks again for your participation in this process!

- Ron

**Ron Flax**  
**Deputy Director / Chief Building Official**

Boulder County Community Planning & Permitting  
2045 13th St., Boulder, CO 80302  
Direct: 720-564-2643 | Main: 303-441-3930  
[rflax@bouldercounty.gov](mailto:rflax@bouldercounty.gov)  
(He/Him/His)

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**From:** Chris Krauss <[c.krauss@ascentgrp.com](mailto:c.krauss@ascentgrp.com)>  
**Sent:** Thursday, November 14, 2024 11:03 AM  
**To:** Building Code Update <[buildingcodeupdate@bouldercounty.gov](mailto:buildingcodeupdate@bouldercounty.gov)>  
**Subject:** [EXTERNAL] 2021 I-Code Adoption & Boulder County Snow Map

Good morning,

I was reviewing the Building Code Update Draft online prior to Tuesday's informational meeting, and noticed the wind and snow maps are not yet included. Will there be changes to the Boulder County Ground Snow map? Although the current Ground Snow map indicates that it's based on the 2016 SEAC study, we have discovered over the years that there are locations in the Boulder County Foothills where the SEAC study returns substantially higher ground snow loads than the mapped values, potentially resulting in unconservative structural designs when the BoCo map is followed. Two such examples are listed below:

Gold Hill (townsite):  
Boulder County Pg = 50 lb/sq ft  
SEAC k=14, A=8,250'; Pg = 78 lb/sq ft

Eldora (townsite):  
Boulder County Pg = 55 lb/sq ft  
SEAC k=12, A=8,700'; Pg = 79 lb/sq ft

Values on the plains seem to match pretty well. For what it's worth, this will all go away in future code updates as Colorado's "Case Study" snow area is eliminated and all ground snow load values will be available via the site-specific ASCE7 Hazard Tool. For reference, the ASD ground snow load values for use with ASCE7-22 and IBC2024 at the Gold Hill townsite and Eldora townsite are 70.7 lb/sq ft and 143.5(!) lb/sq ft, respectively.

I'm planning to attend Tuesday's meeting and look forward to the information presented. Please let me know if you have questions or if there's anything I can do assist in this process.

Regards,

**Christopher J. Krauss, PE, SE**  
**Principal**



1711 Pearl Street, #300  
303.865.4946 Direct  
303.499.3022 Office  
[www.ascentgrp.com](http://www.ascentgrp.com)

**From:** [Building Code Update](#)  
**To:** [ellen berry](#); [Building Code Update](#)  
**Subject:** RE: [EXTERNAL] BORC-24-0001  
**Date:** Tuesday, November 26, 2024 3:30:48 PM

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Hello Ellen,

Thank you for reaching out. The proposed building code update and amendments can be found on our Building Code Amendment website, <https://bouldercounty.gov/property-and-land/land-use/building/building-code-amendments/>, under the November 7, 2024 meeting materials section.

We are hoping to tie into the existing Article 19 provisions so that folks who are rebuilding after the Marshall Fire will have the ability to re-build using the existing building codes and not have to transition to the new codes if they do not want to (as long as the Article 19 provisions are still in effect).

Best Regards,  
Kathy

Kathy Gissel | Permit & License Operations Manager  
Marijuana & Secure Transportation Co-Authority  
Permit and Licensing Programs  
Boulder County Community Planning & Permitting  
Service Hours: 8:00a.m. – 4:30p.m. Monday, Wednesday - Friday, and 10:00 a.m.–4:30 p.m. Tuesday  
Mailing Address: P.O. Box 471 | Boulder, CO 80306  
Physical Address: 2045 13th Street | Boulder, CO 80302  
Direct: 720.564.2626 | Main: 303.441.3930  
\*My working hours: 7am – 5:30pm, Monday through Thursday

-----Original Message-----

From: ellen berry <cmdanceellen@gmail.com>  
Sent: Thursday, November 7, 2024 11:14 AM  
To: Building Code Update <buildingcodeupdate@bouldercounty.gov>  
Subject: [EXTERNAL] BORC-24-0001

Hello -

Is there any description of what updates are proposed as part of this update? Anything?  
Is it the IRC or IECC or some BOCO hybrid?

Thanks - the residents of UBC are very interested to hear what is suggested.

Ellen Berry  
UBC Marshall Fire advocate

**From:** [Building Code Update](#)  
**To:** [Joe Barsugli](#); [Building Code Update](#)  
**Subject:** RE: [EXTERNAL] question about HERS /ERI requirements and backup  
**Date:** Tuesday, November 26, 2024 3:34:31 PM

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Hello Joe,

Thank you for reaching out to us with your question, we value your feedback. All emails will be included in our meeting and hearing packets for our boards to review and consider while making decisions.

To stay informed about the updates, please sign up for our Building Code email news notifications by clicking on the orange button located on the Boulder County Building Code Amendments webpage at <https://bouldercounty.gov/property-and-land/land-use/building/building-code-amendments/>. You will also be able to access additional building code and amendment update resources on this webpage as well.

Upcoming Meeting and Hearings  
Board of Review Public Meeting  
December 5, 2024 @ 3pm

Board of Review Public Hearing  
December 19, 2024 @ 3pm

Board of County Commissions Public Hearing  
January 16, 2025 @ 9am

Additional meeting and hearing details, as well as how to join, will be available approximately 1 week prior to each date and can be found on the Boulder County Building Code Amendments webpage at <https://bouldercounty.gov/property-and-land/land-use/building/building-code-amendments/>.

We appreciate your participation in shaping the future of our local building codes.  
Boulder County Community Planning and Permitting Staff

-----Original Message-----

From: Joe Barsugli <joe.barsugli@gmail.com>  
Sent: Thursday, November 7, 2024 4:15 PM  
To: Building Code Update <buildingcodeupdate@bouldercounty.gov>  
Subject: [EXTERNAL] question about HERS /ERI requirements and backup

While incentivizing electrification is good, how will multi-day planned electric outages due to wildfire risk (as happened recently with Xcel energy) be dealt with if there is no backup (below 7000')? This is a major source of anxiety for Boulder homeowners as the unreliable electric grid is not limited to the mountains.

Joe Barsugli

Boulder CO