



TOWN BOARD WORK SESSION

April 15, 2019 - 5:30 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

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 are asked to be recognized by the Mayor before participating in any discussions of the Town Board

AGENDA

1. Meet The Board - New Employees
2. 7th Street Traffic Update
3. 2018 International Building Codes, Contractor Licensing & Residential Guidelines - Joint meeting with Planning Commission - S. Ballstadt
4. Future Meetings Agenda

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.



MEMORANDUM

Date: April 15, 2019
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Brad Sorenson, Human Resource Manager
Re: Meet The Board - New Employees
Item #: 1.

Background / Discussion:

Mezzetti	Sandra	Planner I	3/11/2019	Scott Ballstadt
Martin	Christine	Executive Analyst	3/11/2019	Shane Hale
Timm	Shane	Construction Inspector	2/25/2019	Dennis Wagner
Raasch	Corwin	Facilities Manager	4/2/2019	Terry Walker



MEMORANDUM

Date: April 15, 2019
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Dennis Wagner, Director of Engineering
Re: 7th Street Traffic at Main Street
Item #: 2.

Background / Discussion:

\$385,000 was budgeted in 2019, with the intent of widening 7th St. immediately south of Main Street so a second northbound left turn lane can be added. In January as the traffic consultant (Steve Tuttle with Fox-Tuttle-Hernandez Transportation Group) reviewed traffic and signal timing data provided by CDOT it was discovered that the traffic counts were collected on June 7, 2018, when school was not in session. School traffic is a major contributor to the issues at that intersection and so FTH collected new data on February 12, 2019, including video.

After analyzing the new traffic data FTH concluded that adding a second northbound left turn lane could improve that movement but would cause the level of service in other directions to decline. There seem to be no simple solutions at this intersection.

Steve Tuttle and Mike Oberlander (civil design consultant) will present computer simulations and the pros and cons of potential ways to improve traffic movement at your work session on April 15th.



MEMORANDUM

Date: April 15, 2019
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Scott Ballstadt, Director of Planning
Re: 2018 International Building Codes, Contractor Licensing & Residential Construction Guidelines
Item #: 3.

Background / Discussion:

Following discussions in 1992, the Town first contracted with SAFEbuilt (known as Colorado Inspection Agency at the time) in 1993 to perform building permit plan reviews and building inspections with the passage of Resolution No. 1993-5. More than 25 years later, Windsor is served by the Windsor SAFEbuilt office which operates with a staff of 15.

During this time, SAFEbuilt has assisted the Town with its vetting and adoption of new versions of the building codes. SAFEbuilt participates in International Code Council discussions on national, regional and local levels and brings a wealth of knowledge and experience to the discussion.

Adoption of 2018 IBC

The state has adopted and mandates enforcement of the 2017 National Electrical Code, and the Town also currently enforces the 2012 International Building Codes (IBC) and the 2009 International Energy Conservation Code. Windsor "skipped" the 2015 IBC cycle, as did many other jurisdictions, in order to avoid issues with new code provisions that didn't yet have a proven track record. The 2018 IBC addresses several issues that were previously addressed in Town amendments to the code, therefore, the 2018 version will actually "streamline" some of the Town's amendments as well. The enclosed presentation outlines the more substantive changes.

The enclosed draft ordinance would transition the Town to the 2018 IBC, including the International Building, Residential, Existing Building, Mechanical, Fuel Gas, Plumbing and Property Maintenance Codes and the 2012 International Energy Code, in addition to adding the 2018 International Swimming Pool and Spa Code.

Both Weld and Larimer Counties have already adopted the 2018 building codes, and most neighboring jurisdictions have either adopted or are currently in the process of doing the same. Therefore, many of the builders doing business in Windsor are already familiar with and utilizing the 2018 codes. Prior to scheduling the ordinance for Town Board consideration, staff will be conducting outreach and sending notice to stakeholders, including the Northern Colorado Homebuilders Association, as well as holding a public hearing for any formal comment.

Contractor Licensing Programs

The IBC is a model code that provides the minimum requirements to safeguard health, safety and general welfare of the occupants of buildings and structures. However, the code does not generally get into quality of workmanship, which is sometimes the subject of homeowner complaints.

Trade specific licenses such as those for electricians and plumbers are required by the State of Colorado Department of Regulatory Agencies (DORA), but the Town of Windsor does not currently require general contractors to obtain a contractor license. In many ways, Windsor has been fortunate to have had many quality builders working in town over the years; however, there have been isolated cases where workmanship has been questionable.

The Community Core building permit tracking software that SAFEbuilt provides to the Town as part of their services includes a contractor licensing module that the Town currently does not utilize. Staff has had preliminary conversations with SAFEbuilt regarding steps that would be necessary to implement a contractor licensing program and is seeking further direction from Town Board prior to preparing any draft ordinance or proposal.

The priority of the concepts discussed thus far consist of a program that would not be onerous for the building community nor administratively burdensome. In order to avoid the need for testing, some jurisdictions accept proof of a license from other jurisdictions, along with an annual application form, fee and proof of insurance to be kept on file. Enclosed for discussion purposes is an example of the code language adopted by the Town of Timnath.

Residential Construction Guidelines

The enclosed draft Residential Construction Guidelines are conceptual at this point in time to facilitate a Town Board discussion.

The intent of this concept is to:

- Recognize home builders that go “above and beyond” minimum building codes and are willing to commit to specified minimum residential construction guidelines.
- Protect home and neighborhood values for new Windsor home buyers.
- “Raise the bar” with regard to quality of home construction in Windsor.

Residential Construction Guidelines concept:

- Voluntary program.
- Builders who wish to participate in the program and agree to incorporate the Town’s adopted guidelines into their construction methods will be recognized as “Preferred Builders”. Recognition would be clear that the program is voluntary.
- The Town would adopt minimum residential construction guidelines. The enclosed draft guidelines only address two areas of construction at this time: concrete flatwork (a source of complaints) and energy efficiency (going above minimum adopted energy code).
- The guidelines would be drafted in consultation with respective industry trade organizations to ensure that they are “best management practices” recognized by the industry.
- The guidelines could be expanded in the future as other problem or opportunity areas arise.
- Many existing homebuilders may already utilize the practices outlined in the enclosed draft guidelines; this program would provide an opportunity to be recognized for doing so if the builder wishes to participate.

If the Town Board is in favor of pursuing such a concept, staff would engage the Homebuilders Association and respective industry trade groups to refine the concept and bring back to Town Board for future consideration.

Relationship to Strategic Plan:

The proposal is consistent with the Strategic Plan Priorities including, “economic sustainability and vitality, infrastructure, quality of life, safety and small town feel.”

Recommendation:

Direct staff to schedule applicable documents for approval following stakeholder and public outreach and hearings.

CC:

Russ Weber, SAFEbuilt Colorado Operations Manager
Caleb Sulzen, SAFEbuilt Windsor Building Official

ATTACHMENTS:

- ▢ Draft ordinance adopting 2018 IBC
- ▢ SAFEbuilt presentation slides
- ▢ Town of Timnath contractor licensing code
- ▢ Draft Residential Construction Guidelines concept

TOWN OF WINDSOR

ORDINANCE NO. 2019-

AN ORDINANCE REPEALING CERTAIN ARTICLES OF CHAPTER 18, OF *THE WINDSOR MUNICIPAL CODE* AND ADOPTING BY REFERENCE ARTICLE II, *THE INTERNATIONAL BUILDING CODE*, 2018 EDITION, ARTICLE III, *THE INTERNATIONAL RESIDENTIAL CODE*, 2018 EDITION, ARTICLE IV, *THE INTERNATIONAL MECHANICAL CODE*, 2018 EDITION, ARTICLE V, *THE INTERNATIONAL FUEL GAS CODE*, 2018 EDITION, ARTICLE VI, *THE INTERNATIONAL PLUMBING CODE*, 2018 EDITION, ARTICLE VII, *THE INTERNATIONAL ENERGY CONSERVATION CODE*, 2012 EDITION, ARTICLE VIII, *THE INTERNATIONAL PROPERTY MAINTENANCE CODE*, 2018 EDITION, ARTICLE IX, *THE INTERNATIONAL EXISTING BUILDING CODE*, 2018 EDITION, AND CREATING ARTICLE XVI, *THE INTERNATIONAL SWIMMING POOL AND SPA CODE*, 2018 EDITION, PROMULGATED BY THE INTERNATIONAL CODE COUNCIL, ALL AS AMENDED BY THE TOWN OF WINDSOR, COLORADO.

WHEREAS, the Town of Windsor is a home rule municipality with all powers conferred under Colorado law; and

WHEREAS, the Town of Windsor Home Rule Charter Article IV, Section 4.13, authorizes the Town Board to adopt codes by reference as provided by applicable State statutes; and

WHEREAS, the Town of Windsor has previously adopted certain uniform building codes by reference; and

WHEREAS, the Town of Windsor desires to repeal and readopt updated versions of certain building codes by reference as permitted by the Town of Windsor Home Rule Charter; and

WHEREAS, the Town of Windsor specifically wishes to repeal and replace certain Articles found within Chapter 18 of the *Windsor Municipal* and adopt by reference the *International Building Code* (2018 Edition); *The International Residential Code for One – and Two – Family Dwellings* (2018 Edition); *The International Fuel Gas Code* (2018 Edition); *The International Plumbing Code* (2018 Edition); *The International Mechanical Code* (2018 Edition); *The International Existing Building Code* (2018 Edition); *The International Property Maintenance Code* (2018 Edition); and create Article XVI, *The International Swimming Pool and Spa Code* (2018 Edition); *The International Energy Conservation Code* (2012 Edition), promulgated by the International Code Council, Inc, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, with specified amendments to each; and

WHEREAS, by adopting the various codes by reference as described herein, the Town Board finds it necessary to make other revisions to Chapter 18 of the *Windsor Municipal Code* to assure ease of reference and convenience to the public; and

WHEREAS, the adoption of the foregoing codes by reference promotes the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. Chapter 18, Article II of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

ARTICLE II

International Building Code

Sec. 18-2-10. Adoption of International Building Code.

Pursuant to state law, *The International Building Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 35 inclusive and Appendix Chapter I and N, is hereby adopted by reference as the Town of Windsor Building Code as if fully set out in this ordinance with the additions, deletions, insertions, and changes as follows.

IBC Section 101.1 IBC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

IBC Section 101.4.3 IBC Section 101.4.3 (Plumbing) is amended by deletion of the last sentence.

IBC Section 101.4.5 IBC Section 101.4.5 (Fire prevention) is amended by replacing “International Fire Code” with “adopted fire code”.

IBC Section 101.4.6 IBC Section 101.4.6 (Energy) is amended by replacing the words “International Energy Conservation Code” to “2012 International Energy Conservation Code”.

IBC Section 105.2 IBC Section 105.2 (Work exempt from permit) is amended by deleting;

Exception #1 and replacing with:

One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 8 feet above grade measured from a point directly outside the exterior walls of the structure.”

Exception #2 is deleted in its entirety and replaced with:

Fences not over 6 feet (2134mm) high.

Adding Exception #14 as follows:

Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

IBC Section 105.5 IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with:

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

IBC Section 109.4 IBC Section 109.4 (Work commencing before permit issuance) is deleted in its entirety and replaced with:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

IBC Section 109.6 IBC Section 109.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

IBC Section 113.1 IBC Section 113.1 (General) is amended by deleting the last two sentences and inserting the following:

The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.

IBC Section 113.3 IBC Section 113.3 (Qualifications) is amended by deleting the section in its entirety.

IBC Section 114.2 IBC Section 114.2 (Notice of Violation) is amended by adding “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

IBC Section 202 IBC Section 202 (Definitions) is amended by addition of the following:

Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

IBC Section 915.2.1 IBC Section 915.2.1 (Dwelling units) The first paragraph is amended as follows:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

IBC Section 1015.2 IBC Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

IBC Section 1020.1 IBC Section 1020.1 (Table 1020.1 Corridor Fire-Resistance Rating) is revised to replace the corridor rating for R Occupancies with a sprinkler system from 0.5 to 1-Hour fire rating.

IBC Section 1030.2 IBC Section 1030.2 (Minimum Size) is amended by the addition of the following:

For all building permits issued after the effective date of Ordinance 1999-1021, June 14, 1999 all escape and rescue windows requiring a window well pursuant to the International Building Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of Ordinance 1999-1021, June 14, 1999, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town.

IBC Section 1301.1.1 IBC Section 1301.1.1 (Criteria) is amended by replacing “International Energy Conservation Code” with the “2012 International Energy Conservation Code”.

IBC Section 1612.3 IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Windsor” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town of Windsor dated January 20, 2016 or any flood insurance study for the Town of Windsor subsequently adopted and in effect.

Sec. 18-2-20. Purpose and scope.

The purpose of the International Building Code is to safeguard the public health and safety by establishing minimum regulations for building systems using prescriptive and performance-related provisions.

Sec. 18-2-30. Modifications and amendments.

The International Building Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Building Code shall be deleted.

Sec. 18-2-40. Copy on file.

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Building Code and shall make copies thereof available for purchase by the public at a reasonable cost.

Section 2. Chapter 18, Article III of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

ARTICLE III

International Residential Code

Sec. 18-3-10. Adoption of code by reference.

Pursuant to State law, *The International Residential Code*, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix Chapters H and M, is hereby adopted by reference as the Town of Windsor Residential Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows.

IRC Section R101.1 IRC Section R101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

IRC Section R105.2 IRC Section R105.2 (Work Exempt from Permit) is amended by deleting;

Exception #1 and replacing with:

One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 8 feet above grade measured from a point directly outside the exterior walls of the structure.

Exception #2 is deleted in its entirety and replaced with “Fences not over 6 feet (2134mm) high.

Exception #10 is deleted in its entirety and replaced with “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

IRC Section 105.5 IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with:

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided

further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

IRC Section R108.6 Section R108.6 (Work commencing before permit issuance) is deleted in its entirety and replaced with:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

IRC Section R109.4 Section R108.4 (Related Fees) is amended by creating a new subsection as follows:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

IRC Section R109.5 IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

IRC Section R110.3.9 IRC Section R110.3.9 (Other inspections) is amended by the addition of a new subsection as follows:

R110.3.9.1 Insulation Inspection. Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

IRC Section R113.1 IRC Section R112.1 (General) is amended by deleting the last three sentences and inserting the following:

The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.

IRC Section R113.3 IRC Section R112.3 (Qualifications) is amended by deleting this section in its entirety.

IRC Section R114.2 IRC Section R113.2 (Notice of Violation) is amended by adding “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

IRC Section R202 IRC Section R202 (Definitions) is amended by addition of the following:

Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

IRC Table R301.2 (1) IRC Table R301.2 (1) is completed to provide the following:

Table R301.2 (1)
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)	Topographic effects		Weathering	Frost Line Depth	Termite					
30psf	115	No	B	Severe	30 in.	Slight to Moderate	1	YES	*	1000	45°F

*Latest flood insurance study dated January 20, 2016 or any flood insurance study for the Town of Windsor subsequently adopted and in effect.

IRC Section R302.1 IRC Section R302.1 (Exterior walls) is amended by the deletion of the wording; “or dwellings equipped throughout with an automatic sprinkler system installed in accordance with section P2904 shall comply with table R302.1(2).”

IRC Table R302.1 (2) IRC Table R302.1 (2) is deleted in its entirety.

IRC Section R302.3 IRC Section R302.3 (Two-family dwelling) is amended by replacing “1-Hour fire-resistance rating” with “2-Hour fire-resistance rating” and by deleting exception 1.

IRC Section R302.13 IRC Section R302.13 (Fire Protection of Floors) is amended by the addition of exceptions 5, 6, and 7 as follows:

Exception #5- For floor assemblies located over a basement or crawlspace, mechanical equipment rooms not larger than 80 square feet constructed per sections R302.13 with minimum ½ inch gypsum wallboard on the enclosing walls and a self-closing weather stripped solid door.

Exception #6- Floor assemblies located over a basement or crawlspace, with mechanical equipment rooms not larger than 80 square feet may be constructed per Exception #4, using fire treated I joists only above furnace closet area with minimum 5/8 inch Type X gypsum wallboard on the enclosing walls and a self-closing weather stripped solid core 20 minute rated door and frame.

Exception #7- For floor assemblies located over a basement or crawl space with a mechanical equipment room not larger than 80 square feet may be unprotected if a fire sprinkler head is installed in accordance with section P2904 or the International Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic water loop.

IRC Section R303.4 IRC Section R303.4 (Mechanical Ventilation) is amended by replacing “5 air changes per hour” with “7 air changes per hour” and replacing the words “in accordance with section N1102.4.1.2” with “in accordance with section 402.4.1.2 of the International Energy Conservation Code 2012 Edition.

IRC Section R309.5 IRC Section R309.5 (Fire sprinklers) is amended by the deletion of this section in its entirety.

IRC Section R310.1 IRC Section R310.1 (Emergency Escape and Rescue Openings) is amended by the deletion of the first paragraph and replaced with:

All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.2.

Exception #2 is deleted in its entirety.

IRC Section R310.1.1 IRC Section R310.1.1 (Minimum opening area) is amended by the deletion of the exception.

IRC Section R310.2 IRC Section R310.2 (Window wells) is amended by the addition of the following:

For all building permits issued after the effective date of Ordinance 1999-1021, June 14, 1999, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of Ordinance 1999-1021, June 14, 1999, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Town's regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town."

IRC Section R310.2.1 IRC Section R310.2.1 (Ladder and steps) is amended by the addition of the following exception to read as follows:

Exception: Only one window well ladder shall be required in an unfinished basement.

IRC Section R312.1 IRC Section R312.1 (Guards required) is amended by the addition of a third paragraph as follows:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

1. The access side of stairways need not be protected.
2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this code.
3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.

IRC Section R313 IRC Section R313 (Automatic Fire Sprinkler Systems) is amended by the deletion of this section in its entirety.

IRC Section 315.3 IRC Section 315.3 (Location) The first paragraph is amended as follows:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

IRC Section R319 Section R319 is amended by the deletion of the 4th paragraph and replaced with:

Numbers shall be a minimum of 3 inches high with a minimum stroke width of ½ inch.

IRC Section R401.2 IRC Section R401.2 (Requirements) is amended by the addition of the following:

Foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.

IRC Section R405.1 IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

IRC Section R405.2.3 IRC Section R405.3 (Drainage System) is amended by the addition of the following to the end of this section:

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.

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.

IRC Chapter 11 IRC Chapter 11 (Energy Efficiency) is deleted in its entirety and replaced with the 2012 International Energy Conservation Code.

IRC Section M1502.4.5.2 IRC Section M1502.4.5.2 (Manufactures instructions) is amended by the deletion of this section in its entirety.

IRC Section G2415.12 IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IRC Section G2415.12.1 IRC Section G2415.12.1 (Individual outside appliances) is deleted in its entirety.

IRC Section G2417.4.1 IRC Section G2417.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.

IRC Section G2417.4.2 IRC Section G2417.4.2 (Test Duration) is amended by replacing “10 Minutes” with “15 Minutes”.

IRC Section P2503.5.1 IRC Section P2503.5.1 (Rough plumbing) is amended by deleting the first paragraph and replacing with:

DWV systems shall be tested on completion of the rough piping installation by water or air with no evidence of leakage.

IRC Section P2603.5.1 IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

IRC Section P2913 IRC Section P2913 (Reclaimed Water systems) is deleted in its entirety.

IRC Section P3103.1 IRC Section P3103.1 (Roof extension) is amended by replacing the words “6 inches” with “12 inches”.

IRC Section AM102 IRC Section AM102 (Definition) is amended by the addition of “Home Care Facilities”.

HOME CARE FACILITIES. A home wherein care is given to up to eight care recipients with a maximum number of nine occupants located in the primary residence of the care giver. A Home Care Facility is considered a home occupation.

IRC Section AM103.1 IRC Section AM103.1 (Exits required) is deleted in its entirety and replaced with the following:

During the time of operation of the day care, two exits are required from the ground-level story. Two exits are required from a home day care operated in a manufactured home regardless of the occupant load. Exits shall comply with Section R311.

IRC Section AM103.1.3 IRC Section AM103.1.2 (Basements) is amended by the addition of the following paragraph:

An emergency and escape window used as the second means of egress from a basement shall comply with Sections R310 and AM 103.1.1 and be located in the area or room used for home care purposes.

IRC Section AM103.1.3 IRC Section AM103.1.3.1 (Type of fence and hardware) is deleted in its entirety and replaced with the following:

The fence shall be of durable materials and be not less than 4 feet (1219 mm) tall, completely enclosing the area used for the day care operations. Each opening shall be a gate or door equipped with a self-closing and self-latching device to be installed at not less than 42 inches (1067 mm) above the ground.

IRC Section AM103.1.3.2 IRC Section AM103.1.3.2 (Construction of fence) is amended by deleting exception #3 in its entirety.

Sec. 18-3-20. Purpose and scope.

The purpose of the International Residential Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the use and occupancy, location and maintenance of all residential buildings and structures within this jurisdiction.

Sec. 18-3-30. Modifications and amendments.

The International Residential Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Residential Code shall be deleted.

Sec. 18-3-40. Copy of code on file.

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Residential Code and shall make copies thereof available for purchase by the public at a reasonable cost.

Section 3. Chapter 18, Article IV of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

ARTICLE IV

International Mechanical Code

Sec. 18-4-10. Adoption of code by reference.

Pursuant to State law, *The International Mechanical Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive, is hereby adopted by reference as the Town of Windsor Mechanical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

IMC Section 101.1 IMC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

IMC Section 504.8.4.2 IMC Section 504.6.4.2 (Manufactures Instructions) is amended by the deletion of this section in its entirety.

Sec. 18-4-20. Purpose and scope.

The purpose of the International Mechanical Code is to safeguard the public health and safety by establishing minimum regulations for mechanical systems using prescriptive and performance-related provisions.

Sec. 18-4-30. Modifications and amendments.

The International Mechanical Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Mechanical Code shall be deleted.

Sec. 18-4-40. Copy of code on file.

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Mechanical Code and shall make copies thereof available for purchase by the public at a reasonable cost.

Section 4. Chapter 18, Article V of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

ARTICLE V

International Fuel Gas Code

Sec. 18-5-10. Adoption of code by reference.

Pursuant to State law, *The International Fuel Gas Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Town of Windsor Fuel

Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

IFGC Section 101.1 IFGC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

IFGC Section 404.12 IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following:

All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IFGC Section 404.12.1 IFGC Section 404.12.1 (Individual outside appliances) is deleted in its entirety.

IFGC Section 406.4.1 IFGC Section 406.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.

IFGC Section 406.4.2 IFGC Section 406.4.2 (Test duration) is amended by changing the second paragraph to read:

When testing a system having a volume less than 10 cubic feet or a system in a single family dwelling, the test duration shall be not less than 15 minutes.

IFGC Section 614.8.5.2 IFGC Section 614.8.5.2 (Manufactures instructions) is amended by the deletion of this section in its entirety.

Sec. 18-5-20. Purpose and scope.

The purpose of the International Fuel Gas Code is to safeguard the public health and safety by establishing minimum regulations for fuel gas systems and gas-fired appliances, using prescriptive and performance-related provisions.

Sec. 18-5-30. Modifications and amendments.

The International Fuel Gas Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Fuel Gas Code shall be deleted. (Ord. 2008-1315)

Sec. 18-5-40. Copy of code on file.

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Fuel Gas Code and shall make copies thereof available for purchase by the public at a reasonable cost.

Section 5. Chapter 18, Article VI of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

ARTICLE VI

International Plumbing Code

Sec. 18-6-10. Adoption of code by reference.

Pursuant to State law, *The International Plumbing Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive, is hereby adopted by reference as the Town of Windsor Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

IPC Section 101.1 IPC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

IPC Section 305.4.1 IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

IPC Section 312.3 IPC Section 312.3 (Drainage and vent air test) is amended by deleting the first paragraph.

IPC Section 903.1 IPC Section 903.1 (Roof extension) is amended by inserting the number “12” (152.4 mm) where indicated in the second sentence.

IPC Section 1304 IPC Section 1304 (Reclaimed water systems) this section is deleted in its entirety.

Sec. 18-6-20. Purpose and scope.

The purpose of the International Plumbing Code is to safeguard the public health and safety by establishing minimum regulations for plumbing systems, using prescriptive and performance-related provisions.

Sec. 18-6-30. Modifications and amendments.

The International Plumbing Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Plumbing Code shall be deleted.

Sec. 18-6-40. Copy of code on file.

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Plumbing Code and shall make copies thereof available for purchase by the public at a reasonable cost.

Section 6. Chapter 18, Article VII of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

ARTICLE VII

International Energy Conservation Code

Sec. 18-7-10. Adoption of code by reference.

Pursuant to State law, *The International Energy Conservation Code*, 2012 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 5 inclusive, is hereby adopted by reference as the Town of Windsor Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

IECC Section C101.1 IECC Section C101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

IECC Section 109.1 IECC Section 109.1 (General) is amended by deleting the last three paragraphs and inserting the following:

The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.

IECC Section 109.3 IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.

IECC Section C402.4.1.2.3 IECC Section C402.4.1.2.3 (Building test) is deleted in its entirety.

IECC Section C408 IECC Section C408 (System commissioning) is deleted in its entirety.

Sec. 18-7-20. Purpose and Scope

The purpose of the International Energy Conservation Code is to safeguard the public health and safety by establishing minimum regulations for energy conservation systems systems, using prescriptive and performance-related provisions.

Sec. 18-7-30. Modifications and amendments.

The International Energy Conservation Code, together with any appendices thereto, is adopted by reference with the following specific deletion: all sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Energy Conservation Code shall be deleted.

Sec. 18-7-40. Copy of code on file.

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Energy Conservation Code and shall make copies thereof available for purchase by the public at a reasonable cost.

Section 7. Chapter 18, Article VIII is hereby repealed, amended and re-adopted to read as follows:

ARTICLE VIII

International Property Maintenance Code

Sec. 18-8-10. Adoption of code by reference.

Pursuant to State law, *The International Property Maintenance Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Town of Windsor Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

IPMC Section 101.1 IPMC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

IPMC Section 102.3 IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the last paragraph.

IPMC Section 103.5 IPMC Section 103.5 (Fees) is amended by deleting the section in its entirety.

IPMC Section 111.2 IPMC Section 111.2 (Membership of board) is amended by deleting the section in its entirety and inserting the following:

The members of the Board of Appeals shall be comprised of the members of the Town Board of Appeals.

IPMC Section 111.2.1 IPMC Section 111.2.1 (Alternate Members) is amended by the deletion of this section in its entirety.

IPMC Section 111.2.2 IPMC Section 111.2.2 (Chairman) is amended by deleting the section in its entirety.

IPMC Section 111.2.3 IPMC Section 111.2.3 (Disqualification of member) is amended by deleting the section in its entirety.

IPMC Section 111.2.4 IPMC Section 111.2.4 (Secretary) is amended by deleting the section in its entirety.

IPMC Section 111.2.5 IPMC Section 111.2.5 (Compensation of members) is amended by deleting the section in its entirety.

IPMC Section 111.3 IPMC Section 111.3 (Notice of Meeting) is amended by the deletion of this section in its entirety.

IPMC Section 111.4 IPMC Section 111.4 (Open Hearing) is amended by the deletion of this section in its entirety.

IPMC Section 302.3 IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.

IPMC Section 302.4 IPMC Section 302.4 (Weeds) is amended by deleting this section in its entirety.

IPMC Section 302.8 IPMC Section 302.8 (Motor Vehicles) is amended by deleting this section in its entirety.

IPMC Section 304.3 IPMC Section 304.3 (Premises Identification) is amended by deleting the 4th paragraph and replacing with “Numbers shall be a minimum 3 inches in height with a minimum stroke width of .5 inch.”

IPMC Section 304.14 IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.

IPMC Section 308 IPMC Section 308 (Rubbish and Garbage) is amended by the deleting this section in its entirety.

IPMC Section 309 IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.

IPMC Section 604.2 IPMC Section 604.2 (Service) is amended by replacing “NFPA 70” with “Electrical Code adopted by the State of Colorado.”

Sec. 18-8-20. Purpose and Scope.

The purpose of the International Property Maintenance Code is to safeguard the public health and safety by establishing minimum regulations for property maintenance, using prescriptive and performance-related provisions.

Sec. 18-8-30. Modifications and amendments.

The International Property Maintenance Code, together with any appendices thereto, are adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Property Maintenance Code shall be deleted.

Sec 18-8-40. Copy of codes on file.

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Property Maintenance Code and shall make copies thereof available for purchase by the public at a reasonable cost.

Section 8. Chapter 18, Article IX of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

ARTICLE IX

International Existing Building Code

Sec. 18-9-10. Adoption of code by reference.

Pursuant to State law, *The International Existing Building Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive, is hereby adopted by reference as the Town of Windsor Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

International Existing Building Code is amended by replacing all references to “International Fire Code” with “Adopted Fire Code”.

IEBC Section 101.1 IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

IEBC Section 1401.2 IEBC Section 1401.2 (Conformance) is amended by deleting the section in its entirety and replacing it with the following:

Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.

Sec. 18-9-20. Purpose and Scope.

The purpose of the International Existing Building Code is to safeguard the public health and safety by establishing minimum regulations for existing buildings, using prescriptive and performance-related provisions.

Sec. 18-9-30. Modifications and amendments.

The International Existing Building Code, together with any appendices thereto, are adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Existing Building Code shall be deleted.

Sec 18-9-30. Copy of codes on file.

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Existing Building Code and shall make copies thereof available for purchase by the public at a reasonable cost.

Section 9. Chapter 18, Article XVI of the Windsor Municipal Code is hereby created to read as follows:

ARTICLE XVI

International Swimming Pool and Spa Code

Sec. 18-16-10. Adoption of code by reference.

Pursuant to State law, *The International Swimming Pool and Spa Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Town of Windsor Swimming Pool and Spa Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

Sec. 18-16-20. Purpose and Scope.

The purpose of the International Swimming Pool and Spa Code is to safeguard the public health and safety by establishing minimum regulations for swimming pools and spas, using prescriptive and performance-related provisions.

Sec. 18-16-30. Modifications and amendments.

The International Swimming Pool and Spa Code, together with any appendices thereto, are adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Swimming Pool and Spa Code shall be deleted.

Sec. 18-16-40. Copy of codes on file.

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Swimming Pool and Spa Code and shall make copies thereof available for purchase by the public at a reasonable cost.

Section 10. Severability.

Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 11. Repeal.

Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 12. Effective Date. Except as otherwise expressly provided herein, the provisions enacted by this Ordinance shall become effective at 12:01 a.m. on **[insert effective date here]**

Introduced, passed on first reading and ordered published this ____ day of _____, 2019.

TOWN OF WINDSOR, COLORADO

Kristie Melendez, Mayor

ATTEST:

Krystal Eucker, Town Clerk

[Seal]

Introduced, passed on second reading and ordered published this ____ day of _____, 2019.

TOWN OF WINDSOR, COLORADO

Kristie Melendez, Mayor

ATTEST:

Krystal Eucker, Town Clerk

[Seal]



2018 I-Code Adoption

Caleb Sulzen – Building Official

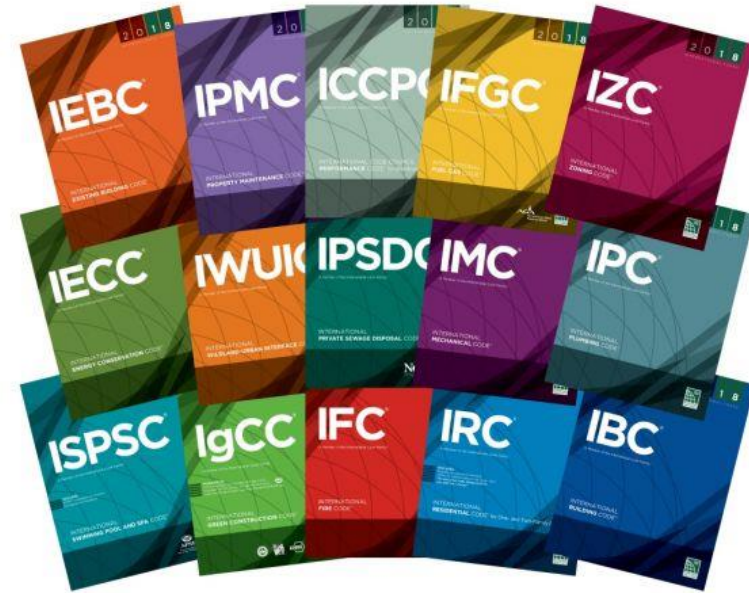
Rob Godin – Building Inspector

Russ Weber – Colorado Operations Manager

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2018 I-Code Adoption

- 2018 International Code Series
 - 2017 National Electrical Code
 - 2018 International Building Code
 - 2018 International Residential Code
 - 2018 International Existing Building Code
 - 2018 International Mechanical Code
 - 2018 International Fuel Gas Code
 - 2018 International Plumbing Code
 - 2012 International Energy Conservation Code
 - 2018 International Property Maintenance Code
 - 2018 International Swimming Pool and Spa Code



Current Codes Adopted in Northern Colorado

Building Code Comparison											
International Code:											
	Residential	Building	Mechanical	Fuel Gas	Plumbing	Energy Conservation	Fire	Electric	Existing Building Code	Property Maintenance Code	2018 Code Adoption
Milliken	2012	2012	2012	2012	2012	2009	2012	2017	1997	1997	?
Johnstown	2006	2006	2006	2006	2006	2006	2006	2017			?
Platteville	2006	2006	2006	2006	2006	2006	2006	2006	2006	2006	In process
Fort Lupton	2012	2012	2012	2012	2012	2006	2012	2017	2012	2012	?
LaSalle	2003	2003	2003	2003	2003	1977	2003	2017			?
Gilcrest	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	In process
Greeley	2015	2015	2015	2015	2015	2009	2015	2017	2015	2015	
Evans	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	In process
Ault	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	In process
Nunn	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	In process
Windsor	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	In process
Severance	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	In process
Fort Collins	2018	2018	2018	2018	2018	2018	2018	2017	2018	2018	Adopted
Wellington	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	In process
Loveland	2012	2012	2012	2012	2012	2012	2012	2017	2012	2012	?
Berthoud	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	?
Mead	2006	2006	2006	2006	2006	2006	2006	2017	2006	2006	In process
Longmont	2018	2018	2018	2018	2018	2018	2018	2017	2018	2018	Adopted
Firestone	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	In process
Frederick	2012	2012	2012	2012	2012	2006	2012	2017	2012	2012	?
Dacono	2012	2012	2012	2012	2012	2009	2012	2017	2012	2012	In process
Larimer County	2018	2018	2018	2018	2018	2018	2015	2017	2015	2015	Adopted
Weld County	2018	2018	2018	2018	2018	2009	2018	2017	2018	2018	Adopted

IBC



- Current Amendments

- Section 105.2 Work Exempt from Permit- Fences not over 7ft in height are exempt from permits in the Building code. Current amendment changes 7ft to 6ft to align with town codes
- Section 202 Definitions- “Sleeping Unit” classification added to code as there is no definition for what makes up a bedroom/sleeping room
- Section 1015.2 Guards- Adds protection for window wells that are 30”+ deep and within 3’ of a walking surface
- Section 1030.4.1 Emergency Escape and Rescue Openings- Allows for additions to or alterations of existing structures constructed prior to June 14, 1999 to have window wells that comply with the 1997 edition of the Uniform Building Code

IBC

- Proposed Amendments

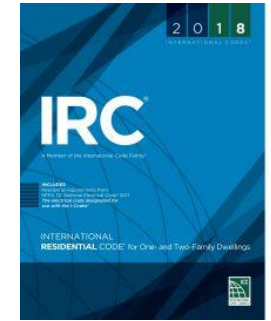
- Section 1030.1 Emergency Escape and Rescue Openings- New exception allows basement bedrooms in sprinklered R-2 and R-3 buildings to not have an egress window provided there are other egress openings in the basement. Propose to delete exception to maintain consistency with residential code
- CO Detection- Align with State Bill requiring CO detectors within 15' of every sleeping room in residential structures that have gas-fired appliances or attached garages
- Sections 1609.1.1 & 1609.3 Wind Speed Conversions- Wind speed design parameters have changed from Basic and Ultimate design wind speeds to Allowable stress design windspeed
- Table 1020.1 Corridor Fire-Resistance Rating- Recommend modifying 30min corridor rating for sprinklered R occupancies to 60min minimum rating as tested 30min assemblies for corridor construction are not prevalent in design manuals

IBC

- Significant Changes

- Table 1004.5 Occupant Loads- The occupant load factor for calculating the maximum floor area per occupant in a business occupancy has increased from 100sf per occupant to 150sf per occupant
- Section 1005.8 Concentrated Business Use Areas- Now concentrated business uses (call centers, trading floors, electronic data processing centers, and similar uses) have the ability to use actual occupant loads for determining means of egress requirements
- Section 1705.5.2 Metal-Plate-Connected Wood Trusses- Special inspections are now necessary for trusses that have a height of over 60"
- Sections 3310.1 & 3314.1 Safeguards During Construction- Stairways and Fire watch required during construction on structures exceeding 40ft in height
- Section 2902.2 Separate Facilities- Separate restrooms shall not be required for each sex in Business occupancies in which the maximum occupant load is 25 or fewer.

IRC



- Current Notable Amendments

- Section 105.2 Work Exempt from Permit- Fences not over 7ft in height are exempt from permits in the Building code. Current amendment changes 7ft to 6ft to align with town codes
- Table R302.1(2) Exterior walls for Structures with Fire Sprinklers- Table has been deleted as it allows residential buildings with fire sprinklers to have 0' fire separation distance to property lines and may lead to confusion with planning and zoning setback requirements
- Section R310.1 Emergency Escape and Rescue Openings- Allows for additions to or alterations of existing structures constructed prior to June 14, 1999 to have window wells that comply with the 1991 edition of the Uniform Building Code
- Section R405.1 Foundation Drainage- Requires all foundation perimeter drains to be designed and inspected by a Colorado licensed Engineer and provides minimum separation requirements between basement floors and the ground water table

IRC

- Notable Proposed Amendments

- Section R302.13 Fire Protection of Floors- Proposed amendment provides additional options to protect Engineered I-Joist floor systems in unfinished basements and crawlspaces
- Section R310.1 Emergency Escape and Rescue Openings- New exception allows basement bedrooms in sprinklered structures to not have an egress window provided there are other egress openings in the basement. Propose to delete exception to maintain consistency with building code
- CO Detection- Align with State Bill requiring CO detectors within 15' of every sleeping room in residential structures that have gas-fired appliances or attached garages
- Section R507 Exterior Decks- Recommend amendment to delete interior lateral load attachments for existing structures with finished basements or when an engineered design is provided

IRC

- Significant Changes from Previous Adopted Code

- Section R324 Solar Energy Systems- Prior to 2015 IRC, PV systems were not regulated in the IRC. Code now introduces provisions for PV system installation for residential applications.
- Section R325.6 Habitable Attics- Attics that have habitable space and meet all of the following criteria shall not be considered a story: Floor area is not less than 70sf; the occupied floor area meets minimum ceiling heights; space is enclosed by roof assembly above, walls on sides, and floor-ceiling assembly below; and the floor of the occupied space does not extend beyond the exterior walls of the floor below. If one of these items do not apply then the habitable attic is considered a separate story.
- Section R327 Stationary Storage Battery Systems- New provisions for the storage of battery systems in dwellings (Batteries systems for PV systems, Generators, Electric Vehicle Charging)
- Section R408.3 Unvented Crawlspaces- Unvented crawlspaces may use a dehumidification system in lieu of conditioning the space or providing a mechanical ventilation system
- Section R507 Exterior Decks- Lateral load attachments required in addition to standard ledger connection
- Section M1502.4.2 Dryer Exhaust Ducts- Dryer ducts enclosed in wall or ceiling cavities may not be deformed (Requires a 6" framed wall for standard 4" dryer duct vent)
- Section G2447.2 Cooking Appliances- Commercial cooking equipment is now allowed in residential installations as long as the design has been completed by a Colorado licensed Engineer

IRC

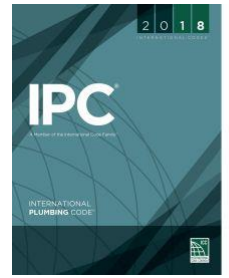
- Appendices for Consideration
 - Appendix F- Radon Control Methods
 - Appendix H- Patio Covers (Currently Adopted)

Townhouse Fire Sprinklers

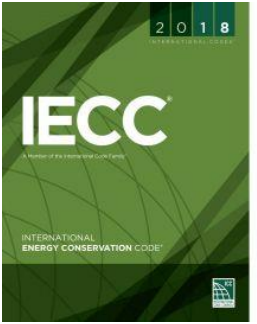


- To suppress or not to suppress, that is the question...
 - The 2012 IRC introduced fire sprinklers for single family structures for the first time
 - The majority of Jurisdictions in the Front Range amended the code to remove residential fire sprinkler requirements when this code was first introduced. Since the original introduction in the 2012 code more and more Jurisdictions have started to adopt modified versions of this code section- most notably in Townhouse construction
 - 2013-2015 - 109,700 fires in Multi Family units resulting in 405 deaths

IMC, IFGC, IPC



- Current amendments remain generally unaffected with the 2018 Mechanical, Fuel Gas, and Plumbing Codes
 - Boiler design temperature has been updated to -10° to better align with local climate and equipment considerations



ENERGY CODE COMPARISON 2009-2018 CLIMATE ZONE 5

	2006	2009	2012	2015 *	2018 *
Fenestration U-Factor	0.35	0.35	0.32	0.32	0.30
Skylight U-Factor	0.60	0.60	0.55	0.55	0.55
Glazed Fenestration SHGC	NR	NR	NR	NR	NR
Ceiling R-Value	38	38	49	49	49
Wood frame wall R-Value	19	20	20 or 13+5	20 or 13+5	20 or 13+5
Mass wall R-Value	13/19	13/17	13/17	13/17	13/17
Floor R-Value	30	30	30	30	30
Basement wall R-Value	13/19	13/17	15/19	15/19	15/19
Slab R-Value & Depth	10, 2 ft	10, 2 ft	10, 2 ft	10, 2 ft	10, 2 ft
Crawl space wall R-Value	13-Oct	13-Oct	15/19	15/19	15/19

WOOD FRAMED - First value is cavity, the second value is continuous insulation (R-13 cavity insulation + R-5 continuous insulation)

MASS WALLS - First value is continuous insulation at interior/exterior. Second value is interior cavity insulation

* DUCT TIGHTNESS TEST MANDATORY

* BLOWER DOOR TEST MANDATORY

* COMMISSIONING OF APPLIANCES MANDATORY

IECC

- Commercial Energy Code

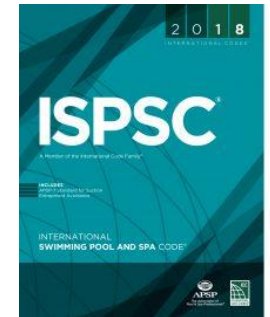
- The 2012 IECC introduces system commissioning for mechanical and electrical systems
- Recommend deleting C408 (system commissioning)

- Residential Energy Code

- Basement wall insulation values have increased to a R-15 continuous insulation or R-19 cavity insulation
- Recommend amending Table R402.1.1 (Insulation requirements by components) to allow existing structures constructed prior to the adoption of this code to finish a basement with previous code minimum requirement of R-10 continuous or R-13 cavity insulation.
- Blower Door testing (building air leakage) is required for all residential structures regardless of compliance method. Recommend deleting requirement for Blower Door testing when using the Prescriptive code methodology

2018 International Swimming Pool and Spa Code

- Code for commercial and residential swimming pools and spas
 - Previous regulation in the Residential Code was in Appendix G
 - Previous regulation in the Building Code (Commercial and Multi-Family) was in chapter 31 of the IBC
 - ISPSC combined elements from the Plumbing, Mechanical, Energy, and Building Codes to provide a complete code that regulates the installation of public and private swimming pools and spas



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2018 International Swimming Pool and Spa Code

- Notable elements in the 2018 ISPSC
 - Section 305- Barriers are not required where a lockable/automatic safety cover is provided
 - Public swimming pools are now classified by use and pool type in order to provide specific standards for the design and installation of pool facilities and their intended use
 - Minimum pool dimensions and depths when diving equipment is provided
 - Minimum pool deck areas around public swimming pools
 - Class A and B pools are required to have toilet facilities with appropriate fixture counts based on the IBC/IPC
 - New entry and exit provisions for pools, not just pool areas
 - Permanent inground residential pools have maximum floor slopes, depth transition specifications, and minimum depth requirements

Decisions

- Mandate fire sprinklers in Townhomes
- Amend the mandate for Fire Sprinklers in 1 and 2 family dwellings
- 2012 Energy Code?
- Reclaimed Water systems (Gray Water)
- Fire Protection of Floor alternatives

QUESTIONS



ARTICLE 3 - Contractor Licenses

Sec. 6-3-10. - Intent.

The intent and purpose of this Article is to ensure that contractors doing business within the Town have minimum qualifications and maintain adequate liability by issuance of contractor licenses as provided for by this Article.

(Prior code, § 6.8.1; Ord. No. 11, § 1, 2015, 11-10-2015)

Sec. 6-3-20. - General.

The Building Official shall administer the provisions of this Article and may adopt reasonable rules and procedures for such purposes.

(Prior code, § 6.8.2; Ord. No. 11, § 1, 2015, 11-10-2015)

Sec. 6-3-30. - Definitions.

For the purposes of this Article, the following terms shall have the following meanings:

Building Code means the International Building Code and all related codes, including but not limited to the International Fire Code, International Plumbing Code and National Electrical Code as adopted by the Town in Chapter 18 of this Code.

Building Official means the Building Official appointed by the Town and/or the Building Official's designee.

Building permit means the permit required by the Building Code that is adopted in Chapter 18 of this Code.

Construction means the work, including erection, alteration, demolition, movement, repair or remodeling, of any building or structure, or portion thereof, requiring a building permit by the Building Code, and any work within the public ways or on any public facility in the Town.

Contractor , unless specifically exempted in this Article, means any person, firm, partnership, corporation, association, other organization or any combination thereof that performs construction within the Town.

Contractor's license means the license to be issued to contractors operating within the Town.

Employee means a person who is eligible for Colorado workers' compensation insurance and unemployment insurance benefits, is employed by a contractor to perform construction work to which person a wage or salary is directly paid as an individual. For the purposes of this Article, any worker who qualifies as an independent contractor under state law is not considered an employee of a contractor.

(Prior code, § 6.8.3; Ord. No. 11, § 1, 2015, 11-10-2015)

Sec. 6-3-40. - License required.

- (a) Except as otherwise permitted in this Article, no person may perform construction or operate as a contractor within the Town unless such contractor holds a valid contractor's license issued by the Town.
- (b) For any construction requiring a contractor's license, permits shall be issued only to a property owner or to a contractor holding a contractor's license. If a contractor is released from or abandons construction, the contractor shall immediately notify the Building Official in writing. No further work

shall be done on such construction until the Building Official is notified in writing of the intended resumption by an owner or contractor entitled to obtain an original building permit under this Article.

(Prior code, § 6.8.4; Ord. No. 11, § 1, 2015, 11-10-2015)

Sec. 6-3-50. - Exemptions.

A contractor's license shall not be required for the following:

- (1) Work performed that does not require a building permit.
- (2) An owner of a detached single-family dwelling and associated accessory buildings, or any unpaid volunteer under the continuous personal supervision of the owner of such buildings, who personally performs construction on the owner's personal residence and associated accessory buildings; provided that the owner commences construction of no more than one such dwelling within any 24-month period or is replacing a building destroyed or damaged. Prior to performing any such construction, the owner must demonstrate sufficient knowledge and proficiency required to perform said construction as determined by the Building Official.
- (3) A person performing work as the contractor's employee on behalf of and in the name of the contractor holding a contractor's license.
- (4) Any person who is without pay or compensation of any kind performing construction and who is supervised directly by a contractor holding a contractor's license to ensure that such work conforms to the Building Code.

(Prior code, § 6.8.5; Ord. No. 11, § 1, 2015, 11-10-2015)

Sec. 6-3-60. - Duties of Building Official.

The Building Official shall prepare licensing forms and, subject to the right of appeal of any decision of the Building Official to the Town Manager, shall determine all matters related to the suspension or revocation of any contractor's license. The Town Manager is authorized upon appeal in specific cases to grant variances from the terms of this Article where the strict application of any provision of this Article would result in peculiar or exceptional practical difficulties to or exceptional or undue hardship upon the person or applicant regulated, or when such applicant can demonstrate to the satisfaction of the Town Manager that the applicant possesses other qualifications not specifically listed in this Article, such as specialized training education or additional experience which the Town Manager determines qualifies the applicant to perform any construction in a competent manner.

(Prior code, § 6.8.6; Ord. No. 11, § 1, 2015, 11-10-2015)

Sec. 6-3-70. - Fees, qualifications, renewals.

- (a) Prior to issuance of a building permit to any contractor holding a contractor's license, the licensee shall complete all application forms required by the Building Official.
- (b) A contractor's license is valid for a period of one year from the date of issuance. The contractor shall pay a fee as set forth in Appendix 4-A to this Code to obtain a contractor's license, which fee shall be applied to offset the Town's costs associated with regulating the Building Code and administering the licensing program.

(Prior code, § 6.8.7; Ord. No. 11, § 1, 2015, 11-10-2015)

Sec. 6-3-80. - Applications, review and issuance.

- (a) Prior to being issued any contractor's license, the applicant shall pay the required fee and shall complete and submit to the Building Official an application which includes, but is not limited to, the following information:
- (1) The contractor's business name and the names of all principals of the contractor, subcontractors which the contractor is associated with or will be working with, and a current mailing address and telephone number.
 - (2) A written summary documenting the applicant's relevant experience with at least three separate construction projects and identifying an owner, general contractor, architect, professional engineer or other person involved in each particular construction project, who has personal knowledge of the applicant's responsibilities on said projects.
 - (3) A copy of a statement setting forth all other contractor's licenses issued by any other governmental authority related to construction which the contractor is licensed to perform, which statement shall be accompanied by copies of such licenses.
 - (4) A signed statement by the applicant acknowledging the obligations associated with the contractor's license.
 - (5) Certificates of insurance setting forth insurance maintained by the contractor for work performed within the Town, including but not limited to workers' compensation, builder's risk insurance and general liability coverage maintained by the contractor.
- (b) The Building Official shall issue a contractor's license to a contractor upon the contractor providing information required by this Article or upon the Town Council authorizing a contractor's license on appeal.

(Prior code, § 6.8.8; Ord. No. 11, § 1, 2015, 11-10-2015)

Sec. 6-3-90. - Responsibilities of contractor.

The contractor shall be responsible for all work performed, which work will be completed without substantial departure from the drawings and specifications filed and approved by the Town, as specified on any building permit, subject to approved changes, and shall observe the following standards:

- (1) The contractor of record shall obey all legal orders or notices issued by the Town or the Building Official.
- (2) The contractor of record shall observe generally accepted safety standards.
- (3) The contractor of record shall maintain liability insurance and workers' compensation insurance as set forth in the contractor's application, and such application may be amended and proof of such insurance be provided to the Building Official on request.
- (4) The contractor shall identify all subcontractors performing construction and contracting with the contractor when so requested by the Building Official.
- (5) The contractor representative shall maintain a current contact telephone number with the Building Official.
- (6) The contractor may proceed with work only after all required permits have been obtained, and the contractor shall obtain required inspections and authorization to proceed with the work authorized under the permit.

(Prior code, § 6.8.9; Ord. No. 11, § 1, 2015, 11-10-2015)

Sec. 6-3-100. - Disciplinary procedures, violations and penalties.

- (a) When the Building Official determines that a contractor has committed any violation of this Article, the Building Official may order a suspension of all privileges granted under such license or certificate pending a hearing by the Town Manager. Such suspension shall not exceed a period of 15 days following the first commission of any such act and shall become effective immediately or when otherwise determined by the Building Official. Such 15-day suspension limitation shall not apply to any subsequent commission of any such act. Notification of said suspension shall be in writing and shall be promptly delivered to the certificate holder or an authorized person listed on such license application, by certified mail to the last known address or by personal delivery. The notification shall state in reasonable detail the essential facts and reasons for said action and shall advise the contractor of the right to appeal the decision of the Building Official to the Town Manager. A copy of any such suspension shall be placed in the public record of the contractor. Failure of any such person to receive such notification of suspension shall not invalidate any suspension imposed hereunder. The Town Manager shall have the power to suspend, revoke or take other disciplinary action on any license or certificate when the Town Manager determines that a holder thereof has committed any of the following:
- (1) Knowing or deliberate disregard of this Article, the Building Code or any other code adopted by the Town related to a specific construction project under the responsibility of the contractor.
 - (2) Failure to comply with any lawful order of the Building Official.
 - (3) Misrepresentation of a material fact in obtaining a building permit or contractor's license.
 - (4) Employing subcontractors to perform construction for which a contractor's license is required under this Article when such workers are neither employees nor exempt as defined under this Article.
 - (5) Requesting repeated inspections when such inspections reveal that the work performed by the contractor fails to comply with the Building Code and such repeated noncompliance occurs in a manner or to an extent that demonstrates that the contractor either is negligent, not providing adequate supervision or not qualified to perform or supervise the work.
- (b) When a contractor's license is revoked, the holder shall not be granted another contractor's license without approval of the Town Manager. After revocation, the Town Manager, in deciding whether to approve a new contractor's license, shall determine whether the applicant has demonstrated that any governmental disciplinary actions that have been taken against any contractor's license currently or previously held by the applicant have resulted in the rehabilitation of the applicant to good and disciplined character for lawful conduct as a contractor. When the Town Manager suspends a contractor's license, the Town Manager shall state the period and conditions of the suspension.
- (c) In addition to the suspension or revocation of a contractor's license by the Town Manager as provided herein, any person violating any of the provisions of this Article, any lawful rule or regulation of the Town Council or any lawful order of the Building Official or the Town Manager shall be deemed guilty of a misdemeanor and subject to the penalties set forth in this Code.
- (d) Any person shall pay any investigation fee to the Building Official when such person performs or causes construction to be performed for which a contractor's license is required without first obtaining the required license. The fee shall be equal to and in addition to the license fee and shall be paid before the applicable license may be issued.

(Prior code, § 6.8.10; Ord. No. 11, § 1, 2015, 11-10-2015)

TOWN OF WINDSOR RESIDENTIAL CONSTRUCTION GUIDELINES

The Town of Windsor has adopted and enforces the family of International Building Codes in order to safeguard the public safety, health and general welfare. The building codes establish minimum requirements pertaining to structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

However, the International Building Codes are the minimum codes to address safety, health and welfare. Construction methods and quality of workmanship and materials is often left to the builder and, as such, can vary greatly. Issues regarding quality and cosmetic aspects of construction often do not constitute building code violations. Quality and cosmetic issues are matters left to the homebuyer and builder to resolve.

Therefore, as a means to recognize quality construction and “raise the bar” in new home construction, the Town of Windsor encourages and promotes the use of high quality construction methods and best management practices to improve the longevity of residential improvements for Windsor residents and to protect neighborhood and property values.

To this end, the Town of Windsor wishes to recognize home builders that go above and beyond the minimum building codes and utilizes high quality construction methods and best management practices. Those builders that do so can opt to commit to the following aspects of residential construction and meeting the following guidelines:

- I. Concrete: All driveways, patios, sidewalks and other flatwork associated with single family home construction shall be constructed using the following materials and methods:
 - a. Soil compaction in accordance with (insert concrete industry standard)
 - b. Install structural fill base course equal to depth of concrete
 - c. 4500 psi concrete mix or City of Fort Collins “city mix” specification?
 - d. ## Rebar shall be installed every (insert industry standards)
- II. Energy Efficiency: All new homes shall be constructed to comply with the 2018 International Energy Code.

These guidelines have been reviewed and endorsed by (Northern Colorado Home Builders Association? other stakeholder groups?) and the (insert respective industry trade organization).



MEMORANDUM

Date: April 15, 2019
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Shane Hale, Town Manager
Re: Future Meetings Agenda
Item #: 4.

ATTACHMENTS:

- ▢ Future Meetings Agenda



FUTURE TOWN BOARD MEETINGS

April 22, 2019 6:00 p.m.	Town Board Work Session Smoking in the Parks
April 22, 2019 7:00 p.m.	Town Board Regular Meeting
April 29, 2019	Fifth Monday – No Meeting
May 6, 2019 6:00 p.m.	Town Board Work Session Bright Futures Presentation/Discussion Transportation Master Plan Kick-Off – Joint meeting with Planning Commission and Parks, Recreation and Culture Advisory Board
May 13, 2019 5:30 p.m.	Board/Manager/Attorney Monthly Meeting Parks, Recreation and Culture Strategic Plan
May 13, 2019	Town Board Regular Meeting Kern Board
May 20, 2019 6:00 p.m.	Town Board Work Session Projected Residential Buildout Based on Existing Land Use
May 27, 2019	Meeting Cancelled, Town Hall Closed – Memorial Day
June 3, 2019 6:00 p.m.	Town Board Work Session Windsor Water Strategy
June 10, 2019 5:30 p.m.	Board/Manager/Attorney Monthly Meeting
June 10, 2019 7:00 p.m.	Town Board Regular Meeting
June 17, 2019 6:00 p.m.	Town Board Work Session
June 24, 2019 6:00 p.m.	Town Board Work Session
June 24, 2019 7:00 p.m.	Town Board Regular Meeting

Additional Events

April 20, 2019	Coffee with the Mayor, Senor Jalapeño, Windsor, CO – attending: Rennemeyer, Bennett, Baker, Sislowski, Wilson
April 26, 2019	Bellvue Water Treatment Plant Tour, Bellvue, CO – attending: Bennett, Wilson, Sislowski, Jones
April 30, 2019	Advisory Board Appreciation Dinner, Windsor CO – attending: Melendez, Bennett, Baker, Rennemeyer, Jones
May 18, 2019	Coffee with the Mayor, Community Recreation Center, Windsor, CO – attending: Melendez, Wilson, Sislowski, Bennett, Baker, Rennemeyer, Jones
June 18-21, 2019	Colorado Municipal League Annual Conference, Breckenridge, CO – attending: Melendez, Bennett, Baker, Rennemeyer, Jones, Sislowski

Future Work Session Topics

- Investment Strategy Discussion
- Land Use Code Update meeting with Planning Commission (next code section in series) – Planning
- Economic development/retail needs at 60,000 population
- Fehr & Peers Preliminary Transportation Master Plan Information for CIP Budget Discussion (July/August)
- Trails and Open Space update
- Broadband Discussion