

## Sherrie Vick

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**From:** Brad Ash <bash@ra-ae.com>  
**Sent:** Wednesday, January 23, 2019 8:55 AM  
**To:** Sherrie Vick  
**Cc:** John Ruyle  
**Subject:** RE: Code Change

John,

I will not be able to attend the meeting, but have only one concern if you could please address.

What is the implementation timeframe:

We have a number of projects already designed in the 2006 code.

We would like to recommend that any project already under design be submitted as 2006 as a transition period is typical for code changes.

We would suggest 6 months and after 6 months only 2015 codes will be accepted.

Thank you,

**BRAD A. ASH, AIA, NCARB**

REYNOLDS ASH + ASSOCIATES  
p. 970-264-6884 c.970-903-4462  
e. [bash@ra-ae.com](mailto:bash@ra-ae.com)

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**From:** Sherrie Vick <svick@archuletacounty.org>  
**Sent:** Wednesday, January 23, 2019 8:49 AM  
**To:** John Ruyle <JRuyle@archuletacounty.org>  
**Subject:** Code Change

Good morning all,

I thought I would take a minute and thank you for all your support to this department over these last years . Since being here almost nine years now , I have met so many great craftsmen that I now consider my friends. I know many of you have heard we are facing a new code change.

I am not sure how it will affect all of our livelihood's in the future. There is a public meeting at 6:00 P.M. tonight downtown at the Lewis Street Administration Building. This personally involves us all , if you can make it, give a few minutes and come by to tell us what you think . You guys are a driving business in Archuleta County we, want to hear your voice , it could make a difference for our future in the local economy . Thank You

John Ruyle  
Archuleta County  
Chief Building Inspector  
970-264-1390

## Sherrie Vick

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**From:** Jon Forrest <jforrest4544@gmail.com>  
**Sent:** Monday, January 28, 2019 8:27 AM  
**To:** Sherrie Vick  
**Subject:** Re: Code Change

Hi Sherrie. I'm sorry I wasn't able to make the meeting on Tuesday-- I had a root canal in the morning and wasn't feeling too good, along with dealing with my mom having some health issues. So I'm not sure if this does any good or not, but I wanted to let you know that I'm very much against any more changes to the building codes that will drive costs up more than they already do. We're making it harder and harder for young couples or singles to live here because of housing costs and we really need them here to support the growth of our community. I have felt for quite a number of years that our county and city's building requirements have basically been telling people that we only want folks that are very well off to come and live here, thereby raising taxes and making it very difficult for common working couples to be able to survive and stay. At some point this is going to catch up with us in a very negative way. I don't know if this can be passed along or not, but I felt like I at least needed to do this much. Thanks for what you do- I've always felt like you have tried to be helpful and make a hard job easier if possible. I do appreciate you. Take care.  
Jon Forrest

Sent from My iPad

On Jan 23, 2019, at 8:48 AM, Sherrie Vick <[svick@archuletacounty.org](mailto:svick@archuletacounty.org)> wrote:

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John Ruyle  
Archuleta County  
Chief Building Inspector  
970-264-1390

## Sherrie Vick

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**From:** Mark Mahlum <markmahlum@gmail.com>  
**Sent:** Sunday, January 27, 2019 8:19 AM  
**To:** Sherrie Vick  
**Subject:** Re: Code Change

Sherrie, this is my statement to the commissioners concerning the threatened code change.

To the Archuleta County Commissioners:

I have been in business as a home builder in Southwest Colorado since Feb. of 1978. During that 40+ year career I have witnessed significant change in the building codes. Some changes have resulted in the improvement of housing while others did not. Almost all of those changes resulted in significant housing cost increases.

The code change that has been threatened would add thousands of dollars to the cost of the average middle class home in Archuleta County. Recently, the County began requiring the installation of radon systems which cost an average of \$2500-3000 per home with a very small cost/benefit ratio. Tightening homes even more (we currently build very energy efficient homes) would reverse any health benefits of the radon systems and create very unhealthy habitations. Also, I wonder if someone who suffered ill health might hold the County liable because of its codes?

The various communities in Southwest Colorado have grappled with the high cost and lack of affordable housing for decades. Yet, almost every code change results in higher housing costs and elimination of more residents as qualified home buyers. Perhaps it's time for County governments to look within themselves to discover at least part of the affordability problem. A few years ago I read a thorough analysis that concluded regulation, at all levels accounted for a third of the cost of a new home. And, who knows, maybe a candidate running for election to the county commission might use the disregard for affordable housing by an incumbent as an effective and successful campaign issue. Or, a current commissioner might use opposition to these proposed housing cost increases successfully to gain re-election.

Please do not increase the cost of housing by implementing these code changes.

Sincerely,  
Mark Mahlum  
Lindmark Homes, llc

Sent from my iPad

On Jan 23, 2019, at 8:48 AM, Sherrie Vick <[svick@archuletacounty.org](mailto:svick@archuletacounty.org)> wrote:

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