



Archuleta County Development Services Department
REPORT TO THE ARCHULETA COUNTY
Board of County Commissioners

REQUEST: Report Building Code Changes from 2006 IRC and IBC to the 2015 IRC and IBC with modifications.

APPLICANT: Archuleta County Building Department

Presenter: John Ruyle Chief Building Official

HEARING DATE: February 19, 2019 **REPORT DATE:** 1/31/19

The proposal is to change from the currently adopted 2006 International Residential Code and the 2006 International Building Code and to go to 2015 International Building Code without any appendices and the 2015 International Residential Code with the follow modifications.

1. Deleting Setion: R313 residential sprinkler
2. Deleting Chapter 11 entirely
3. Add Appendixes J, R, and S

Resolution Attached

Also modifying the County's Building and Safety Regulation to update code references.

Attached:

Modified Building and Safety Regulations

Resolution

Report from the Public Hearing in front of the Planning Commission January 23, 2019

There were 30 plus members of the public in attendance designers, contractors, and others. When public comment was opened, seven (7) members with several years of experience in the County and elsewhere spoke in opposition to the code change, expressing concern over the added cost of time and materials these changes would need on top of the rising material costs in the County would make building an affordable home out of the reach of an average income person. Many expressed the 2006 code was working well in our area and there was no need for a change. One member took a poll of the audience and the majority of them voted not to change the code and one voting for the change. There were members of the builder's committee present and none made a comment. There was one written comment presented which came in the morning of the meeting from a designer in town that stated the code change was fine but the effective date should be moved out 6 months for people already in the design phase of their projects.

The motion was made and voted on by the Planning Commission, The motion was to "Recommend to the Board of County Commissioners no action, continue on the 2006 IRC and IBC and pursue further research on the 2018 codes". It was moved and seconded and the vote was 3-0.

Since that meeting two more written comments have come in which are in the Boards packets. Both expressing opposition to the code change and the concern that affordable housing is already an issue in our County and this change will push housing further out of reach.

If the Board decides to stay on the 2006 codes I would like to request a few updates be made to the Building and Safety Regulations without changing the Code references.

End Report