



## **Executive Summary**

### **Pikes Peak Regional Building Code, 2023 Edition**

January 11, 2023

This document serves as an executive summary of the proposed revisions to the currently adopted Pikes Peak Regional Building Code, 2017 Edition, 2<sup>nd</sup> Printing (further cited as the "PPRBC"). These modifications simplify the construction process, take advantage of new code developments, increase energy efficiency, as well as comply with State of Colorado legislative requirements.

Pikes Peak Regional Building Department (further cited as the "Department") is responsible for the plan review(s), permitting, and inspection(s) of all construction activity within the unincorporated areas of El Paso County, as well as the participating incorporated municipalities within the County. These currently include the Cities of Colorado Springs, Fountain, and Manitou Springs and the Towns of Green Mountain Falls, Monument, and Palmer Lake, as well as the City of Woodland Park.

The Department was confirmed as a governmental facility by an Intergovernmental Agreement between the City of Colorado Springs and El Paso County in 1966 to provide uniform service to their jurisdictions. Thereafter, the suburban jurisdictions entered into the same service agreement for the administration and enforcement of their building and construction codes. The last one to request certain Department services was the City of Woodland Park via a separate Intergovernmental Agreement, which has been consistently renewed thereafter.

The Department performs plan reviews, issues permits, and inspects construction work within the scope of the building, mechanical, fuel gas, plumbing, electrical, energy conservation, manufactured buildings, and conveyance codes, as well as enforces floodplain, enumeration, and swimming pools regulations. Further, the Department licenses and registers contractors who perform work within the jurisdictions served.

The PPRBC provides for a regional adoption, implementation, and enforcement of adopted model codes and locally developed standards. Sections of the PPRBC are denoted by the prefix "RBC" to differentiate the PPRBC from the model codes.

Every three (3) years the International Code Council (ICC) revises the International Codes. These codes are the model construction codes used exclusively across the United States. During the first and second quarters of 2018, the current version of the PPRBC was adopted by all member jurisdictions. The 2017 edition of the PPRBC adopted the 2015 family of International Codes. Due to the complexity and costs associated with adoption of new codes, this region has historically adopted new model codes on a six-year cycle.

The proposed 2023 PPRBC adopts and modifies the 2021 family of the International Codes. The 2023 PPRBC has undergone an extensive review to include the administration of the Department, contractor licensing, construction codes, enumeration, floodplain, and swimming pools

requirements included. The 2023 PPRBC maintains the current administrative structure notwithstanding revisions to reflect better practices, new technology, and State of Colorado legislative requirements. Further, the 2023 PPRBC proposes to adopt by reference and amend the following model codes:

- 2021 International Building Code (IBC)
- 2021 International Residential Code (IRC)
- 2021 International Mechanical Code (IMC)
- 2021 International Fuel Gas Code (IFCG)
- 2021 International Energy Conservation Code (IECC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Pool and Spa Code (ISPSC)

The 2023 PPRBC maintains the current electrical, plumbing, and conveyance codes as these codes are adopted by the State of Colorado. When the State adopts the above code(s), the Department, as a jurisdiction with authority, enforces the subject code(s) within 12 months of adoption at the State level.

The 2023 PPRBC adopts the above International Codes by reference and amends certain sections to reflect local building practices, environmental conditions, energy and increase of cost related concerns, and the needs of local first responders. The model codes are published with the understanding that local jurisdictions may modify these codes to reflect individual communities' needs and building practices, however, with the overall goal to allow the Department to implement and enforce a regional PPRBC.

Department staff began a technical review of the 2021 International Codes shortly after publication by ICC in January of 2021. Throughout this lengthy process, a draft version of the 2023 PPRBC was developed. In some cases, long-standing amendments were removed, as the model codes addressed the specific condition(s). In other cases, new amendments were necessary to address additional regulation(s). Throughout the process, the primary focus of the Department was to develop code requirements that promote and maintain affordable and attainable construction, logical code requirements and implementation, and increased flexibility within the PPRBC.

On July 1, 2022, a draft version of the 2023 PPRBC was released and published on the Department's website for an initial round of a 90-day public comments period. Prior to, and during the public comment period, the Department undertook a robust public outreach campaign to inform the public of the comment period to include public meeting(s), local media, social media, and emails to more than 6,000 locally licensed or registered contractors. During the initial public comment period, the Department received 88 comments via the Department's website. Each of these comments, to include additional public comments, was considered at a special hybrid Board of Review work session on September 21, 2022.

At the Board's direction, the Department reconciled the draft 2023 PPRBC and opened a second 30-day public comment period on November 9, 2022. Again, the Department undertook a similar public outreach campaign, and the Department received 29 comments via the Department's website. During its November 9, 2022, special hybrid work session, the Board of Review considered each of the public comments received, as well as all comments made in person or virtually.

On December 19, 2022, the Department presented the proposed 2023 PPRBC to the Board of Review with a request for approval. The Board of Review approved the 2023 PPRBC in the final

form presented to you and directed staff to begin the adoption process through the jurisdictions served by the Department.

During the public comment process(es), the industry also conducted an extensive review of the proposed 2023 PPRBC to include the referenced International Codes. Additionally, Department staff appeared and made presentations before the governing bodies of the County and the municipalities served by the Department, conducted nine (9) presentations before local trade groups, and seven (7) presentations before the HBA. After numerous meetings and lengthy discussions, the proposed 2023 PPRBC was finalized with the support of the public, industry, and the communities served by the Department.

Adoption of the latest International Codes increases construction efficiency, takes advantage of new techniques and materials, increases life safety, and increases energy efficiency. Further, new codes can result in potential insurance savings for property owners. While the building codes have mainly been refined and do not include substantial changes, the IECC contains substantial changes. Adoption of the 2021 IECC, as amended, is required by the State of Colorado with the goal of increasing energy efficiency and reducing operating costs over the life of a building. As amended, the proposed IECC meets State requirements, so long as the adoption (including the effective dates of the 2023 PPRBC) is completed no later than June 30, 2023, after which date any code adoption, amendment, or updates will require the adoption of an unamended IECC and other State adopted model codes. More specifically, when adopting or updating a building code prior to July 1, 2023, the governing body of a municipality or county is required to adopt and enforce an energy code that achieves equivalent or better energy performance in one of the three most recent editions of the IECC. Further, updates thereto on or after July 1, 2023, and before July 1, 2026, require adoption and enforcement of an energy code that achieves equivalent or better energy performance than the 2021 IECC and the model electric ready and solar ready code language developed for adoption by the energy code board. There is an additional other statutory provision, which focuses on code adoption(s) and update(s) thereto on or after July 1, 2026, specific to equivalent or better energy and carbon emissions performance than the model low energy and carbon code language as developed for adoption by the energy code board at that time. As a result, it is the Department's position that the 2023 PPRBC, as proposed by the Department and recommended for adoption by the Board of Review, meets the statutory requirements, and as applied, it will likely meet such ahead of statutory deadlines.

On behalf of the staff of the Department and all associated boards, committees, and commission, I formally request your consideration, approval, and adoption by reference of the Pikes Peak Regional Building Code, 2023 Edition. This code will promote sustainable construction and continue to provide for the life safety and welfare of the built environment in a logical manner within the Pikes Peak Region.

Sincerely



Roger Lovell

Regional Building Official

Pikes Peak Regional Building Department