



Executive Summary

2017 Pikes Peak Regional Building Code Revisions

December 15, 2017

This document is an executive summary of the proposed revisions to the currently adopted 2011 Pikes Peak Regional Building Code (further cited as "PPRBC"). These modifications simplify the construction process, take advantage of new code developments, as well as comply with State of Colorado requirements.

Pikes Peak Regional Building Department (further cited as "Department") is responsible for the plan review, permitting, and inspection 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 formed by an Intergovernmental Agreement between the City of Colorado Springs and El Paso County in 1966 to provide uniform service to their jurisdictions. Then, in 1982, the suburban jurisdictions entered into the same service agreement for the administration and enforcement of their building and construction codes.

The Department performs plan reviews, issues permits, and inspects construction work within the scope of the building, mechanical, plumbing, electrical, and elevator codes, as well as enforces floodplain and enumeration regulations. The Department also licenses and registers contractors who perform work within the jurisdictions served.

The PPRBC provides for the administration of the Department, licensing and registration of contractors, and enforcement of adopted model codes and locally developed standards. Sections of this Code are denoted by the prefix "RBC" to differentiate the PPRBC from the model codes.

Every three years the International Code Council (ICC) revises the International Codes. These codes are the model construction codes used exclusively across the United States. In November of 2011, the current version of the PPRBC was adopted by all member jurisdictions. This edition of the PPRBC adopts the 2009 family of I-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 2017 PPRBC adopts and modifies the 2015 family of the International Codes. The 2017 PPRBC does not include any changes or modification to the administration of the Department, licensing provisions, enumeration requirements or floodplain requirements. The 2017 PPRBC maintains the current administrative provisions of the PPRBC and only modifies specific technical code requirements. The codes proposed for adoption and amendment by the 2017 PPRBC include:

- 2015 International Building Code (IBC)
- 2015 International Residential Code (IRC)

- 2015 International Mechanical Code (IMC)
- 2015 International Fuel Gas Code (IFCG)
- 2015 International Energy Conservation Code (IECC)
- 2013 ASME A17.1* – Safety Code for Elevators and Escalators
- 2011 ASME A18.1* – Safety Standard for Platform Lifts
- 2005 ASME A17.3* – Safety Code for Existing Elevators and Escalators
- 2015 International Existing Building Code (IEBC)

* These Codes are adopted by the State of Colorado and local jurisdictions are required to enforce these Codes within 12 months of State adoption.

The 2017 PPRBC adopts the above Codes by reference and amends specific sections to reflect local building practices, environmental conditions, and the needs of local first responders. The model codes are published with the understanding that local jurisdictions will modify these codes to reflect individual communities and building styles.

Department staff began a technical review of the 2015 Model Codes shortly after publication by ICC in January of 2015. Throughout this lengthy process, a draft version of the 2017 PPRBC was developed. In some cases, long-standing amendments were removed, as the Model Codes addressed the specific condition. In other cases, new amendments were necessary to address additional regulations. Early in 2017, a draft version of the 2017 PPRBC was published on the Department website for the purpose of review and comment. Additional information summarizing the changes in the PPRBC and the Model Codes was also included on the website.

On July 7, 2017 the draft version of the PPRBC was complete and published on the Department website, beginning the official 90-day public comment period. Each comment was evaluated; those with merit were incorporated into the draft. An electronic version of the draft 2017 PPRBC was sent to all member jurisdiction for review and comment. Industry also conducted an extensive review of the proposed Codes and amendments. After numerous meetings and lengthy discussions, the proposed Code finalized with the support of industry and the communities.

On November 15, 2017 the proposed 2017 PPRBC was presented to the Department's Board of Review and Advisory Board with a staff request for approval, which after healthy discussion was recommended for approval by the Building Commission. On November 16, 2017, the same Code was presented to the Pikes Peak Regional Building Commission with another request for approval. The Building Commission reviewed the discussion notes from the previous boards and committees and directed staff to begin the adoption process through the jurisdictions served by the Department.

On behalf of the staff of the Department and all associated boards, committees, and commissions, I formally request your approval of the 2017 Pikes Peak Regional Building Code. This Code will continue to provide for the life safety and welfare of the built environment within the Pikes Peak Region.

Sincerely

Roger Lovell
Regional Building Official
Pikes Peak Regional Building Department