



**TOWN OF WELLINGTON  
PLANNING COMMISSION**

**REGULAR MEETING MINUTES  
May 6, 2019**

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The Planning Commission for the Town of Wellington, Colorado, met on May 6, 2019, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00 p.m.

Commissioners Present: Bert McCaffrey, Chairperson  
Bonnie Dawdy  
Dan Sattler  
Tim Whitehouse  
Troy Hamman

Commissioners Absent: Barry Friedrichs  
Rebekka Kinney

Town Staff Present: Ed Cannon, Town Administrator  
Cody Bird, Town Planner  
Patty Lundy, Development Coordinator

**3. ADDITIONS TO OR DELETIONS FROM THE AGENDA**

None

**4. PUBLIC FORUM**

None

**5. CONSIDERATION OF MINUTES**

**5.A. Meeting Minutes of March 4, 2019 and April 1, 2019**

- The Planning Commission Meeting Minutes from the Work Session March 4, 2019, Regular Meeting March 4<sup>th</sup>, 2019 and Regular Meeting April 1, 2019 where approved, as presented.

**6. NEW BUSINESS**

**6.A. Proposed 2018 Building Code Adoption**

- SAFEbuilt and Town staff shared recommendations for updating the Town's building codes to the 2018 International Building Codes.
- Wellington Fire Protection District staff share changes proposed for adoption of the 2018 International Fire Code.
- Amendments are also proposed in certain sections of each code to modify requirements based on local needs.

**Chief Green, Wellington Fire Protection District** mentioned the following about the upcoming fire code changes:

- The Fire District Board is anticipating updating from the 2012 to the 2018 International Fire Code at a meeting scheduled for May 15, 2019.
- Sprinkling Townhomes will be required in the new code updates.
  - Single-family homes and duplexes are proposed to be amended out of the fire sprinkler requirements. Three or more attached units will be required to have fire sprinklers.
- Several permitting changes include:
  - Special Events – This is being coordinated with other Town special event requirements.
  - Open burning
  - Food Trucks will have to be permitted because of the propane tanks
- Adoption of the 2018 International Fire Code would put Wellington's requirements similar to those of Loveland and Fort Collins.

**Caleb Sulzen, SAFEbuilt Building Official** provided a slideshow presentation highlighting the recommended 2018 International Building Code adoption and amendments to address local concerns (slideshow attached).

- The Town Board is being asked to begin consideration of the 2018 building code adoption process at its meeting on May 28, 2019.
- Codes are expected to be effective as early as July 1, 2019.

**Commissioner Whitehouse** asked if there would be any changes to daycares associated with work that was done for recent conditional use cases.

**Cody Bird, Town Planner** replied that provisions for home daycares are included in the building codes, but that the zoning code would also need to be addressed regarding home daycares.

## 7. ANNOUNCEMENTS

- Bird mentioned that in addition to the building code updates, he is also looking at proposing updates to the Town's building permit fees which have not been updated in many years.

## 8. ADJOURNMENT

Moved by Sattler, seconded by Dawdy to adjourn the meeting at 8:45 p.m. Roll call was taken, and the motion passed.

Respectfully Submitted by:

  
Patty Lundy  
Development Coordinator



# 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

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# 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

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# 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.

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# 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

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# 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

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# 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

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# IRC

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

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## 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

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# 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

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# IECC



ENERGY CODE COMPARISON 2009-2018 CLIMATE ZONE 5

|                          | 2009     | 2012     | 2015 *     | 2018 *     |
|--------------------------|----------|----------|------------|------------|
| Penetration U-Factor     | 0.15     | 0.25     | 0.32       | 0.30       |
| Sealant U-Factor         | 0.10     | 0.10     | 0.55       | 0.50       |
| Glazed Fenestration IFGC | 6R       | 5R       | 6R         | 6R         |
| Ceiling R-value          | 18       | 18       | 25         | 25         |
| Wood frame wall R-Value  | 19       | 20       | 20 or 13+5 | 20 or 13+5 |
| Mass wall R-Value        | 13/19    | 13/17    | 13/17      | 13/17      |
| Roof R-Value             | 30       | 30       | 30         | 30         |
| Basement wall R-value    | 13/19    | 15/17    | 15/19      | 15/19      |
| Slab R-Value & Depth     | 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      |

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

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# 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

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# 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

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## Decisions

- Mandate fire sprinklers in Townhomes
- Amend the mandate for Fire Sprinklers in 1 and 2 family dwellings
- 2018 Energy Code?
- Reclaimed Water systems (Gray Water)
- Fire Protection of Floor alternatives
- Ice and Water Shield?

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