




Planning, Development and Transportation Services

Neighborhood and Building Services

Memorandum

Date: January 23, 2008

To: Mayor and City Councilmembers

Through: Darin Atteberry, City Manager 
Joe Frank, Planning, Development & Transportation Director

From: Felix Lee, Neighborhood & Building Services Director
Mike Gebo, Building Codes Services Manager

Reference: January 22, 2008 Work Session Summary- Adoption of the:
2006 International Building Code
2006 International Energy Conservation Code
Associated Local Amendments

Joe Frank presented Council with a brief overview of, and rationale for, adopting of the *2006 International Building Code (06 IBC)* and the *2006 International Energy Conservation Code (06 IECC)*.

At Council's Work Session on April 25, 2007, staff was directed to:

- Identify Fort Collins' placement to other jurisdictions in regards to adopted codes. *Submitted as Attachment # 3.*
- Compare Fort Collins' codes to other Front Range communities in regards to more or less restrictive. *Submitted as Attachment # 3.*
- Survey contractors in regards to Fort Collins' codes and services. *Submitted as Attachment # 4.*
- Provide cost analysis of proposed codes and amendments. *Submitted as Attachment # 5.*
- Provide comments from stakeholders relating to Fort Collins' building code regulations. *Submitted as Attachment # 4.*

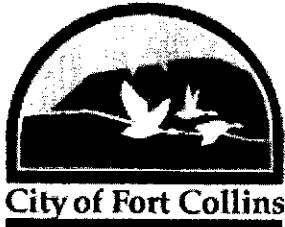
Councilmembers reviewed and discussed the attachments and asked questions accordingly. There was Council consensus that the requested items were provided and effectively answered.

For the regular Council meeting scheduled for March 4, 2008, Council directed staff to review and provide additional information on:

- Insurance Services Office (ISO) rating for Fort Collins: 4 for residential and 9 for commercial with 1 being excellent. What does the rating mean for Fort Collins and what would it take to raise the rating to 1 for residential and commercial.
- Review and propose as a local amendment that bathrooms in commercial restaurants be provided with "hands-free" operation of faucets, towel dispensers and exiting of the bathroom.
- Explain how the new code will interpret stories as it relates to mezzanines and the over-all height of the building. Identify what changes would be required to address concerns for counting number of stories.

- Evaluate the need and effectiveness of Radon Reduction Systems in general. Identify how many passive systems have been installed in single-family dwellings, how many systems have been “activated.”
- Reevaluate the prohibition on unrated shake shingles and determine if still warranted.
- Reevaluate August 1, 2008 as the date that codes would go into effect. Move timeline much closer taking into account those commercial projects that may be submitted for permit and designed in accordance with the *1997 Uniform Building Code*.

Next step in the adoption process is to bring the 06 IBC and 06 IECC with amendments to the regular Council meeting for First Reading on March 4, 2008. Councilmembers present and supporting adoption of the proposed codes: Manvel, Roy, Brown, Poppaw, Hutchinson, Ohlson, Troxell.



Planning, Development & Transportation

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MEMORANDUM

Date: January 25, 2008

To: Mayor and City Council Members

Thru: Darin Atteberry, City Manager *De*
Wendy Williams, Assistant City Manager
Mark Jackson, Interim Director of Transportation

From: Mike Herzig, Manager of Capital Projects and Street Oversizing

RE: Work Session Summary: Railroad Issues Study Group Report

The Railroad Issues Study Group report was presented by Mike Herzig and Jeff Eckerle at the January 22, 2008 Work Session. Seven members of the Railroad Issues Study Group were present.

Council discussion included whether the cost of grade separations made the recommendation for such separations infeasible. Staff responded that they felt optimistic that grade separation construction in certain areas would make sense sometime in the future.

A suggestion was made that the issues identified by the Study Group be pursued on a regional basis, and that the Transportation Board consider adding railroad issues to their work plan. If the Transportation Board does not have the capacity to do so, Council might consider creating a Railroad Board.

There was some discussion about the fact that railroad issues are governed by the Federal Railroad Administration FRA, and therefore very difficult for local governments to influence. A question was asked about the feasibility of contacting the FRA to request modifying the horn whistle rule.

Council questions included what City regulations regarding trains are currently in effect, and whether or not they are being enforced. Also, what benefits the railroads provide to our community.

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Council expressed appreciation for the work and the expertise of the Study Group, and stated that they wanted to make sure that the recommendations were followed up on by staff. The City Manager assured the Council that staff would review the report and analyze the recommendations. Also, that the report would be reviewed by the appropriate boards, especially the Transportation Board. The City Manager will then provide Council with staff and Board responses to the various recommendations contained in the report.

In response to a question about the recommendation to dedicate a staff position to railroad issue management, the City Manager responded that he would provide Council with his recommendation once staff and the Boards have completed their review. He suggested one approach would be to have such a position included in the 2010-2011 BFO process.