

City of Greeley staff are preparing to discuss updated versions of the International Building Codes with City Council, including recommendations regarding the Energy Code and Residential Code. The public is invited to submit comments as part of the review process, either by e-mailing me at tim.swanson@greeleygov.com or contacting the office at 970-350-9830.

The current set of recommendations come from the Council-appointed Construction Trades Advisory and Appeals Board. The Board first met in November of last year for the purpose of reviewing changes and locally-proposed amendments to the family of International Codes that the City of Greeley adopts for the building trades. As has been typical, they recommended very few changes to the proposed updates and are recommending adopting the 2018 editions of the International Codes. All Codes have been regularly updated in the past, with the exception of the International Energy Conservation Code (IECC), which has remained as the 2009 version. At the November Board meeting, and again in a [June](#) follow-up meeting, the Board concluded that the City should work to adopt the 2018 IECC. New Colorado State law also requires that cities adopt newer versions of the Energy Code.

The Board also had specific discussion regarding the International Residential Code (IRC). An existing Greeley amendment to the standard IRC currently deletes the requirement for whole-house residential fire sprinklers in one and two-family dwellings. After discussing changes in the industry and safety research, the Board is now recommending to remove the deletion, to bring the original requirement back into the IRC, which provides that residential fire sprinklers be installed in all one and two-family dwellings in accordance with the requirements of the unamended 2018 IRC. The Board initially took this position in November, and it re-affirmed this decision in May. I presented a survey of other cities in Colorado, and although most do not yet have this requirement, the Board feels that the life-safety benefit of adopting the Code as written is important and appropriate at this time.

My next step with these changes is to present them to the City Council in a Work Session meeting on July 23rd. If City Council supports the changes, and the amendments currently in the Code (along with some minor changes that have been identified over the past three years), the ordinance would be introduced at the August 6th Council meeting for First Reading, and then scheduled for Second Reading and a Public Hearing on August 20th.

If you have any questions, feel free to contact me.

[Tim Swanson, CBCO, CFCO](#)
[Chief Building Official](#)
[1100 10th Street Ste 114](#)
[Greeley, CO 80631](#)
[O-970.350.9853 F-970.350.9844](#)
tim.swanson@greeleygov.com