

CITY OF GUNNISON 2015 BUILDING CODES ADOPTION

PRESENTING THE MAJOR CHANGES AFFECTING
RESIDENTIAL CONSTRUCTION WITH THE PROPOSED
ADOPTION OF THE 2015 INTERNATIONAL BUILDING
CODES, THE PROS AND CONS, AND AMENDMENTS
PROPOSED BY THE STAFF OF THE COMMUNITY
DEVELOPMENT DEPARTMENT

➤ **AUTOMATIC RESIDENTIAL FIRE SPRINKLERS
REQUIRED IN ALL IRC HOMES**

PROS

- FIRE SPRINKLERS SAVE LIVES
- STRUCTURAL FIRE/WATER DAMAGE MINIMIZED
- MULTIPURPOSE SYSTEMS CAN BE INSTALLED BY LICENSED PLUMBERS
- INCREASED PROPERTY VALUE

MULTIPURPOSE SPRINKLER VIDEO

<https://youtu.be/kZDh5aeOmel>

CONS

- **ADDITIONAL COST TO CONSTRUCTION**
- **IMPROPER INSTALLATION AND FROZEN PIPES**
- **PROFESSIONAL SYSTEM DESIGN AND
INSTALLATION REQUIREMENTS**

➤ **OPTION #1:**

**LEAVE CODE “AS IS” REQUIRING AUTOMATIC FIRE
SPRINKLER SYSTEMS IN ALL RESIDENTIAL
(IRC) CONSTRUCTION.**

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- **OPTION #2: CONTINUE TO REQUIRE SPRINKLERS IN NEW TOWNHOMES AND TWO FAMILY DWELLINGS.**
 - **ADD ONE FAMILY DWELLINGS THAT EXCEED 3,000 SQ. FT. AND /OR 4 OR MORE BEDROOMS.**

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- **OPTION #3: AMEND THE AUTOMATIC FIRE SPRINKLER PROVISION OUT OF THE IRC IN IT'S ENTIRETY.**

➤ WITH OPTIONS #1 AND #2 SPRINKLERS WOULD NOT BE REQUIRED FOR ADDITIONS TO OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS THAT DO NOT ALREADY HAVE SPRINKLERS.

NEW REQUIREMENTS FOR RESIDENTIAL ENERGY CONSERVATION

- IF CODE IS ADOPTED “AS IS”, A MANDATORY BLOWER DOOR TEST AND MECHANICAL “WHOLE HOUSE” VENTILATION WILL BE REQUIRED.

TO BLOWER DOOR TEST OR NOT?

PROS

- PROVIDES ACTUAL RESULTS OF HOW WELL THE BUILDING ENVELOPE HAS BEEN SEALED.
- ADDED LEVEL OF QUALITY CONTROL FOR THE OWNER OF THE BUILDING

CONS

- USUALLY PERFORMED BY A PRIVATE ENTITY
- SCHEDULING CONFLICTS
- ADDS TO THE COST OF CONSTRUCTION
- BAD RESULTS=DELAYS

WHOLE HOUSE MECHANICAL VENTILATION?

PROS

- INDOOR AIR QUALITY CONTROL
- CAN REDUCE HEATING AND COOLING COSTS IN CERTAIN CLIMATES
- BENEFICIAL TO AIRTIGHT HOMES

CONS

- MAINTAINENCE AND REPAIRS
- ADDS TO THE COST OF CONSTRUCTION
- CLIMATE SPECIFIC DESIGN AND INSTALLATION REQUIREMENTS
- FAN NOISE CAN BE BOTHERSOME

NEW REQUIREMENTS FOR RESIDENTIAL ENERGY CONSERVATION

- **OPTION #1 ADOPT CODE “AS IS”.**
- **OPTION#2 KEEP THE EXISTING INSULATION AND AIR SEALING INSPECTION OPTION. REVISE BLOWER DOOR TEST AND MECHANICAL VENTILATION REQUIREMENTS TO READ “WHERE REQUIRED BY THE CODE OFFICIAL”.**

NEW REQUIREMENTS FOR RESIDENTIAL ENERGY CONSERVATION

- **THERE WILL ALSO BE NEW CONTINUOUS INSULATION REQUIREMENTS FOR EXTERIOR WOOD FRAMED WALLS.**



NEW REQUIREMENTS FOR RESIDENTIAL ENERGY CONSERVATION

- OPTION #1 ADOPT CODE “AS IS” REQUIRING CONTINUOUS INSULATION ON EXTERIOR WOOD FRAMED WALLS.
- OPTION #2 CONTINUE TO ALLOW WOOD FRAMED WALL INSULATION R-21 OR THE NEW REQUIREMENT FOR 20+5 OR 13+10 AS LISTED IN TABLE FOR CLIMATE ZONE 7.

CONCLUSION

THANK YOU FOR ATTENDING THIS BRIEF PRESENTATION OUTLINING THE MAJOR CHANGES AFFECTING RESIDENTIAL BUILDING WITH THE PROPOSED ADOPTION OF THE 2015 INTERNATIONAL BUILDING CODES. ANY COMMENTS OR QUESTIONS?

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