



# BUILDING SAFETY CODE UPDATE

# HISTORY

- **Codes of Hammurabi –2000 BC**

“In the case of collapse of a defective building, the builder is to be put to death if the owner is killed by accident; and the builder’s son if the son of the owner loses his life...”

- **Socrates –341 BC**

“He shall set the joists against each other, fitting, and before inserting the dowels he shall show the architect all the stones to be fitting, and shall set them true and sound and dowel them with iron dowels, two dowels to each stone...”

# ORIGINS OF MODERN CODES

- Insurance industry: Establish standards to minimize accidents/claims.
- Social organizations: Eliminate squalor and impact on health.
- Local governments: Develop regulations to deliver health and safety to taxpayers.
- Disasters: Mitigate loss of life and property based on public demand.

# WHAT ARE BUILDING CODES?

- Building codes specify the minimum legal design and construction requirements for the City:
- Structural integrity
- Construction materials
- Fire protection
- Consistent standard



# WHO IS INVOLVED IN DEVELOPING THE CODES?



- The International Code Council (ICC) develops codes in collaboration with:
  - Federal Emergency Management Agency (FEMA)
  - Other Federal, states, local and private authorities

# WHO IS INVOLVED IN DEVELOPING THE CODES?

- ▶ National Fire Protection Association
  - ▶ Codes and standards for life safety and electric systems.



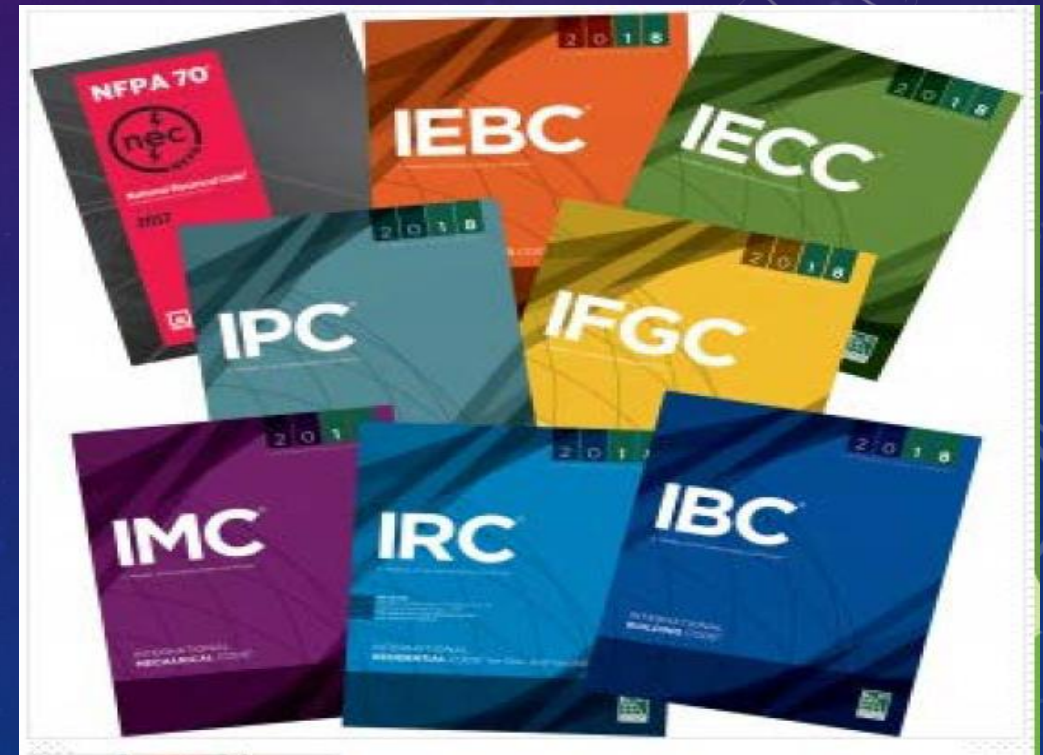
# WHERE ARE WE NOW?

- We are currently enforcing the 2018 International Codes and the 2020 National Electric Code.
- These codes were adopted in October of 2020, with amendments.



# CODES PROPOSED

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS 2019





# CODES PROPOSED

- The adoption is to replace the currently adopted codes with the newer version, commonly known as Code-Cycle.

# BRIGHTON BUILDING CODE

- This comprehensive building code establishes minimum regulations for building systems using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new building designs.

# BRIGHTON RESIDENTIAL CODE

- This comprehensive, stand-alone residential code establishes minimum regulations for one- and two-family dwellings and townhouses using prescriptive provisions. It is founded on broad-based principles that make possible the use of new materials and new building designs.

# BRIGHTON RESIDENTIAL CODE AMENDMENTS

- **This section is in alignment with previous versions that the City has adopted and has been amended by many municipalities:**      ***Section 15-28-50 - R313.2 One and two family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall “may” be installed in one and two-family dwellings.***
- **This section will allow for additional paths to compliance for energy conservation without effecting the intent of the code.**      ***Section 15-28-80 - Create new Section, "N1102.4.1.3 Visual inspection option. The components listed in Table N1102.4.1.1, applicable to the method of construction, are field verified. Where required by the building official, an approved party independent from the installer of the insulation, shall inspect the air barrier and insulation."***



# BRIGHTON MECHANICAL CODE

- This comprehensive mechanical code establishes minimum regulations for mechanical systems using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new mechanical designs.

# BRIGHTON PLUMBING CODE

- This comprehensive plumbing code establishes minimum regulations for plumbing systems using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new plumbing designs.

# BRIGHTON FUEL GAS CODE

- This comprehensive fuel gas code establishes minimum regulations for fuel gas systems and gas-fired appliances using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new fuel gas system and appliance designs.

# BRIGHTON ENERGY CONSERVATION CODE

- This comprehensive energy conservation code establishes minimum regulations for energy efficient buildings using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new energy efficient designs.



# BRIGHTON EXISTING BUILDING CODE

- This code is founded on principles intended to encourage the use and reuse of existing buildings that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

# BRIGHTON ELECTRIC CODE

- This code will follow the same adoption as required by the State of Colorado Board. This is required by Statute and will save repeated adoptions every 3 years as the State changes the requirement.
- We anticipate to bring an update to the 2023 National Electric Code in the 2<sup>nd</sup> quarter of 2023.

# BRIGHTON PROPERTY MAINTENANCE CODE

- The Brighton Property Maintenance Code is a code that regulates the minimum maintenance requirements for existing buildings.
- The Brighton Property Maintenance Code is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. Responsibility is fixed among owners, operators and occupants for code compliance. The BPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community.

# BRIGHTON FIRE CODE

- A modern, up-to-date fire code addressing conditions hazardous to life and property from fire, explosion, handling or use of hazardous materials and the use and occupancy of buildings and premises.
- This comprehensive fire code establishes minimum regulations for fire prevention and fire protection systems using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new system designs.



# CONTRACTOR LICENSING

- This section is almost identical to the current code and may be updated at a later time at the discretion of the City Council.

# SAFETY CODE FOR ELEVATORS AND ESCALATORS

- This code is being revised to match the State of Colorado requirements.

