



Amendments to the Municipal Code, Chapter 15, Buildings and Construction

City Council – August 19, 2025

City Staff Representative:
Department:

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Community Development - Building Division

Overview of Proposed Changes

- Convert back to standard aka national administrative code sections to reduce the size and redundancy in the Brighton Municipal Code to better serve community members and national customers.
- The proposed changes include:
 - Updates to the design criteria without leading to resubmittals;
 - The Code-provided “blanks” are to be filled in;
 - Helpful amendments would be added;
 - Relocation of some code sections; and
 - Appoint an Appeals officer (via separate action).

Why the Use of Standard Administrative Code?

- Given most of both residential and commercial work that takes place in the city is performed by national builders – they must rely on known, tested, and nuanced code language.
- The current Brighton Code does not serve the community well in its current form. The average citizen must read through volumes of code in two different places and then try to discern what is applicable.

Appeals Officer vs. Appeals Board

- The Municipal Code was previously amended to remove the provision of an Appeals Board and instead, allow for the establishment of an Appeals Officer. (That individual will need to be formally selected at a future City Council meeting.)
- This person serves two rare but potentially necessary functions:
 - The Appeals Officer can override a building official or fire code official who, in their view, has made a determination not to the intent of code.
 - The Appeals Officer will have the power to revoke a contractor's license in a hearing.

Design Criteria and New Amendments

- The proposed amendments to Chapter 15 of the Municipal Code will also incorporate some updated design criteria. These changes put us in lock step with the American Society of Civil Engineers (ASCE) determinations.
- Examples of other amendments:
 - Language for rare unforeseeable circumstances (e.g., new technologies);
 - Simple language for gas pipe testing;
 - Simple language for commercial air barrier testing; and
 - Language to prevent acidic condensate from adversely impacting water in the sanitary system headed to the water treatment plant.

Staff Recommendation

- City staff is recommending approval of the proposed code amendments to provide the public with a clear and consistent Municipal Code in regard to buildings and construction within our community.

Options for Council's Consideration

- Approve the code amendments via ordinance;
- Approve the code amendments with modifications;
- Not approve the code amendments with justification for denial; or
- Continue the item to a later, specified date.

Questions?

