

COLORADO CHAPTER

News

March/April 1995



MESSAGE FROM THE PRESIDENT

Bruce L. Wilson, City of Greenwood Village

I would like to take this opportunity to thank each and every one of you for this chance to serve as president of this outstanding organization.

I know we are all very busy, but we have this first edition of our newsletter out, many thanks to all those involved with this effort.

All our committees are active, but I would like to take just a minute to thank a few committees that I know have been busy: Mike Stensland and the Newsletter Committee; Gerry George and the Code Changes Committee; Phil Goddard and the Legislative Committee; Clint Tawse and the Program Committee; last, but certainly not least, Gary Goodell and the Education Committee. A list of the committee appointments is in this newsletter. I apologize if I missed anyone who wants to serve on a committee, and if so, let me know

and I will take care of that oversight. Our committees are the backbone, and our members the workhorses of this Chapter. I believe that these are the reasons that we have the best Chapter in the Conference.

A new Committee that has been appointed this year is the Plumbing Code Development Committee. We are very excited about this committee and its opportunity to assist in the development of the International Plumbing Code and expedite its development into the premier plumbing code in the nation.

A welcome is extended to our newest board members, Paul Ratz of Jefferson County and Brice Miller of Larimer County. Brice will take his place on the board when Phil Goddard moves to the position of Treasurer in July.

I look forward to an exciting and productive year. I hope to see everyone at our next meeting in Central City.

We at The Mountain Builders' Journal would like to thank the Colorado Chapter for the opportunity to produce the Colorado Chapter Newsletter. This is our first issue and a few mistakes can be expected. Please contact Mike Stensland if errors are found.

OFFICERS

PRESIDENT

Bruce L. Wilson
City of Greenwood Village

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Jerry Wooldridge
Summit County

2nd VICE PRESIDENT

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City of Pueblo

SECRETARY

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City of Longmont

DIRECTORS

William Baldacchi, P.E.
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Paul W. Ratz, P.E.
Jefferson County

Philip C. Goddard
City of Brighton

Greg Hutchison
City of Canon City

Michael Stensland
City of Glenwood Springs

PAST PRESIDENT

Gerald Best
Gerald Best Consulting

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COLORADO CHAPTER MEETING GLENDALE, CO February 17, 1995

Several items pertinent to all of us were discussed at the Colorado Chapter Meeting in Glendale on February 17, 1995.

The Plumbing Code Development Committee is now set up - members are listed in the committee section of this newsletter. A letter was received from George Waterhouse, Colorado State Plumbing Board, declining the invitation to have a representative from his board on the Plumbing Code Development Committee.

It was pointed out that the code change process for the I.P.C. will be different than the process currently used by I.C.B.O. There will be an opportunity for challenges to be heard during the March meeting rather than publishing results of the committee decision for challenges at a later date.

The Chapter voted to provide some funding to help send representatives from the Plumbing Committee to the I.P.C. Code Development hearings in Kansas City.

Input is needed for involvement with C.M.L.'s annual conference in 1996.

Those interested should contact Bruce Wilson, Greenwood Village, to become part of the committee.

The Chapter voted unanimously to donate to the Ron Bullock Memorial Fund.

There was discussion on House and Senate bills regarding the Fire Code and Plumbing Inspectors. Refer to the Legislative update article in this newsletter for details. It was stressed that all of us need to keep updated on proposed bill changes to Colorado law and let legislators know our position on bills that affect us. We may need to take a more pro-active role in actually drafting legislation.

The most significant I.C.B.O. event since December was the formation of the International Code Council (I.C.C.). S.B.C.C.I. is now officially on board with I.C.B.O. and B.O.C.A. I.C.B.O. representatives are Bob Fowler, Jan Gasterland, James Manson and Alan Olson. Cooperative efforts are being made with B.O.C.A. and S.B.C.C.I. concerning certifications. A cross reference guide for the '91/94 U.F.C. will be available soon. The '94 U.B.C. Handbook will be out in late fall. There will be openings on the I.C.B.O. Board and on committees this year. If interested, it would be a good idea to contact current I.C.B.O. board members Tom Thompson and Dan Nickle.

Other items covered at the Glendale meeting included an update on the proposed code changes that were discussed in Des Moines, panel discussion on adoption of the current editions of the codes, public relations, school inspections, building safety week and other items that affect all of us. If you weren't there, you missed a lot. Plan to team up with someone in your area and get to the next meeting! Your input is needed and appreciated.

MOUNTAIN BUILDING OFFICIALS (MBO) MEETING

The January meeting was held at the Glenwood Springs Ramada Inn on Friday, January 27, 1995. A lively discussion was held concerning the 5th Standardization Report which addresses the stair riser height measurement. Most attendees agreed that this issue should be sent to the Code Change Committee with a request to clarify where the measurement should be taken.

The manufactured and factory built housing peaked everyone's interest. Marv Fischer (Grand County) has copies of a comparison between manufactured houses and factory built houses. Inspection and plan review practices of the various building departments, as well as foundation and snow load requirements were discussed.

The International Plumbing Code hearing will be held in Kansas City in March. Any comments should be sent to Marv Fischer before then.

At the February meeting Ken Kinnard and Dale Dannels of Bowman Construction made a presentation on The Infiltrator manufactured by Infiltrator Systems, Inc. Phil Romero of Mesa County spoke to the group about the State regulations on sewage disposal systems. He included informative handouts on revisions to the Individual Sewage Disposal Systems Act.

Gary Hodges of San Miguel County needs help with energy requirements. He would appreciate any information you have. Call him at (303)728-3944.

The State Legislature is considering Bill 95-117 which would require plumbing inspectors to be either a journeyman or master plumber. This bill is on its way to the Appropriations Committee. A plea was made for everyone to write their Congressmen and ask them to vote against the bill. The Colorado Municipal League should have copies to send you.

The next meeting will be held at the Glenwood Springs Ramada Inn at 11:00 a.m. on March 24, 1995. It will be devoted to foundations with a speaker from Coreform.

NORTHERN COLORADO CODE PROFESSIONALS ASSOCIATION

The NCCPA group met on January 26, 1995, in Loveland. Our group had not met since approximately April of 1994. This lunch meeting was very well attended with a full agenda. The main topics of this meeting were:

- ◆ Styrofoam forms
- ◆ Showing of the 1994 UBC Video
- ◆ Discussion of 1994 code adoption and how NCCPA can facilitate the process.

(continued on page 3)

**MEMBERSHIP RENEWALS ARE DUE. IF YOU
HAVEN'T ALREADY SENT YOURS IN FOR
1995, PLEASE COMPLETE THE ENCLOSED
FORM AND SEND TO:**

**CITY OF LONGMONT
CIVIC CENTER COMPLEX
ATTN: WAYNE HOEBEN
LONGMONT, CO. 80501**

NORTHERN COLORADO CODE PROFESSIONALS ASSOCIATION

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- ◆ Standardization issues such as smoke detector location, gas pipe drip legs, and overview of some of the state issues.
- ◆ Liaison reports of Colorado Chapter ICBO, RMGA, HBA, PHCC, and ACNC. The group approved a change to have meetings every two months opposite of the ICBO Colorado Chapter meetings.

On March 1, 1995, NCCPA had a meeting on unvented gas logs and fireplaces. This issue has resurfaced after some citizens have been concerned about the safety of these unvented heaters. Dick Valdez from Ft. Collins did a survey of most of the jurisdictions in this area and found most jurisdictions have approved these units. If anyone has new information of these units, please contact Bruce Miller, Bill Baldaccini or Dick Valdez.

The next meeting will be hosted by the City of Brighton, Phil Goddard and will be in Loveland on Wednesday, May 03, 1995.

NEWSLETTER

Thanks to all for getting information to me so that we could get our first newsletter of the year out. I realize many of you were already very busy in preparing for the Educational Institute on top of your normal duties. Your extra effort is *very much* appreciated!!!!

Our intent is to send out a bi-monthly newsletter in the off-months from Chapter meetings - January/March/May/July/September and November. In order to make this happen, all committee reports, articles, and any information you may have to share with the Chapter needs to be to Mike Stensland by the end of February/April/June/August/October/December. Please plan ahead.

If possible, it would be helpful to put submittals on disk - IBM compatible/Windows 5.2/WordPerfect 6.0, 6.0a or 6.1. Otherwise, information can be sent or faxed to:

Mike Stensland
City of Glenwood Springs
806 Cooper Avenue
Glenwood Springs, Co. 81601
(303) 945-2575 (303) 945-2597 Fax

I think all of us agree that keeping the newsletter up and running will benefit all of us. *Thank you for your help!!*

Please comment and make suggestions for future newsletters. Your input is very much appreciated, especially when considering the busy schedules we all face.

TRI-COUNTY BUILDING DEPARTMENT FORUM

Greenwood Village Building department
February 23, 1995

1. Parker is pursuing the adoption of the 1994 codes. Will introduce elevator inspections/registrationcuss requiring backfill around all structures. Discussed some of the repercussions such as more steel required and third party cost.
2. Discussed builders and HBA Quality Construction Program and HOW, HBW. Purpose: To elevate the quality of building in the Denver area. The new program is now starting.
3. Brief discussion on ADA requirements. Noted that Washington chapters submittal still had not been evaluated by the Department of Justice.
4. Expansive clay studies - Janish reported that they have provided for over-excavation in Roxborough Park. There is a class action suit underway against Mission Viejo in Highland Ranch over soils problems. The Pierre Shale study is about complete in Jefferson County. The report will be coming out shortly.
5. All agreed to exchange our amendments to the codes and keep in touch over proposed changes so as to keep some degree of uniformity in the way we do things.

CALENDAR

March 26-29 International Code Council Code Development Hearing - International Plumbing Code. Kansas City, Missouri

April 9-15 Building Safety Week.

April 18-20 CABO Code Change Hearing. Nashville, Tennessee

April 21. Colorado Chapter Meeting, Central City, Co.

June 22 & 23 Colorado Chapter Meeting, Glenwood Springs, Co. Join Meeting with Fire Marshals Association of Colorado

August 10 & 11. Colorado Chapter Meeting, Pueblo, Co.

September 10-15 ICBO 73rd Annual Education and Code Development Conference. Clark County, Nevada

October 6, Colorado Chapter Meeting, Denver

December 7 & 8 Colorado Chapter Meeting, Jefferson County

SOUTHERN COLORADO BUILDING DEPARTMENT FORUM

The Southern Colorado Building Department Forum has met three times since its original meeting. Thus far we have met in Pueblo, Canon City, Trinidad and Walsenberg. The meetings begin at 9:00 a.m. and last approximately three hours. Our intent is to meet at different locations in Southern Colorado. We feel this will provide an opportunity for those in the farther outlying areas to attend. Some of the items discussed at the meetings so far have been: Straw bale and adobe construction and mobile homes and how they relate to State and Federal laws along with many other miscellaneous discussions. No dues are required. An invitation is extended to all Building Departments in Southern Colorado to attend. For information on dates and locations of meetings contact:

Greg Hutchison
City of Canon City
Building Department
(719) 269-9010

Clint Tawse
Pueblo Regional
Building Department
(719) 543-0002

CONTRACTOR LICENSING

All of the municipalities in the Roaring Fork Valley have had some type of contractor licensing. Until recently each jurisdiction in the valley has had different regulations and different criteria. Building officials from all of the valley jurisdictions started meeting to develop consistent regulations that are based upon code criteria with uniform testing. This was the start of what we know today as the Board of Examiners for Standardized Testing (B.E.S.T.).

B.E.S.T. has succeeded in developing consistent regulations. One advantage of this new program is that with standard regulations you can standardize testing. When a contractor passes a test at any of the jurisdictions, he is issued a B.E.S.T. card certifying that he has passed. The rest of the jurisdictions accept that as proof of testing and contractors and building officials can benefit from the efficiency, convenience, etc. Contractors can know what licensing requirements are without a lot of confusion with varying regulations.

MEMBERSHIP ROSTER UPDATE

Much thanks is due to Mack Larson, retired member of the Colorado Chapter for updating the membership roster. After making several contacts, was able to determine that the following former members are deceased:

"Bo" Bowers
Fred Jantzen (Public Service Co)
Don Kendall
Fred Lines

Clayton Meyring
Russel Poitz
John Stone
Lester Douglas

In addition, most Chapter members are aware that Jack Prose passed away last year while still active in Wheatridge as C.B.O.. If anyone is aware of any others, please contact Mack Larson or Mike Stensland at (303) 945-2575.



WILDERNESS ON WHEELS

Wilderness on Wheels is a project that the Colorado Chapter has been involved with for the past two years which provides accessibility for disabled persons into wilderness areas.

This has been very rewarding and successful in the past and the Chapter plans to participate again this year. The date has not yet been set, but try to keep your summer flexible enough to allow this to fit in.

More detail will be provided in future newsletters as it becomes available.

IDEAS!

Seen in Pueblo - copied by Englewood

Install glass over the counter in the public areas, so you can put timely articles, photographs, notices, cartoons, etc. underneath. It helps customers pass the time while they wait.

AWARDS COMMITTEE

Chairman: Dan Nickle, Lakewood
(303) 987-7500

Members: Marv Fischer, Grand County
Tom Thompson, Broomfield
Pete Tryee, Parker

The Beryl Wallace Award is presented, from time to time, to a member of the Colorado Chapter of I.C.B.O. whose continuing service and achievements have contributed significantly to the code development, education and dedication of the Colorado Chapter Goals and whose work firmly established an intensive direction toward the improvements of the Chapter.

This award does not have to be given every year, only when we have an outstanding candidate.

Applications need to be submitted by October to Dan Nickle, 445 South Allison Parkway, Lakewood, Co. 80226.

Please include the following information with your nomination:

Name
Address
Telephone
Jurisdiction
Years with Colorado Chapter
Class of Membership

CODE CHANGES COMMITTEE

Chairman: Gerry George, Central City
(303) 582-3302

Members: Bill Baldaccini, Denver
Steve Ferris, Black Hawk
Mike Stensland, Glenwood Springs
Dave Tyree, American Forest Assoc.
Dan Nickle, Lakewood
Mark Kluver, Portland Cement
Gary Pringy, Frisco
Wally Prebis, Co. Prestress
Jerry Wooldridge, Summit County
Steve Thomas, Glendale

Alternates: Gerald Best, Gerald Best Consulting
Mike Ballou, Denver
Doug Jones, Lakewood
Mark Ellis, Jefferson County
Tom Talboom, Louisville

The Code Development Committee Hearings were held from February 3 through February 11, 1995, in Des Moines, Iowa. The Chapter was well represented by the attendance of Bill Baldaccini, City and County of Denver, Greg Wheeler, City of Thorton, Steve Thomas, City of Glendale, Mike Stensland, City of Glenwood Springs and Jerry Wooldridge, County of Summit. By having this kind of representation, we were able to track items of interest in all committee hearings.

In addition to those representatives of the Chapter, three other Chapter members served as voting members of committees. They are, Gary Goodell, serving as the only non engineer on the Lateral Design Committee, Bob Foote, serving on the Administrative Committee, and Gerry George, Fire and Life Safety.

Of 358 proposed code changes, the Chapter had developed positions on 179. These positions were for either approval, disapproval or approval as revised. Of these 179 positions, only 14 were recommended contrary to the Chapter. This equates to a nearly 93% success rate. Of course, the real tale of the tape will come in September at the ABM. Get ready for a new exiting chapter!

For those interested in the code change progress, please feel free to phone and I will be happy to provide you with the Chapter's position paper. Denver Metro (303) 642-0961 or (303) 582-3302.

CODE DEVELOPMENT COMMITTEE

Chairman: Jerry Wooldridge
Summit County (303) 668-3170

Members: Doug Jones, Lakeview
Phil Hensley, Arvada
David Harris, Carbondale
Mark Ellis, Jefferson County
Kenneth Bort, Gillans Engineering
Tom Talboom, Louisville
Michael Ballou, Denver
Kim Calomino, HBA Metro Denver
Roger Mifflin, Jefferson County
Gerald Best, Gerald Best Consulting
Gerry George, Central City

The Chapter's Code Development Committee is currently

scheduling meeting times and agenda items for the 1995-96 code development cycle. This committee intends to develop and sponsor several code changes on behalf of the Chapter this year. Your input and comments on proposed changes and agenda items are very important to this committee. The deadline for the receipt of new code change proposals, which will be heard at the 1996 Code Development Committee hearings and 1996 ABM is July 15, 1995. This means that there is a lot of work to do in very little time.

The Code Development Committee will meet on the second Tuesday of each month, except for months when the Chapter will host a two day meeting. When two day Chapter meetings are held, the committee will convene at the Chapter meeting. Regular meetings will be held at the Arvada Building Department at 3:00 p.m. on the days scheduled. This means the next meeting will be held on March 14 at 3:00 p.m.

Some of the items currently being discussed by this committee are:

1. Section 310.9.1 and Section 310.10 of the UBC. Should hotels be required to have smoke detection and monitoring equipment on each floor, common areas, or the areas giving access to the guest rooms?
2. Section 310.4 and 1004.3. Egress windows are required to have a finish sill height of 44 inches above the finished floor, but there is no restriction on the height of the lock or latch for the window. Should latch height be regulated?
3. Section 302.1, Exceptions 2.2 and 2.3. These exceptions seem to conflict with one another over the amount of administrative office area that can be created without having an occupancy separation with the major use of the space.
4. TABLE 3-B. The occupancy separations listed between an A-3 occupancy and an S-1 and S-2 occupancy seem to have been reversed in the Table.
5. The committee also has identified several Colorado State Statutes which appear to need revision. If the committee completes the work listed above and has no further direction or items brought to it by Chapter members, the committee will begin to focus on the statutes.

Again, if you have items or issues which you would like to have worked on or reviewed by this committee, please contact Jerry Wooldridge at (303) 668-3170 or any other committee member listed. Your input is critical to the success of this committee.

CORPORATE AFFAIRS/BY LAWS COMMITTEE

Chairman: Phil Goddard, Brighton
(303) 659-4050

Members: Paul Ratz, Jefferson County
Steve Thomas, Glendale
Marv Fischer, Grand County
Mark Ellis, Jefferson County
Roger Mifflin, Jefferson County

(no current information or report)

DISASTER MITIGATION COMMITTEE

Chairman: Steve Thomas, Glendale
(303) 759-1513

Member: Gerry George, Central City
Stan Griep, Lakewood
Wally Prebis, Co. Prestress
Mike Stensland, Glenwood Springs
Michael Ballou, Denver
Kenneth Bort, Gillans Engineering
Ton Talboom, Louisville

(no current information or report)

EDUCATION COMMITTEE

Chairman: Gary Goodell, Boulder County
(303) 441-3925

Members: Wayne Hoeben, Longmont
Gerry George, Central City
Jim Johansen, Arvada
Dave Horras, Thornton
Brice Miller, Larimer County
Dan Nickle, Lakewood
Clint Tawse, Pueblo
Pete Tyree, Parker
Jerry Wooldridge, Summit County
Greg Hutchinson, Canon City
Doug Jones, Lakewood

By the time this is read, The Colorado Chapter will have held its Tenth Annual 1995 Educational Institute, which occurred during the week of March 6 through 10, 1995. At press time, over 1,040 persons had registered for the 1995 Institute. Five classes had to be closed to any additional registrations, with the three offerings of the 1994 UBC Update being the most popular classes, averaging about 130 registrants for each session. As many of you may recall, last year's Institute was to have offered out-of-town participants the unique opportunity to fly into Stapleton Airport and fly out of DIA. The opening of DIA was, of course, delayed several times, but, as of March 1, 1995, both passengers AND luggage appeared to be arriving at DIA without too many glitches, so air transportation does not appear to be an issue, but, as usual, we'll keep our fingers crossed!

Many thanks are due to many people for TEN YEARS of successful Institutes. It is generally acknowledged that Greg Keith, Dan Nickle and Pete Tyree are the three people who had the vision, the enthusiasm and the dedication to make the dream of an Institute a reality. Since that first Educational Institutes in 1986, literally thousands of people have contributed to its continuing success. A great big thanks goes out to all the people who have attended classes, our dedicated instructors, Education Committee members, and all of the other people who have done so much to keep the Institute going for the past ten years.

The hard-working Education Committee for the 1995 Institute includes, Gary Goodell, Boulder County, Dan Nickle and Doug Jones, Lakewood; Harold Bruckner, City & County of Denver; Bob Foote, Commerce City; Gerry George, Central City; Wayne Hoeben, Longmont; Jim Johansen and Ron Drey, Arvada; Brice Miller, Loveland; Clint Tawse, Pueblo Regional; Pete Tyree, Town of Parker; and Jerry Wooldridge, Summit County.

Well, now that we've covered 1995, I guess we can start planning for the Eleventh Annual 1996, Colorado Chapter Educational Institute, which will be held during the week of March 4 through 8, 1996! As always, if you have any comments, suggestions or ideas about the institute, or would like to help, please call Gary Goodell at Boulder County at 44-3925 extension 5178, or speak with one of the other Educational Committee members. Thanks again to the Chapter's members and our many friends in the construction industry for your continued support, your attendance and your invaluable assistance.

LEGISLATIVE COMMITTEE

Chairman: Phil Goddard, Brighton
(303) 659-4050

Members: Steve Thomas, Glendale
Pete Tyree, Parker
Bruce Wilson, Greenwood Village
Greg Hutchinson, Canon City
Norm Hodge, AE West
Ron Goodrich, Routt County Regional

The 1994/1995 legislative session began slowly with one bill of interest to building officials. House Bill 1033 expands county powers to allow counties with a permanent population of less than 15,000 to adopt a fire code, which is not allowed under current law. The bill should be close to being heard in State committee by the time this article is published. The Colorado Chapter's support was offered to Colorado Counties, Inc. and was accepted. I will be calling on building officials from small counties to testify at the Senate hearing. Call me at (303) 659-4050 extension 254 if you are interested in the status of this bill.

All was going along predictably for the first few weeks of the legislative session. Then Senate Bill 117 arrived on the scene. This bill would have required all plumbing inspectors in Colorado to be licensed journeymen or master plumbers similar to current electrical inspector requirements. Many thanks to Sam Mamet for bringing this bill to our attention in time to respond!

A letter stating the Chapter's position was sent to the Senate committee prior to the Business Affairs Committee hearing. Calls were made to individual committee members explaining our opposition to the bill. Bruce Wilson, Tom Thompson, Ron Goodrich, Sam Mamet and Phil Goddard met with the bill's proponent prior to the hearing and agreed to a revised bill that does not include local plumbing inspector qualifications.

At the time of the writing of this article the bill is in appropriations being reviewed for fiscal impact to the state budget. The bill may or may not pass even with the amendment agreed to by us, but if it does, it won't require our plumbing inspectors to become journeymen or master plumbers. We are keeping a close watch on this one either way! Call me if you would like more information.

After a slow start this has been rather entertaining after all!

STANDARDIZATION COMMITTEE

Chairman: Bill Baldaccini, Denver
(303) 640-3150

Co-Chair South: Pete Tyree, Parker
(719) 635-3055

Co-Chair West: Marv Fischer, Grand County
(303) 725-3347

Members:

Phil Goddard, Brighton
Gary Goodell, Boulder County
Ron Goodrich, Rout County
Dave Horras, Thorton
Art Houghland, Garfield County
Greg Hutchinson, Canon City
Robert Johnson, Eagle County
Doug Jones, Lakewood
Bill Maddox, Craig
Brice Miller, Larimer County
Bill Paradise, Federal Heights
Gary Pringey, Frisco
Mike Stensland, Glenwood Springs
Clint Tawse, Pueblo Regional
Noel Vargo, Arvada
Rob Weien, Snowmass Village
Jerry Wooldridge, Summit County
David Harris, Carbondale
Kim Calamino, HBA Metro Denver

The Standardization Committee has developed three Standardization Reports which have been approved by the general membership. Those standardization reports are:

1. *Final Testing Pressure for Gas Pipe*
2. *Equivalent Gripping Surface for Handrails*
3. *Location of Volute of Starting Newels for Stairs*

Report #3 was developed into a code change item this code cycle. It was approved by the Fire and Life Review Committee at the I.C.B.O. Des Moines Code Change Hearings. It will be published in the next monograph. If there are no challenges or if there are and we are successful in defending against those challenges, this item will be included in the 1995 UBC supplement and become part of the 1997 UBC Edition. Until that time, Standardization Report #3 will provide a basis for uniform application for this code item throughout Colorado. This item will be allowed in the latest edition of the CABO One and Two Family Dwelling Code.

The Standardization Committee has also developed Standardization Reports #4 and #5 for general membership review. Standardization Report #4 presented two issues. The first is basements of individual dwelling units are to be considered as habitable space. Habitable space is defined in U.B.C. Section 409. The second issue was the consideration of a ceiling height of 6'-6" or 6'-8" to allow for the projection of beams, ducts or pipes. The ceiling height issue was discussed at great length at the December Chapter meeting and was not accepted by the members. The first issue needs to be resolved and therefore is being submitted as a modified Standardization Report #4.

Standardization Reports #4 and #5 are as follows:

STANDARDIZATION REPORT #4 (PURPOSED)

1. **Subject:** Allowable ceiling height in basements of individual dwelling units.

2. **Code Section:** U.B.C. Section 1207

3. **Discussion:** The development of today's housing market has a demand for all or portions of most basements to be used as habitable space whether they are finished or not.

Section 409

Definition:

Habitable Space (Room) is space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space.

Section 1204 -

Access and Exit Facilities and Emergency Escapes provides for an emergency escape or rescue windows in basements of dwelling units which recognizes the use of all or portions of the basement area as habitable space. Some builders provide more than one emergency escape or rescue window to allow flexibility in laying out sleeping rooms.

4. **Recommendation:** Basements in all new construction that have habitable space that is finished or unfinished shall have ceiling heights that comply with Section 1207.

STANDARDIZATION REPORT #5 (PROPOSED)

1. **Subject:** Measurement of Stair Riser Height

2. **Code Section:** U.B.C. Section 3306(c)

3. **Discussion:** Section 3306(c) states that "The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch." Modification of this requirement has been requested by various builders to accommodate the addition of floor covering (carpeting, tile etc) on the floors at the top or bottom of the stair or on the tread surface. To consider this condition, the question that must be answered is, "How critical is a variation in the riser height?" Two sources provided the following information:

- A. National Safety Council Library Source: "Slips, trips and falls: Safety Engineering Guidelines for the Prevention of slips, trips and falls occurrences" by William English.

How People Walk:

As a pedestrian approaches stairs, the normal method of negotiation is for one to look down and deliberately position the leading foot on the first tread. After the second step is taken, the human "computer" subconsciously calculates the rise and run of the step and automatically controls the locomotion of the body according to this initial computation. We normally ascend or descend stairs without much conscious thought. This process depends upon uniformity of step geometry, however; recent research has shown that it is common for subjects' feet to clear the step nosings by less than 1/4" so that variations in riser height or tread depth predictably lead to missteps.

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STANDARDIZATION COMMITTEE

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Therefore, most codes allow for tolerances in geometry of no more than 3/16".

- B. Stairway Manufacturers Association Inc. Source: Correspondence From Bill Bavacco SMA. The only information I could find on the irregularity of riser heights and tread depth is from "Home Safety Guidelines for Architects and Builders" and some information from a study conducted in 1960 called : "Accidental Falls in Public Places", by Iskrant and Sullivan. Both of the discussions indicate the dimensional irregularity of more than 3/8" between adjacent risers or treads can disrupt the rhythm of floor movements. The studies go on the assertion that when the irregularity occurs at the top or the bottom of a flight, the user is unable to determine proper foot placement.

Both of the sources conflict with the opinion of the ICBO Interpretation manual for Section 3306(c) which states "We agree that the differential in riser height at either the top or bottom does not constitute a great hazard."

4. **Recommendation:** The intent of the Building Code is to provide for the safety and welfare of the building occupants, it is therefore considered necessary to maintain the variations established by Section 3306(c) for the stairs as they are to be used, which would require the stair measurements be made when the stairs are finished for use.

Consideration was given to changes by the homeowner after final inspection when a permit is not required for floor coverings. If those changes occur and exceed the stair variation allowed by code, it would be beyond the control of the Building Official.

If further study can justify increasing the stair riser variation, then it would be incumbent upon the stair industry to propose a code change. Until then it would be legally indefensible to accept or develop a standard which is in conflict with a national standard.

The Standardization Committee has a number of items on their agenda that they will review. Some of those code items are townhouse construction requirements, combustion air requirements and crawl space ventilation. If there are any specific issues that you feel are not being applied uniformly, contact one of the Standardization Committee Members.

STORAGE/HISTORICAL COMMITTEE

Chairman: Gerry George, Central City
(303) 582-3302

Members:
Paul Ratz, Jefferson County
Norm Hodge, AE West
Larry PirkI, Boulder County

(no current information or report)

PAST PRESIDENT COMMITTEE

Chairman: Marv Fischer, Grand Cnty
(303) 725-3347

Members:
Gerald Best, Gerald Best Consulting
Dan Nickle, Lakewood
Becky Baker, Englewood
Gerald Booth, Breckenridge
Bob Foote, Commerce City
Gerry George, Central City
Mac Larson, Retired
Larry PirkI, Boulder County
Tom Thompson, Broomfield
Steve Thomas, Glendale
Pete Tyree, Parker
Noel Vargo, Arvada

(no current information or report)

PROGRAM COMMITTEE

Chairman: Clint Tawse, Pueblo Regional
(719) 543-0002

Members:
Steve Thomas, Glendale
Gerry George, Central City
Mike Stensland, Glenwood Springs
Bill Baldaccini, Denver
Paul Ratz, Jefferson County

A concerted effort will be made to provide timely enlightened, broad based, interesting, innovative, distinct (did get all those words in, Clint?) programs this year. In addition the plan is to provide some time at the meetings for committee to meet, develop a report, type it, and hand to Mike Stensland before the meeting is adjourned so that he doesn't have to call and bug everyone for newsletter information at the end of the month. (I know Gerry George, for one, doesn't want me on his back).

Following is a general guideline set up by the Board of Directors for 1995 meetings:

MEETING DATES AND LOCATIONS

Tentative Themes

February 17, 1995, Glendale - Host: Steve Thomas - Committee

Standardization
Code Change Hearings
Committee Orientation/Goals

April 21, 1995, Central City - Host: Gerry George - Code Change

Building Code Development
Plumbing Code Development
Standardization

(continued on page 9)

MEETING DATES AND LOCATIONS

Tentative Themes

(continued from page 8)

June 22 & 23, 1995, Glenwood Springs - Host: Mike Stensland - Design

Joint Meeting with Fire Marshals Association of Colorado
Design Professional Issues; AIA, SEOC, AGC
State Boards, HBA, ETC.

August 10 & 11, 1995, Pueblo - Host: Clint Tawse - New products

Straw House Construction
Adobe Construction
"Earth Ship" Construction

October 6, 1995, Denver - Host: Bill Baldaccini - "How To"
Handle Stress, Relations with Elected Official
Communication with Management

December 7 & 8, 1995, Jefferson County - Host: Paul Ratz - Administrative

Committee Appointments, Computer Permit
Systems
Office Procedures/Forms and Handouts

CONTRACTORS LICENSING COMMITTEE (AD-HOC)

Chairman: Steve Thomas, Glendale
(303) 759-1513

Members:
Becky Baker, Englewood
Art Hougland, Garfield County
Jerry Wooldridge, Summit County

(No current information or report)

SCHOOL INSPECTION ADVISORY COMMITTEE (AD-HOC)

Co-Chair: Phil Goddard, Brighton
(303) 659-4050

Co-Chair: Brice Miller, Larimer County
(303) 498-7706

Members:
Bob Foote, Commerce City
Pete Tyree, Parker
Clint Tawse, Pueblo Regional
Steve Thomas, Glendale
Norm Hodge, AE West
Mike Stensland, Glenwood Springs
Jerry Wooldridge, Summit County

The School Inspection Advisory Committee met twice since the first of the year to discuss strategy for our approach to studying the school inspection issue. Several facets to a project this large were considered. What are we to accomplish? Who can we tap as a resource? What materials will be useful? The following (partial) outline was developed to guide the committee:

Purpose: This committee has been formed to:

1. Investigate concerns which have been raised by building

officials, fire marshals and others regarding school inspections in the State of Colorado.

2. Gather facts concerning the history of inspections, plan reviews and code administration in Colorado as they relate to public schools.
3. Compile research and draft a final report for presentation to state and local officials and the public.

Goals:

1. Educate the public and governing authorities concerning the state of school building safety.
2. Compare Colorado to other states in the area of school building safety.
3. Make recommendations as appropriate based on study findings.
4. Foster positive change in the area of school building safety in Colorado.

Schedule:

1. Beginning in January of 1995 through May - gather data, documentation.
2. Starting in May, compile information by category - finish in August.
3. Begin analysis and draft report in August - complete by December ABM.
4. Submit draft report to CML in January 1996.
5. CML and Colorado Chapter presents final report in Spring of 1996.

Please send new articles, plan reviews, incident reports from fire marshals, photos, and other documentation that relate to building and fire code compliance to:

Phil Goddard
22 South 4th Avenue.
Brighton, Co. 80601
(303) 659-4050
(303) 659-4844 Fax

Please let me know if you are interested in serving on this adhoc committee - we need you!

JOB OPPORTUNITIES

Please get any job opportunities that you are aware of to Mike Stensland so they can be put in the newsletter.

PLUMBING CODE DEVELOPMENT COMMITTEE

REGIONAL INSPECTORS ASSOC.

Co-Chair: Courtney Arford, Jefferson County
(303) 271-8281

(continued on page 10)

PLUMBING CODE DEVELOPMENT COMMITTEE

(continued from page 9)

Members:

Jim Wray, Grand County
Bob Bruning, Broomfield
Robert Miner, Pikes Peak Regional

Co-Chair: Jim Thelen, Littleton
(303) 795-3751

Members: Greg Hutchison, Canon City
Howard Bader, Denver
Larry Renfroe, Summit County

Colorado State Plumbing Code

The first meeting was held on February 24, 1995. The Committee was divided into three teams to research various portions of the proposed changes to the International Plumbing Code. One more meeting will be held on March 24, 1995, at 10:00 a.m. at the Jefferson County Building Department to discuss proposed changes prior to the hearings in Kansas City.

One member from each team will be attending the hearings in Kansas City on March 26 through March 29, 1995. Please contact Courtney Arford at (303) 271-8281 or Jim Thelen at (303) 795-3751 if you have any special concerns or comments on the International Plumbing Code.

MEMBERSHIP COMMITTEE

Wayne Hoeben, Longmon, (303) 571-5443
Mike Stensland, Glenwood Springs

Please get your renewals for 1995 in - see page 2 of this newsletter.

NEWSLETTER COMMITTEE

Mike Stensland, Glenwood Springs
(303) 945-2575
Bruce Wilson, Greenwood Village
Building Inspection Services, Glenwood

You are reading our report

PUBLIC RELATIONS COMMITTEE

Steve Thomas, Glendale
(303) 759-1513
Clint Tawse, Pueblo Regional

(No current information or report)

BUILDING SAFETY WEEK APRIL 9 -15, 1995

JUST DO IT !

Have you made plans to observe Building Safety Week? We all know the why's of Building Safety Week. It's getting around to it, that is the difficult part. The following are some of the easiest ways to participate.

1. Order BSW material from the conference ASAP. Posters,

brochures, pencils, logos, stickers, a press release and newspaper articles are all available.

2. Display BSW posters in libraries, schools, banks, hardware stores.
3. Have your local elected officials sign a 1995 Building Safety Week proclamation.
4. Have a photo contest. Have the most dramatic picture enlarged and add subtitles such as "not much left of the roof rafter." Hang the enlarged photographs on the walls of your department, and other public areas of your building.

National Building Safety Week is a ready made opportunity to call attention to the many important safety services that building departments offer. Just Do It !!!!!!!

MUNICIPALITIES NEED TO APPLY WITH THE THE STATE ELECTRICAL BOARD BY OCTOBER FOR THE STATE TO CONSIDER PROVIDING INSPECTIONS BY THE FOLLOWING JULY.

NEW BUILDING INSPECTOR FOR EAGLE AND GYPSUM

Mr. Bob Kohrmann has switched from an Eagle County Building Inspector to Building Official for the Town's of Eagle and Gypsum. The County will continue to do inspections on permits issued before January 1, 1995, in Eagle and Gypsum. Mr. Kohrmann currently is not certified to perform electrical inspections. But in general, the town officials appear to be happy with the new arrangement.

Kohrmann went into the inspection business after a car explosion in 1987 put him in intensive care for 37 days. He misses firefighting but know he can never go back, and with the growth going on in Eagle and Gypsum these days, he knows he'll never have to. So congratulations to Bob Kohrmann. Good luck to him in the future.

COLORADO CHAPTER

News



APPLICATION FOR MEMBERSHIP

NAME: _____ TITLE: _____

MAILING ADDRESS: _____

(CITY)

(STATE)

(ZIP - 9 DIGITS IF KNOWN)

REPRESENTING: _____

PHONE: _____ EXT. _____ FAX #: _____

MEMBERSHIP CLASSIFICATION (CIRCLE ONE)

ANNUAL DUES

Active Class A Member - A designated representative of a Governmental Agency engaged in the administration of codes, laws, and ordinances relating to building construction.

\$25.00

Class B Member - Any member from a Class A governmental Agency engaged in the administration of codes, laws, and ordinances relating to building construction.

\$25.00 1st
\$20.00 2nd
\$15.00 3rd
\$10.00 4th
\$ 5.00 5th
and over

Professional/Associate Member - An individual or firm interested in the objectives of the chapter.

\$40.00

Student Member - A student enrolled in construction, engineering, architecture or related field of study and interested in the objectives of the chapter.

\$10.00

Signature of Applicant: _____ Date: _____

Please mail to: City of Longmont, Civic Center Complex, Attn: Building Dept., Longmont, Co. 80501

COLORADO CHAPTER

News



Thompson, Thomas
Broomfield, City of
P.O. Box 1415
Broomfield CO 80038-1415



Building Departments in the Year 2020 Who is Asking for Safe Buildings?

In the year 2015 it began on a small scale. By 2020 there was a public outcry that could be heard across the county: quality is nonexistent, housing cost too much, existing structures are deteriorating--and as expected, government was the scapegoat.

A lack of appreciation of the long term value of construction regulations can contribute to, or accelerate, a general economic decline of a community. Some might argue that over regulation, the economy, and various special interest groups, have prevented cost effectiveness, adequate maintenance, or the rebuilding of our cities. As a profession, there is a need to sell the long-term value of the proper administration of building codes within a generally short sighted society.

The following is a list of subjects which this writer believes will affect the future of code administration.

1) Our profession needs to continue to provide leadership in building safety and in creating consensus of affected parties. We must continually be aware of affected parties acceptance of building officials definition of minimum. As there is a need to educate others about our work, there is an equal need to learn about their perspective.

2) Elected officials, and the public, must begin to look at privately owned structures as an important form of infrastructure.

3) Support must be developed for laws that encourage the upgrading of existing structures and building maintenance. Incentives to reinvest in the built environment should be explored.

4) Population trends, the economy, and a renewed awareness of our environment as a limited or non-renewable resource, will become significant influences in our work.

5) The need for inspection will increase as more innovative products will be developed that are specialized and have less tolerance for installation errors. Becky Baker, C.B.O. Englewood, CO

The staff at Mountain Builders' Journal strive to produce a quality and error free publication. Please contact Mike Stensland at 945-2575 if errors are found.

OFFICERS

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Bruce L. Wilson

City of Greenwood Village

1st VICE PRESIDENT

Jerry Wooldridge

Summit County

2nd VICE PRESIDENT

Clinton H. Tawse

City of Pueblo

SECRETARY

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Jefferson County

Philip C. Goddard

City of Brighton

Greg Hutchison

City of Canon City

Michael Stensland

City of Glenwood Springs

PAST PRESIDENT

Gerald Best

Gerald Best Consulting

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Beware of Dipping Bedrock Zones

By John Ferguson and Sam Sours, Gillan's Engineering, Inc. and Don Taylor, A.G. Wassenaar Inc.

Have you been following the building, road and bridge structural problems at Ken Caryl Ranch and along C-470? If so, you know that differential ground movement from expansive clay dipping bedrock (dipping bedrock) has cost building owners, builders, and insurance companies millions of dollars. So what is dipping bedrock? Over time, varying types of soils are deposited in separate layers. When these deposited soil layers are subjected to densification forces, they flatten and are often referred to as bedrock. The bedrock with a higher clay content will typically expand when it is subjected to increases in moisture and may also contract when it dries. These formations also contain beds of highly expansive clay minerals known as bentonite.

Dipping bedrock is common along the Front Range. It is typically the result of geologic formations which contain bentonite being subjected to uplift forces as the adjacent mountains were formed. These mountain forming continental plate collisions have uplifted soil and rock layers so that they lie at an angle of up to ninety degrees. Red Rocks Amphitheater and the Boulder Flatirons are readily visible examples of tilted rock formations. What we commonly refer to as the "hogbacks" are also areas of collective rock uplift.

When the tilted earth band is made up of the more expansive clay mineralogy, it is known as dipping bedrock. Dipping bedrock causes problems different from those associated with flat lying expansive soils and bedrock found only a few miles towards the plains. Consequently, development in areas of dipping bedrock is subject to different design constraints and considerations.

When low to moderately expansive soil and bedrock layers lie horizontally, it is generally sufficient to place foundation caissons 14 to 18 feet below grade or properly size spread footings in conjunction with installing a floating slab basement floor or hanging walls (see Figure 1, page 3 - Expansive Soils). However, in steeply dipping bedrock, water can penetrate 30 or more feet below grade as it travels along the fractures and seams between different layers. Additional moisture in the clay mineralogy can result in deep heaving of the foundation caissons, causing the structure to be uplifted unevenly. (See Figure 2, page 3 - Dipping Bedrock.)

In an effort to address these problems, Jefferson County is currently revising its zoning and design regulations. Dipping bedrock overlay districts have been designated throughout the county (see Figure 3, page 3 - Jefferson County Dipping Bedrock Map). The county is establishing a geotechnical review board to review alternate methods of dealing with the dipping bedrock and minimum development and foundation design requirements. The board will also enact land development regulation changes for the entire county and establish new pavement design criteria.

So, what does all this mean? The real costs of these programs have yet to be seen. These proposed regulations will increase cost of new construction, significantly effecting developers, builders and homeowners. However, there is also great potential to save in the long run by preventing problems associated with dipping bedrock before they occur.

Jefferson County anticipates enacting these regulation changes sometime in the spring or early summer of 1995. If you are planning new construction or have seen damage to existing structures, check the site location. If the site is located within a potential dipping bedrock zone, a geological report and a soils investigation can confirm the conditions. Then, appropriate corrective or preventative measures can be engineered.

Sam Sours and John Ferguson are engineers at Gillan's Engineering, Inc., a full service architecture and engineering firm in Westminster, Colorado.

Don Taylor is a professional engineer and principal of A.G. Wassenaar, a geotechnical firm in Denver, Colorado.

Message from the President

We're five months into the year already, can you believe it? The year is going by so fast that I feel as though it's passing us by. However, look at what we have already accomplished. We have had two meetings, one in Glendale, and most recently our meeting in Central City. Many thanks to our hosts, Steve Thomas and Gerry George, and a big thanks to our Program Chairman, Clint Tawse.

The Educational Institute is over for another year and this year's institute was attended by more people than ever. Although, a thank you expressed in just words doesn't seem adequate, we really owe a lot to all the members of the committee, and everyone else who helped out. Great job Education Committee!!

With the Education Institute behind us, it is time to focus on some of our other projects and committee work. Most of the committees have been meeting on a regular basis and have been getting many things accomplished. To name a few, our newsletter committee has been active, as you can see, as this is our second newsletter of the year. The legislative committee has been very busy, helping with proposed legislation and meeting at the Capital on legislation that may affect us. The past Presidents committee has met and has a list of suggestions for the Board to mull over. The Plumbing Code Development Committee has met numerous times and represented the Chapter at the Plumbing Code Development hearings. The Code Changes Committee has also been very busy representing us at the code change hearings.

My thanks to everyone who has been so active in the activities of the Chapter. I am looking forward to seeing all of you at our next meeting in Glenwood Springs.

Bruce L. Wilson

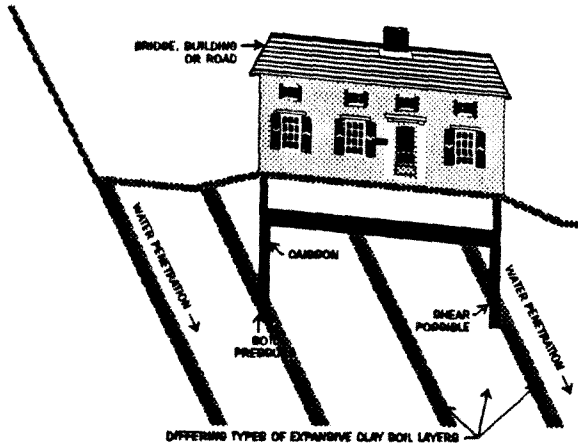


FIGURE 2. DIPPING BEDROCK

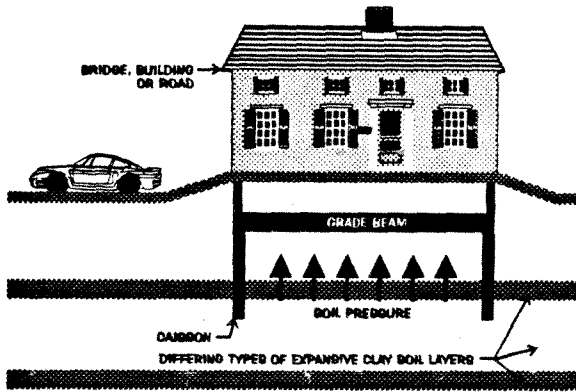


FIGURE 1. EXPANSIVE SOIL

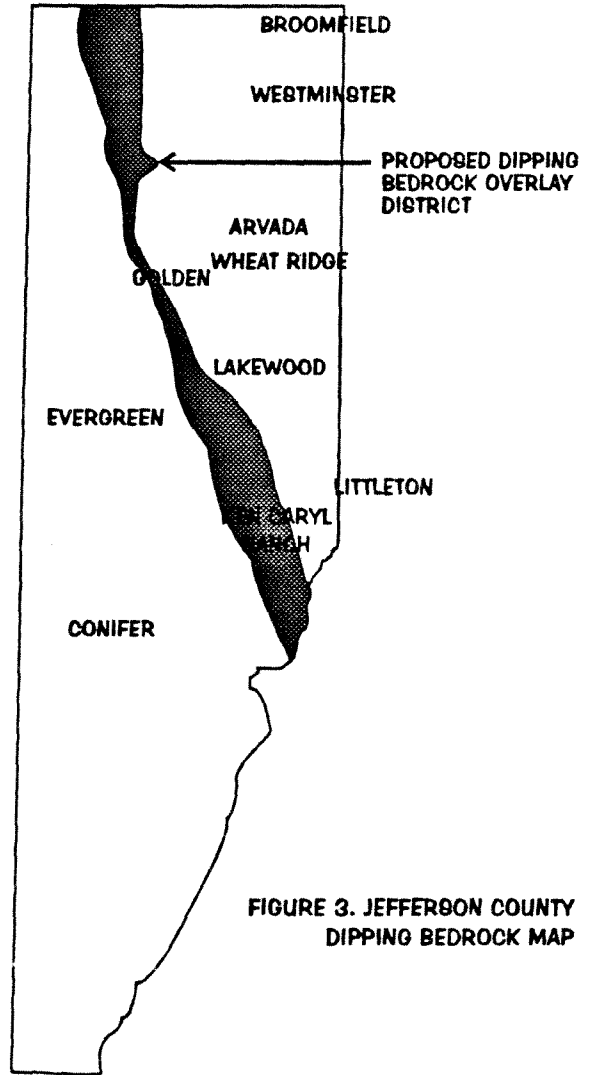


FIGURE 3. JEFFERSON COUNTY DIPPING BEDROCK MAP

**INTERNATIONAL PLUMBING CODE
DEVELOPMENT CODE HEARING
KANSAS CITY, MISSOURI
MARCH 26-29, 1995**

Jim Thelen
Co-Chair Chapter's Plumbing Development Code Committee
Chief Building Official, Littleton

The International Plumbing Code (IPC) development hearings were held in Kansas City, Missouri, March 26th through the 29th. The IPC is sponsored by the International Code Committee (ICC) and the first venture into formulating a major common code to be used throughout the United States by each model code group. The IPC is jointly owned by ICBO, SBCCI and BOCA and the committee was equally made up of building officials from these organizations. Unlike ICBO and BOCA which have designated the IPC as their plumbing Code, SBCCI continues to sponsor the Southern Plumbing Code. The ICC is currently developing the International Mechanical Code and the goal of the ICC is to develop the International Plumbing, Mechanical, Building, Fire, and Housing Code by the year 2000.

During the hearing I learned that the IPC closely resembles the BOCA Plumbing Code, which appears to be not as prescriptive as the Uniform Plumbing Code. If you've had a chance to scan the IPC code change submittals, you'll notice that the majority of the changes were submitted by industry and deal with plumbing products not plumbing procedures. This was confirmed by those in attendance. Of the 200 or so present, only 50 seemed to be building officials. And the major debates centered around plumbing products, such as PB water piping systems, air admittance valves, and cast iron solvent systems. The National Homebuilders Association also submitted a fair amount of code changes.

The hearing was unlike other code development hearings in that the assembly could overturn the recommendation of the committee. In our present process, the ICBO membership is afforded a "second Look" at the code change committee's proposals at the annual membership meeting. At this meeting the item can be approved as submitted, denied or amended from the floor and then approved. Since the new International code must be approved by the combined membership of all three code groups, no amendments are permitted from the floor at the annual meetings of the individual groups. They can only vote for approval or disapproval.

(Continued on page 4)

INTERNATIONAL PLUMBING CODE

(continued from page 3)

For those of us familiar with the UPC, the IPC will appear to be below the standards that we have enforced for years. There are items such as the requirements for location of accessible fixtures, notching and boring, and penetration through fire rated assemblies, that normally would be found in the building code not the plumbing code. You will also see that pipe sizes are decreased, location of clean-outs are diminished, and dishwashers, commercial and domestic, can drain directly into the sanitary sewer. Other changes include: no minimum pipe size for sewage ejectors; vent not required for an indirect waste pipe that exceeds 10 feet; p-trap for washing machine can be installed below the slab; combines pot sinks, surgical sinks, and service sinks in one general category with 1-1/2 trap and 2 fixture units. PB piping remains in the code, but not gas piping nor combustion air requirements.

These are just a few of the items that are different than what we are used to. That doesn't make them wrong, many have been in practice in the southern and eastern part of the United States for years and are not perceived as a problem. This is the task of our Chapter's plumbing development code committee, not to try and change the code to meet the standards of the Uniform Plumbing Code but to create a minimum code that can be accepted and enforced throughout the country. It is our position that the IPC, in its current state is not adoptable. Changes are needed and we will be meeting to discuss a strategy and formulate code changes to be presented at next year's hearing. I would encourage all chapter members to give us your ideas and input. This committee has

MEMBERSHIP RENEWALS ARE DUE. IF YOU HAVEN'T ALREADY SENT YOURS IN FOR 1995, PLEASE COMPLETE THE ENCLOSED FORM AND SEND TO:

**CITY OF LONGMONT
CIVIC CENTER COMPLEX
ATTN: BUILDING DEPARTMENT
LONGMONT, CO. 80501**

CALENDAR

June 22 & 23 Design Professional Issues; AIA, SEOC, AGC, State Boards, HBA, etc., Host, Clint Tawse Pueblo, CO

August 10 & 11, Joint FMAC Meeting, Straw House, Adobe and "Earth Ship" Construction, Host, Mike Stensland Glenwood Springs, CO

September 10-15 ICBO 73rd Annual Education and Code Development Conference. Clark County, Nevada

October 6, How to Handle Stress, Relations with Elected Officials, Communication with Management, Denver

December 7 & 8, Colorado Springs Chapter Meeting, Jefferson County

put aside affiliation with other model code groups and are working to make the International Plumbing Code an adoptable plumbing code.

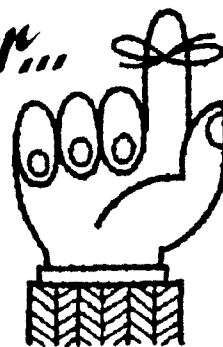
PIPE ORDERING GUIDELINES

(Excerpted from the Manual For Placement and Selection of Pipe, Chapter 23, Sec.17)

1. All pipe is to be made of a long hole, surrounded by metal or plastic centered around the hole.
2. All pipe is to be hollow through the entire length - do not use holes of different length than the pipe.
3. The I.D. (Inside Diameter) of all pipe must be greater than the O.D. (Outside Diameter). Otherwise the hole will be on the wrong side. **
** (There seems to be some confusion on interpretation of this provision of the code. Comments and suggestions are welcomed. This section may be revised in the next edition of the code.)
4. All pipe is to be supplied with nothing in the hole so that water, steam, gas, oil, or other stuff can be put inside at a later date.
5. All pipe should be supplied without rust; this can be more readily applied at the job site. (Note: Some suppliers are now able to supply pre-rusted pipe. If available in your area, this product is worth the extra price as it will save a great deal of time on the job site.)
6. All pipe over 500ft (153M) in length should have the words "Long Pipe" clearly painted on each end so the contractor will know it is long pipe.
7. All pipe over 2 miles (3.2km) in length must also have the words "Long Pipe" painted in the middle so the contractor will not have to walk the entire length of pipe to determine whether or not it is a long pipe or a short pipe.
8. All pipe over 6 inches (152mm) in diameter must have the words "Large Pipe" painted on it so the contractor will not mistake it for a small pipe.
9. Flanges should be used on all pipe. Flanges must have holes for bolts that are quite separate from the big hole in the middle.
10. When ordering 90, 45, or 30 degree elbows, be sure to specify right hand or left hand. Otherwise, you will end up going in the wrong direction.
11. Be sure to specify to your supplier whether you want uphill or downhill pipe. If you use downhill pipe for going uphill, the water will flow the wrong way.
12. All couplings should have either right hand or left hand threads. Do not mix the threads; otherwise, as the coupling is being screwed on one pipe, it is unscrewing from the other.



a reminder...



One of the finest golf courses in the region is beckoning you to join your friends at the
**15TH ANNUAL COLORADO CHAPTER/ICBO
GOLF TOURNAMENT**

DATE: Monday, August 14, 1995

PLACE: Perry Park C.C., Larkspur

TIME: 10:00 AM Shotgun start

**Lot's of food and drink, great camaraderie, and fun.
If you like golf, you need to be here!**

The game is a 4-person scramble with certain requirements, and teams will pair, for the most part, from a random draw. **TRY TO ARRIVE EARLY!!!** Hit some balls, have coffee, juice and rolls, and get your packet and rules. We suggest you get there no later than 8:30 AM since a shotgun start means getting to your starting point on time.

IMPORTANT

Some always wait until the last minute to sign up. This makes pairing difficult and planning almost impossible. Registration is \$75, and your check should be made out to Wally Prebis.

MAIL TO: Wally Prebis

1510 Glen Ayr Drive, Suite 2
Lakewood, CO 80215

Please list your handicap or average score

Dress Code: Proper golf attire including collared shirt with sleeves, slacks or tailored shorts of mid length. Please! No jeans and nothing that even looks like jeans or denim!

SPECIAL ADDED EVENT: As always in the past we have added something extra to spice things up. This year we're keeping it a secret, but be assured the reward will be worth keeping you in the dark.

"Swing without striking the ball," counseled the pro at the Royal Quebec Course.

"That," replied the novice, "is exactly what I'm trying to correct!"

"Golf, golf! Harry, I'd drop dead if you ever spent a Sunday at home.", "Trying to bribe me?"

Contributed by Mack Larson

"My golf pro says my game is so bad that I should take two weeks off, and then quit."

Contributed by the Bob Fuller



Wilderness on Wheels is a project that the Colorado Chapter has been involved with for the past two years which provides accessibility for disabled persons in wilderness areas. This has been very rewarding and successful in the past and the chapter plans to participate again this year.

A tentative date has been set for the weekend of July 16, 1995. See the enclosed flyer for more information.

COLORADO CHAPTER

The Colorado Chapter held a meeting on Friday, April 21, in the historic Teller House Hotel/Casino in Central City, Colorado. Attendance was good, even though road conditions were poor due to snow falling the night before and throughout the day. Gerry George, the building official for Central City, was the host for the meeting. A warm welcome to the group was given by the acting town manager.

Bruce Wilson, the chapter's president, began the program by calling the chapter business meeting to order. Minutes from the February business meeting, which was held in Glendale, Colorado, were approved. Wayne Hoeben, City of Longmont, presented the Treasurer's report, which was also approved.

Tom Thompson, City of Broomfield, passed around a card that he received from the Ron Bullock family, thanking the chapter for its contribution to Ron's memorial scholarship fund.

Gerry George reported that the Code Changes Committee will be meeting just as soon as the Code Development Committee report is received. In the meantime, he asked that committee members look over the actions on the code changes and form positions on them in preparation for the meeting.

Phil Hensley reported for Jerry Wooldridge that the chapter Code Development Committee has looked at the issues of smoke detectors for hotels in corridors and common areas, conflicting exceptions on the sizes of administrative areas being permitted without occupancy separations, locking hardware heights for egress windows, and some, perhaps inadvertent, changes in the 1994 Table 3-B.

Gary Goodell, Boulder County, reported for the Education Committee that the chapter's Tenth Annual Educational Institute was a success, with 1,077 students in attendance from 24 states.

Phil Goddard, City of Brighton, reported that he, a number of other building officials, and a representative of the Colorado Municipal League met with state legislators and were successful in having a provision that would have required plumbing inspectors to be licensed plumbers removed from a proposed law. Phil is also working with a mechanical engineer's group drafting proposed legislation for state licensing of HVAC contractors.

Mike Stensland, City of Glenwood Springs, noted that the next chapter newsletter will be coming out in mid-May, and that any articles should be sent to him before the end of April.

Marv Fischer, Grand County, said the Past President's Committee met recently and that their report will be forwarded to the board of directors.

Clint Tawse, Pueblo Regional, outlined the programs for the remainder of the year, including a joint meeting with the Fire Marshal's Assoc. of Colorado in Glenwood Springs on June 22-23.

Bob Foote, Commerce City, added some supplementary information about the FMAC program for the joint meeting.

Tom Thompson presented a report from the national ICBO Board of Directors, including feedback from the code development hearings in Des Moines, upcoming ABM sites, the progress of the International Code Council with the IPC and the IMC, goals for an IBC and IFC, new ways to renew certifications, looking at the ASI testing program, and development of the national code development process through the ICC. The group discussed the potential new voting procedures for a joint code development process with BOCA and SBCCI, and the advantages and disadvantages of various options on how voting might be handled.

After a short break, the business meeting reconvened to hear a report from Jim Thelen, City of Littleton, Co-Chair of the Colorado Chapter Plumbing Code Development Committee, on the recent International Plumbing Code hearings in Kansas City. Six Colorado representatives attended and participated in the hearings through a combination of funds contributed by the chapter and various jurisdictions.

Bruce Wilson announced that he is putting together a Chapter Awards application to national ICBO, based upon the chapter's contributions and volunteer work with the Wilderness on Wheels program.

After a buffet lunch, the meeting continued with the viewing of a film on the 1965 Platte River Flood and a presentation by Steve Thomas, City of Glendale, on disaster mitigation.

The meeting concluded with guided tours of the Teller House, which was built in 1872, and the Central City Opera House.

COLORADO CHAPTER MEETING

The next Colorado Chapter meeting will be held in Glenwood Springs on June 22nd and 23rd. This will be a joint meeting with the Fire Marshal's Association of Colorado presenting us with an excellent opportunity to discuss common issues. Let's make sure we have a great turnout!

A block of rooms are being held at the Ramada Inn (970-945-2500) at the special rate of \$55 per night, single or double, until June 14. Watch for the meeting announcement for more information.

JOB OPPORTUNITIES

Please get any job opportunities that you are aware of to Mike Stensland so they can be put in the newsletter.

Spring Board Meeting Report ICBO Activities

Submitted by Tom Thompson

The Spring ICBO Board Meeting was held April 8-13 in Coronado, CA. This report will recap some of the items which may be of interest to Chapter members.

ICBO headquarters is becoming cramped for space. A decision was made to move the Shipping and Receiving operation to a more suitable facility and convert the vacated space to offices. The changes should have no effect on the level of service to our members. If you are ever visiting California and in the Whittier area, you should feel welcome to visit the ICBO offices. I am sure you will find the staff willing to show you around and introduce you to some of the employees you have spoken to on the telephone.

Plans for the 1995 ABM are on schedule. The Riviera Hotel, Las Vegas, will be the host facility. The meeting will run from September 10th through the 14th. Educational sessions will be scheduled for Monday, September 11th; Code Change Hearings and Business Meetings will be conducted during the remainder of the time. The future meeting schedule is as follows:

Sept. 8-13, 1996 St. Paul, MN Radison Hotel
Sept. 7-12, 1997, Phoenix, AZ Hyatt Hotel
Sept. 6-11, 1998, San Diego, CA, Marriot Hotel
Sept. 12-17, 1999 St. Louis, MO
Sept. 1-9, 2000 San Francisco, CA, Marriot Hotel

The 1999 meeting is scheduled to be a historic joint meeting to be held with the other model code organizations. Denver is being considered as a site early in the next century (2002 or 2003).

It is hoped the 1994 codes will be available on CD-ROM by September, 1995. Most other products have already been or are in the process of being updated at this time. A new program for certification renewal allows attendance at an official ICBO update seminar to take the place of the take home exam. This program is available to certificate holders in Building, Mechanical, or Fire Inspection, and Plans Examination.

ICBO is currently involved with IFCI in computer based testing as part of the Underground Storage Tank certification programs. The program is being evaluated for possible expansion into all certification categories. Several pros to the program include: ability to sign up at any time rather than waiting for a scheduled site, 3 day sign up instead of 45 days, immediate test results at time of completion of the exam, and ability to retest in 3 days rather than waiting for the next scheduled exam. Some of the cons to the program are: additional cost (\$70-\$80) per exam, smaller test site facilities, inability to move test facilities to accommodate institutes, and possible member apprehension. The Board will take up the matter again at the next meeting.

The International Mechanical Code is scheduled to be available for membership consideration at the ABM. It is anticipated that the building and fire codes will require additional time to coordinate, probably 2-3 years. At any rate, the Board is proceeding with the membership direction of establishing one set of model building codes in the United States. ICBO, BOCA and SBCCI continued to work together towards this end.

Strategic long range planning between the group continues to take place. Additional areas of cooperation being explored include: certification, training, publication of supply codes and documents, and lobbying. These efforts should prove to be beneficial to the entire code enforcement profession in the future.

I hope these meeting highlights have been informative. If you have any questions on the items discussed or other ICBO issues please give me a call at 303-438-6374.

Tri-County Building Department Forum

Greenwood Village Building Department
March 23, 1995

1. Becky Baker indicated that Englewood had adopted the 1994 Edition of the UBC without big impact. The most was the ADA impact - especially the 36" extension for window wells in basements. Also the ladder requirements where well is greater in depth than 44".

2. Douglas County Fees - hinge on ICBO's valuation data published in Building Standards magazine. Their staff is about right at this time but are concerned about developing enterprise fund. The HBA seems to only have one thing in mind - that is to cut fees. The county will be pushing to have the complaint go to trial.

3. Tyree indicated that Tom Talboom from Louisville had confronted the Department of Regulatory Agencies, Plumbing Board over an approval issue. It seems that an application for permit contained a plumbing fixture, approved by IAPMO Evaluation Service, but not the State of Colorado, at least according to George Waterhouse. He told Tom that if he accepted the fixture as equal to the code requirement that Tom would be in violation of State Law and could suffer the consequences.

It was the opinion of the group that this should be pursued through the Colorado Chapter of ICBO.

The next meeting will be at 7:30 AM on April 20, 1995.

Respectfully submitted by P.C. Tyree

The 12 Warning Signs of Health Provided by an Englewood Contractor

1. Persistent presence of support network.
2. Chronic positive expectations; tendency to frame events in a constructive light.
3. Episodic peak experiences.
4. Sense of involvement.
5. Increased sensitivity.
6. Tendency to adapt to changing conditions.
7. Rapid response and recovery of adrenaline system due to repeated challenges.
8. Increased appetite for physical activity.
9. Tendency to identify and communicate feelings.
10. Repeated episodes of gratitude, generosity or related emotions.
11. Compulsion to contribute to society.
12. Persistent sense of humor.

If five or more of these indicators are present, you may be at risk of full blown health!

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MOUNTAIN BUILDING OFFICIALS (MBO) MEETING REVIEW

The March meeting was held at the Glenwood Springs Ramada Inn on Friday, March 24th. Paul Kinnard and Larry Mudd of CoreFoam™ presented a slide show and distributed handouts depicting their company's products. Mark Barnes (Koppers Industries, Inc.) gave a presentation and started a lively discussion on permanent wood foundations. It was noted that there is still some educating that needs to be done because some lending institutions still will not lend on homes with wood foundations.

The April meeting was held on the 28th. Leonard Rowe, State Electrical Inspector, was on hand to give the attendees information on electrical questions and emphasized the benefits of grounding into the footing rebar. In addition he noted a universal problem occurring when a drywaller uses a router to "find" a covered electrical box. Wiring insulation and sometimes the wiring is actually cut and drywall has to be removed to make the repair.

Some electricians spray paint the smoke detector boxes red so that locations are easier to see at the framing inspection. This may help to alleviate the problem of discovering forgotten smoke detectors at the final inspection.

Other topics that were covered were: suggestions for penalizing owners and/or contractors who occupy or allow occupancy of buildings before a Certificate of Occupancy is issued; requirement for insulating ductwork in crawlspaces; and requirements for deck piers. It was noted that CD ROMs of the 1994 codes will be available in August.

Mike Stensland, City of Glenwood Springs (970/945-2575), asked if anyone knew of any software for contractor testing. He also noted that the Colorado Chapter of the ICBO's annual meeting will be held June 22 and 23rd in Glenwood Springs.

The next meeting will be held at the Glenwood Springs Ramada Inn at 11:00 AM on May 26.

NOTICE! NOTICE!
Correction to the 1995 Annual Report of the Code Development Committees

Item Number 28, page 4, has been published as having been Approved by the General Design Committee: this is incorrect! Challenges can be made to Item 28, but only as a proposal that was Not Approved!

THANK YOU,
GERALD GEORGE
For another job well done!

The Central City meeting was outstanding. We appreciate all your preparation of the facilities, food and program. The great attendance in bad weather ought to tell you something!

Unless noted otherwise, the views expressed in this newsletter do not necessarily reflect the opinion or agreement of the International Conference of Building Officials nor the entire Colorado Chapter of ICBO.

COLORADO CHAPTER

News



APPLICATION FOR MEMBERSHIP

NAME: _____ TITLE: _____

MAILING ADDRESS: _____
(CITY) (STATE) (ZIP - 9 DIGITS IF KNOWN)

REPRESENTING: _____

PHONE: _____ EXT. _____ FAX #: _____

<u>MEMBERSHIP CLASSIFICATION</u> (CIRCLE ONE)	<u>ANNUAL DUES</u>
Active Class A Member - A designated representative of a Governmental Agency engaged in the administration of codes, laws, and ordinances relating to building construction.	\$25.00
Class B Member - Any member from a Class A governmental Agency engaged in the administration of codes, laws, and ordinances relating to building construction.	\$25.00 1st \$20.00 2nd \$15.00 3rd \$10.00 4th \$ 5.00 5th and over
Professional/Associate Member - An individual or firm interested in the objectives of the chapter.	\$40.00
Student Member - A student enrolled in construction, engineering, architecture or related field of study and interested in the objectives of the chapter.	\$10.00

Signature of Applicant: _____ Date: _____

Please mail to: City of Longmont, Civic Center Complex, Attn: Building Dept., Longmont, Co.

NEWSLETTER

Thanks again to all for getting information to me so that we could get another newsletter out. Your extra effort is *very much* appreciated!!!!

Our intent is to send out a bi-monthly newsletter in the off-months from Chapter meetings - July/September and November. In order to make this happen, all committee reports, articles, and any information you may have to share with the Chapter needs to be to Mike Stensland by the end of June/August/October. Please plan ahead.

If possible, it would be helpful to put submittals on disk - IBM compatible/Windows 5.2/WordPerfect 6.0, 6.0a or 6.1. Otherwise, information can be sent or faxed to:

Mike Stensland
City of Glenwood Springs
806 Cooper Avenue
Glenwood Springs, Co. 81601
(303) 945-2575 (303) 945-2597 Fax

I think all of us agree that keeping the newsletter up and running will benefit all of us. *Thank you* for your help!!

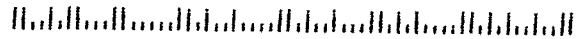
**COLORADO
CHAPTER**

News

May/June 1995



Thompson, Thomas
Broomfield, City of
P.O. Box 1415
Broomfield CO 80038-1415



COLORADO CHAPTER

News

July/August 1995



MESSAGE FROM THE PRESIDENT

Bruce L. Wilson, Consultant

We had our third meeting of the year, June 22nd and 23rd in Glenwood Springs. We held a joint meeting with the State Fire Marshalls on Thursday. The entire meeting was very informative and well attended. Many, many thanks to our program chairman, Clint Tawse and our meeting host, Mike Stensland and Mike's staff. Without the hard work of people like Mike and Clint, and most of our Chapter members, I don't know what we would do. Speaking of Mike's staff, I received a call two days ago from Susan with the Glenwood Springs Building department. Susan inquired as to the whereabouts of this message. I told her that I had just sent one in; was it time for another? It was.

In Glenwood Springs the membership voted unanimously to support Tom Thompson's bid for First Vice President of the International Conference of Building Officials. Best of luck, Tom!

We also unanimously voted to support Greg Wheeler in his attempt to earn a seat on the Board of Directors of ICBO. Good luck, Greg!

I certainly hope that we will show our support of these gentlemen, and assist them in becoming elected to their respective offices.

It seems to me that the Colorado Chapter's involvement in national boards and committees has been decreasing. I want to take this opportunity to encourage everyone to seriously

consider serving such a capacity. I can't think of anything more challenging and rewarding than serving at the National level. Talk to someone who has served and see what they have to tell you about their experiences.

See you in Pueblo, if not before.

Up-coming events:

August 10-11 -

Pueblo Meeting

August 14 -

Golf Tournament

September 10-15 -

ICBO 73rd Annual
Conference

Bruce L. Wilson

OFFICERS

PRESIDENT

Bruce L. Wilson
Consultant

1st VICE PRESIDENT

Jerry Wooldridge
Summit County

2nd VICE PRESIDENT

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PAST PRESIDENT

Gerald Best
Gerald Best Consulting

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ACCEPTANCE OF MANUFACTURED HOUSING UNDER HUD STANDARDS

A Position Paper by Pete Tyree

of

Tyree Associates, Colorado Springs, Colorado

Please Note: This article is Mr. Tyree's opinion only (which is probably shared by most of us) and was written in May, 1995.

PREFACE: The author met on Thursday, May 4, 1995, with Lester Fields and Ray McCrillis of the Colorado Division of Housing (CDOH) to obtain information concerning the current CDOH position on acceptance of housing designed and constructed to the "HUD Standards". The reason for this meeting and the subsequent "paper" is to outline for the building officials of the State of Colorado, the State's position as recorded from the officials that administer the laws and attempt to relate that "official position" to the local authority and provide some guidance. As you may observe from the summary to follow, the position of the local authority still is measuring with two different standards, and judging by the position assumed by the State, one of these standards (HUD) is not yours to deal with in any manner. Most all of the communities in Colorado that have adopted standards have adopted the Uniform Building Code and consequently have similar administrative provisions by which to set the Code into place. Using those administrative principles this paper is drawn.

STATE OF COLORADO POSITION: From discussion with Mr. Fields and review of the documents supplied by CDOH, this is how the State appears to view the production of Manufactured Housing at this point in time.

1) They set forth from the "Code of Federal Regulations" of the Department of Housing and Urban Development, 3280 Manufactured Home Construction and Safety Standards as the only standards that may be used for the construction of manufactured housing. This principally means to many of us that have hung our hat on Senate Bill 102 that we no longer have the authority to ask for snow loading or wind loading different from the HUD Standard.

They further emphasize this by citing a Florida case that upholds or substantiates Section 604(d) of the above Part which is the statement saying (paraphrased) that "no authority may establish rules different from Federal rules for manufactured housing"; they in fact say that the rules must be "identical with". Not much doubt about where that leaves the local authority.

2) The State's adoption of Resolution 10 on May 21, 1976, adopted the federal rules as regulations for the State of Colorado. This provided for the State to administer these rules instead of relying on an agency appointed by HUD as

a third-party inspector to do the plan review and in-plant inspections. A wise move to keep the Feds from getting too close.

3) They cite further as evidence of HUD authority CRS 31-23-301 covering Colorado zoning regulations that "a local authority may not zone out HUD Housing because it is not built to a local code, like the Uniform Building Code". (paraphrased)

4) Senate Bill 102 was made into law 10 years ago. For those that are not familiar with it the original purpose was to placate areas like Grand County and Boulder where snow and wind abound; much higher than specified in the ANSI A119 Standard. About all the bill said was that local jurisdictions could impose further local requirements if there were good reason to do so. This later posture by the State as herein described seems to negate the reasoning for Senate Bill 102 and probably rules it out of order, if it is all true, in my opinion.

5) In December of 1991, the State Housing Board adopted Resolution 20 which prescribes "Installation and Setup Standards for Manufactured Housing". The standards adopted are the NCSBCS A225.1-1987 Standard for Manufactured Home Installation. The latest standard is now NCSBCS/ANSI A225.1-1994. It is very difficult to determine whether it was meant that this standard should also supersede anything the local authority might want to do for setup or a permanent foundation. The wording in the Resolution is:

RULES AND REGULATIONS

The Housing Board will promulgate rules and regulations establishing standards for the installation and set-up of manufactured housing units. Any such rules and regulations promulgated by the board shall make provisions for enforcement of such rules and regulations by local governmental subdivisions of this state and may provide for additional regulation by such governmental subdivisions concerning special weather and topographical conditions in the area comprised by such governmental subdivisions.

It starts off as if the local authority might be responsible for enforcement of the regulations then says "may provide" for the local authority to regulate further but is not very clear about how far the local authority can go or if these regulations NCSBCS A225.1 are the ones you must use for "siting". If you read the actual regulations you discover rather quickly that they are poorly written and imply that any organization can have a standard printed by ANSI. Mr.

Fields tells me that the State did not adopt the appendix of this standard, so the action taken does not contain any technical material. He is not sure that Resolution No. 20 means very much to the local authority (or anybody else, for that matter). You may draw your own conclusion as to whether these standards, along with your additional requirements made under the authority of Resolution No. 20 are the law in your community. You may need your attorney to help you?

SUMMARY OF STATE POSITION: To summarize all of the above, the Colorado Division of Housing feels that the HUD Standard for the construction of manufactured housing has in fact displaced any local attempt to regulate that construction. Further, that the State may have preempted the local authority for siting these homes in your community. The latter is not too clear in the resolution and Mr. Fields did not have much information on this subject either way. What is to happen in the department administrative process for siting of manufactured housing was not, and is still not, clear to me.

The State proclaims that the local zoning regulations may not in any way regulate one of these homes from being placed anywhere in your community that a single family home may be located. CRS 31-23-301 prescribes that a local authority may not "zone them out", but this creates a bit of a problem for the local code authority in that the building only fits into the system as an exception.

The State's position is that all the local authority must see on the construction of these homes is a seal on the rear of the unit. Finding that seal on the unit clears it for siting anywhere that it was designed for under the HUD Standard.

ISSUES THAT CONFRONT THE LOCAL JURISDICTION: As the administrators of the codes adopted in our communities, we are faced with a similar dilemma as we were before the adoption nationally of the Manufactured Housing Act. We have a construction standard set forth in the community and the Feds have now usurped this authority by creating another lesser standard for housing and imposing it on the local authority. The difference is that the State of Colorado has adopted rules that assist in seeing their placement in the communities.

ISSUES TO PONDER (When a manufactured home is proposed in your community or in anticipation thereof):

a. Local Standards are Established. The building codes that most of us have adopted set forth the standards by which we judge safety and health compliance for buildings. First, we examine plans for intent to meet the code and as construction progresses, we confirm that the code was met. This exercise prompts the issuance of a permit and, after final inspection, the Certificate of Occupancy by the local authority.

b. Local Authority has been Preempted. The National Manufactured Housing Construction and Safety Standards Act of 1974 sets forth the standard of the land for this style of construction. The local authority has no jurisdiction over

the manufacture of these units. In this light it may be that the units may be constructed in a plant and sold as housing units. The authority to move one of them from a sales lot on East Colfax to a permanent location in a community is still unclear in my opinion; probably because there is definite uncertainty about Senate Bill 102 and also about our position under the UBC.

c. The Local Zoning May Not Rule Out Manufactured Housing. CRS 31-23-301 covering zoning regulations appears to prohibit "zoning out" of housing. This statute appears to mix zoning and building requirements in one law and may contain the "secret" to the State position that the local authority must allow them to be sited in the community.

The plans for these buildings are not processed through the department and the determination that the proposed construction will meet the code has not been made except possibly for the foundation, decks, stairways, porches, etc. that are not a part of the preemption. We know that a different standard from that used by the community was used in the planning, design and construction of the manufactured home. In a like manner without inspections, a Certificate of Occupancy should likely be qualified to the conditions that the Building Official knows to be true.

d) Siting of Units. The issue of siting is also clouded further in that the standards "recommended" by the State do not cover all of the siting conditions required. As an example it has out-dated standards to cover stairs, steps, handrails, or guardrails. Also, it is going to be difficult to use this standard for siting as proposed as it does not address any utility connections, testing, etc.

The position of your local utility supplier should be sought out. Gas testing of a housing unit that was designed, installed and tested somewhere else, then moved into your jurisdiction should be of concern to you and the gas supplier.

To summarize, the Feds may be setting forth yet another standard for housing in the country to accompany the long established "Minimum Property Standards" (MPS). This manufactured housing standard is a lesser code than the model codes used throughout the country or the MPS used by FHA and VA as their standard. We may be required by the law to accept units constructed under this code as we have done for mobile homes, but the law has not yet said that we cannot recognize the differences and measure them against the codes that have been developed under the model code development process and are in place as the standard in our communities. We all know that the consensus standard process suffers in comparison with the development process we use for the model codes. We can still use our adopted codes as the measure of safety and health in community housing. Anything less should be recognized as such.

NEWSLETTER DEADLINES

September/October Edition - August 31st
November/December Edition - October 31st

COMMITTEE REPORTS

STANDARDIZATION COMMITTEE

STANDARDIZATION REPORT NO. 2

HEAVY LINES INDICATE EQUIVALENT GRIPPING SURFACE.

Submitted by Bill Baldaccini, Denver, Chairman

1. Subject: Handrail Equivalent Gripping Surface Interpretation

2. Code Section: U.B.C. 1991 Section 3306(i)

The handgrip portion of handrails shall not be less than 1 1/2 inches or more than 2 inches in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners.

3. Discussion: Handrails are intended to provide support or assistance when a person traverses up or down a flight of stairs. The shape of the handrail should be one that can be grasped firmly with a comfortable grip and supported to provide a feeling of stability. The profile of the gripping surface of the handrail should match the hand grip. The handrail should be supported so that a hand can slide along the rail without encountering any obstructions.

The following definition of handrail handgrip portion has been developed with the assistance of representatives of the handrail industry:

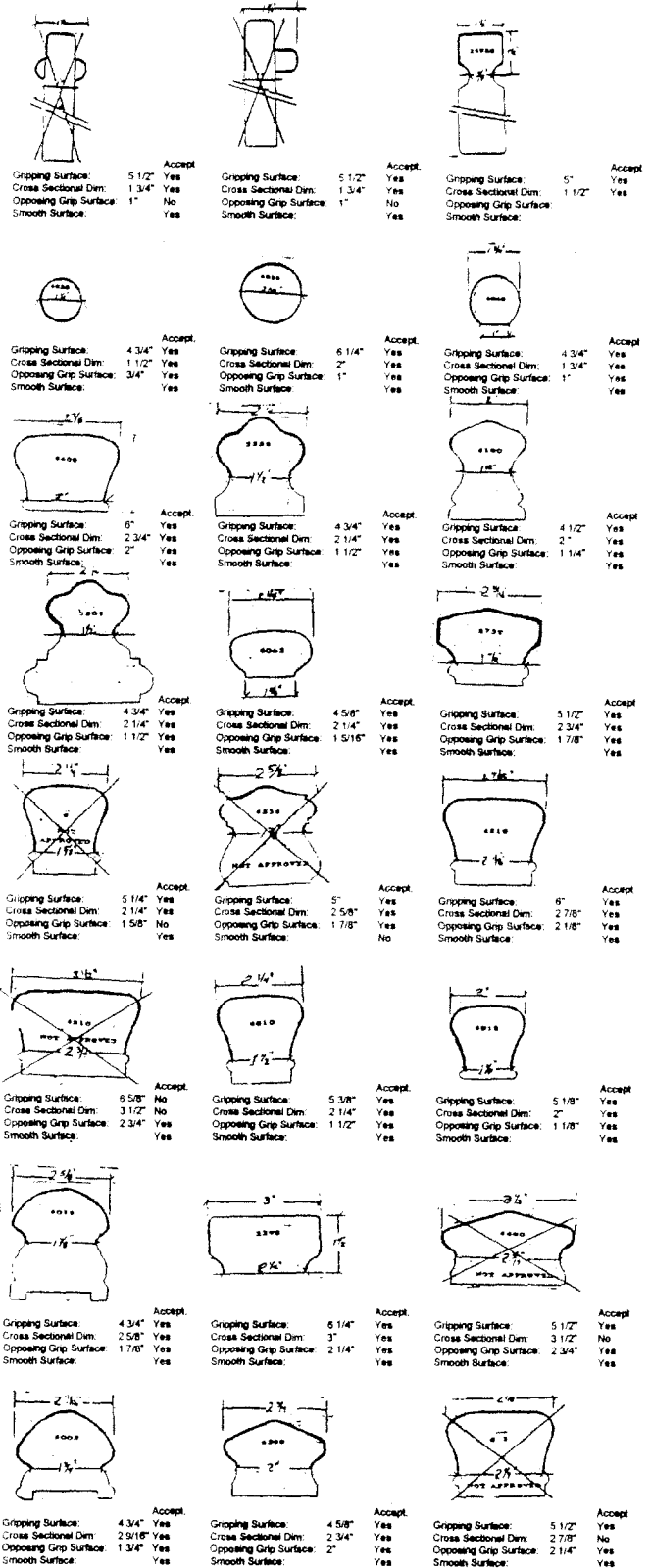
The handgrip portion of handrails shall have a gripping surface not less than the circumference of a 1 1/4 inch circle (approximately 4.75 inches), nor more than the circumference of a 2 inch circle (approximately 6.25 inches) with a minimum 1 1/2 inch and maximum 3 inch horizontal cross sectional dimension. The dimension of the opposing grip between the thumb and forefinger shall be a minimum of 3/4 inch less than the widest cross-sectional dimension of the gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners.

4. Recommendation: The provisions of the definitions for handgrip portion of handrails have been used on shaped handrails for years by the handrail industry and meet the requirements of a graspable surface. Those provisions are shown.

It is the recommendation of the Standardization Committee to accept the handrail shapes shown and any other that would meet the provisions of the definition of handgrip portion of a handrail.

5. Colorado Chapter Approval: Business Meeting June 3, 1994.

Following are samples of handrails. For additional samples contact Bill Baldaccini - (303)640-3643.



PROGRAM COMMITTEE

CHAPTER MEETING GLENWOOD SPRINGS

Submitted by Clint H. Tawse, Pueblo, Chairman

The June meeting, hosted by Mike Stensland and the staff of Glenwood Springs, was both an informative and enjoyable affair.

It was the first time we had met with the Colorado State Fire Marshals in a while and the exchange and sharing of ideas should prove to be positive in the months ahead.

Although we have different tasks, by working together in the enforcement of our respective codes, we will all benefit as well as the people of Colorado.

Our hats off to Mike Stensland, who with an injury of a family member, could have stepped out, but this was one of the best planned meetings we have had. Mike, Susan, Kurt and Pat put on a bar-b-que Thursday evening at Two Rivers Park that will be long remembered.

In addition, Mike must have cleared the shelves of local retailers as there was more big ticket door prizes than this writer has ever seen.

The program on Friday was put on by Mr. Robert Pattillo of Pattillo Associate Engineers. Bob brought issues to the group concerning residential construction that have been concerns to all of us. He showed us a path to insure some of these problems are corrected.

As your Program Chairman, I would like to give special thanks to Ms. Susan Keith of Mike's staff. She was always there to coordinate the plans for the meeting and played a very active role in seeing all the things needed for a meeting were in place. I can't say enough about Mike Stensland; he is a man who can have the weight of the world on his shoulders and a genuine smile on his face. Thank you Mike for a great meeting.

PLUMBING CODE DEVELOPMENT COMMITTEE

Submitted by Courtney Arford, Jefferson County, Co-Chairman

We have divided into 4 groups, each concentrating on specific chapters. Our current focus is on revision proposals to address conflicting requirements and duplication and clarity of sections within the document.

Due to the last minute scheduling conflicts, our June meeting was canceled, but work has continued among the individual groups. We will meet at 9:00 AM on July 21, at the Jefferson County Building Department. Group proposals ready at that time will be reviewed and finalized for submittal to the national office.

If you have any comments, questions, or concerns, please contact Courtney Arford at the Jefferson County

Building Dept., (271-8281) or Jim Thielen at the City Littleton Building Dept., (795-3751)

SCHOOL INSPECTION ADVISORY COMMITTEE

Submitted by Phil Goddard, City of Brighton, Co-Chairman

After making painfully slow progress it has become evident that the committee should be expanded to include Fire Marshalls, Fire Chiefs, and other groups. These groups will be contacted soon and invited to appoint two members each to the committee. Anyone in the Chapter interested in joining the Committee please contact Brice Miller at (970)498-7706.

HVACR LICENSE LAW

Submitted by Phil Goddard, City of Brighton

The HVACR Licensing Coalition has submitted their mechanical licensing law application to the Colorado Department of Regulatory Agencies (DORA) for processing. I was able to give the Chapter's position as well as CML's position regarding the application to DORA staff. Hopefully, this input will make its way into the legislative report which will be made available for review sometime late in July. The licensing law proposal DORA report will discuss the need for licensing based on the threat to public health and safety.

The report will be presented to the Legislative Sunrise/Sunset Committee consisting of state senators and representatives who will hold public hearings to determine the need for the proposed legislation. This hearing will probably occur in August of this year. If the Sunrise/Sunset Committee votes in favor of the sunrise application the proposed licensing law will be presented to the full legislature during the 95/96 legislative session.

I have expressed the Chapter's and CML's concerns to the Licensing Coalition and to two of the legislators sitting on the Sunrise/Sunset Committee. Specific concerns addressed were:

1. The proposed law goes well beyond licensing without establishing the need to do so.
2. The proposal interferes in the enforcement of local building departments without any reason to do so.
3. The proposal sets local mechanical inspector qualifications by requiring the inspector to go through an apprenticeship program much as the current electrical law does.
4. We support licensing but not at the expense of local autonomy.

Until the DORA report comes out at the end of this month we are in a holding pattern.

COLORADO CHAPTER OF ICBO MEETING

**August 10th & 11th, 1995
Holiday Inn, 4001 N. Elizabeth
Pueblo, CO**

**REGISTRATION FEE: \$20.00/Day
Host: Clinton H Tawse, Building Official
and Program Chairman**

It's that time of the year again ladies and gentlemen to venture "South of the Border" to a two day meeting in Pueblo, Colorado. You can be assured of a busy, intensive but enjoyable stay in our fair City.

The Board of Directors will meet at 7:00 PM at the Holiday Inn on Wednesday, August 9, 1995. Preceding that, any golfers who feel up to the challenge of one of Colorado's finest golf courses will tee off starting at 2:00 PM at the Walkingstick Pro Shop. Please call Mr. Dan Nickle in Lakewood to reserve a place.

Thursday will begin with introductions and general business meeting at 8:00 AM sharp. We are pleased to announce that Mr. Carroll Pruitt of ICBO and Mr. Bob Fowler, immediate past president of ICBO will be our guests. Both gentlemen will bring us up to date on affairs at ICBO and ICC.

A hearty Mexican buffet for lunch will precede the start of the afternoon education meeting. Dr. Richard Martinez, Chairman of the Pueblo County Board of Commissioners will introduce the first speaker, Mr. Dennis Weaver, noted actor and environmentalist. Mr. Weaver will make a presentation on a new line of recycled building products. It's not often the Chapter has the opportunity to share our interests with a man of Mr. Weaver's accomplishments. Let's give him a real Chapter welcome. The remainder of the afternoon session will be shared with a presentation by Mr. Matts Myerman and David Eisenberg on straw bale construction. These two gentlemen come from "Out on Bale" of Tucson, Arizona. They represent the cutting edge of this new building method. The last presentation on Thursday will be by staff from Solar Survival Architecture of Taos, New Mexico, on their earthship concept. I have had the opportunity to view and tour their facility; it is an exciting new concept. Thursday evening we will retire to the shores of Lake Pueblo for a bar-b-que, cruise and games. Bring your shorts and a hearty appetite.

The schedule Friday will begin with a presentation by Mr. Joe Tibbets, founder of Solar Adobe School in Bosque, New Mexico. Mr. Tibbets is a true guru on adobe and will be discussing new codes for earth construction. As a graduate of his fine school, I can attest to his talent and expertise.

Friday's education program will close with a program by Mr. David Eichelberger of Denver, Colorado. Mr. Eichelberger is an architect with a new concept for building

homes of compressed recycled plastic bales. He has duplexes under construction in Douglas County. This concept is well engineered and Mr. Eichelberger will get our attention on this system.

After lunch, we will move our program to the outdoors at the Pueblo Nature Center where under the shade of lofty cottonwoods along the bank of the historic Arkansas River we will get a chance for some hands on work on these alternative building systems. We will build an adobe "bravco" bench; a straw wall and tamp some tires. Bring gloves and old clothes as you will get dirty. Before evening, we will be offered a traditional fare of native foods cooked in the horno ovens of the El Pueblo Museum. We expect a good turnout for this two day affair and motel rooms can be hard to come by in the summer here in Pueblo. So make your reservations early. Call Anne Riddock at the Holiday Inn, tell her you are with the Colorado Chapter of ICBO.

For your guests, we have set up a tour of the Rosemount Victorian Mansion on Thursday morning, which will include lunch and transportation. On Friday, a shopping tour and tea in the Union Avenue Historical District will be available including transportation. We would appreciate a RSVP on these two activities so we can set up the tours.

We extend a wish to all members and guests to come to Pueblo to learn and enjoy on the 10th and 11th of August.

CALENDAR

July 31-August 1 - Las Vegas, NV - IFCI

Annual Code Change Session

**August 10 & 11 - Pueblo - Host Clint Tawse -
New products**

Straw House Construction

Adobe Construction

"Earth Ship" Construction

August 14 - Larkspur - Colorado

**Chapter/ICBO Golf Tournament - Contact
Wally Prebis**

September 10-15 - Clark County, NV - ICBO

**73rd Annual Education and Code
Development Conference**

October 6 - Denver - Host Bill Baldaccini -

**"How To" Handle Stress, Relations with Electric Officials,
Communication with Management**

**October 24-28 - CABO Code Change Hearings
- Seattle, WA**

December 7 & 8 - Jefferson County - Host

**Paul Ratz - Administration Committee Appointments,
Computer Permit Systems, Office Procedures/Forms and
Handouts.**

BCEGS COMES TO COLORADO IN 1998

Submitted by Tom Thompson, City of Broomfield
ICBO Second Vice-Chairman

The Insurance Services Organization's Building Code Effectiveness Grading System is scheduled to be implemented in Colorado in 1998. The program lays out criteria for grading how well a community enforces its building code requirements. A wholly owned subsidiary of ISO, Commercial Risk Services, Inc., will perform the grading service.

Many code officials are familiar with the ISO grading system used to measure a communities' fire suppression capabilities. Both the fire -suppression and Building Code Effectiveness Grading systems use a one-to-ten scale to indicate the relative effectiveness of a community's loss-mitigation efforts, with one being the best classification. Commercial Risk Services worked closely with the Insurance Institute for Property Loss Reduction to develop the code effectiveness grading. ICBO, SBCCI, and BOCA actively supported this effort. Additionally, 1500 building code officials across the nation provided input.

The three main activities examined by code-effectiveness grading are: administration of codes, building plan review, and field inspection. In the administrative area, a review of the schedule shows major importance given to adopting the latest model building code edition (without structural amendment which would weaken code provisions) within 1 1/2 years of the published dates. Other additional administrative items include: training of code enforcement staff, professional certification of staff, and qualifications of the building official. The administrative grade accounts for about one-half of the overall grade. The building plan review portion accounts for about one-fourth of the grade and includes an evaluation of staffing adequacy, and level of detail of the plan review activity. The field inspection portion is also about one-fourth of the grade and includes an evaluation of staffing adequacy, review of inspector experience, and record keeping practices.

Phase I of the program is currently underway with all municipalities in Florida, North Carolina, and South Carolina scheduled to be graded in 1995. Phase 2 (1996) will extend the program to Texas, Georgia, Alabama, and some New England states. California, Oregon, Nevada, Utah, Wyoming, Montana, much of the mid-west, and the remainder of New England will be evaluated during Phase 3 (1997). Along with Colorado in 1998 will be Arizona, New Mexico, Kansas, Oklahoma, Indiana, Ohio, and Michigan. The last states to be implemented, in the upper mid-west, are scheduled to occur in 1999. The scheduling sequence generally follows from the areas most prone to storm damage to those areas less prone to such damage.

Insurers will use the grades to offer discounts on property insurance for newly constructed buildings that meet widely accepted building codes that are effectively enforced. The insurance industry recognizes that effective building code enforcement can lead over time to substantial reductions in losses from natural disasters for insurers and the public. The BCEGS program will recognize the efforts of code officials who are doing a good job of enforcement and encourage communities to upgrade their codes and code enforcement programs. To achieve the highest grades, adequate staffing and training are a must.

Copies of the Grading Schedule and Questionnaire can be obtained from CRS, Inc., Natural Hazards Mitigation, 2 Sylvan Way, Parsippany, NJ 07054.

ATTENTION ROOFING INSPECTORS MISPRINTED T-LOC WRAPPERS

Submitted by Becky Baker, City of Englewood

The misprinted wrapper reads: "These shingles are designed to be used in traditional residential type applications on slopes no less than 4 inches in 12 (for use on slopes between 2 inches in 12 and 4 inches in 12, a double underlayment system must be used)."

The following is a June 13, 1995, written response from Mr. Ray Brown, TAMKO Territory Manager (303/377-8868):

Dear Englewood Inspector,

This letter is to confirm our previous telephone conversation regarding the minimum slope required for using TAMKO Tam-loc Glass shingles. While we are formulating a national position on this subject, I would like to offer my local recommendations:

1. Slopes of 4:12 and greater - standard product usage.
2. Slopes between 3:12 and 4:12, a low slope underlayment system which meets the UBC requirements for your jurisdiction.
3. Slopes less than 3:12 - not recommended.

Once again, these are local recommendations based on the successful performances of product applied in this area. When the official TAMKO policy has been established, I will copy you.

NOTICE

Unless noted otherwise, the views expressed in this newsletter do not necessarily reflect the opinion or agreement of the International Conference of Building Officials nor the entire Colorado Chapter of ICBO.

COLORADO CHAPTER MEETING GLENWOOD SPRINGS, CO, June 22 and 23, 1995

The Colorado Chapter held a meeting on Thursday and Friday, June 22-23, in Glenwood Springs, Colorado. The meeting was a joint meeting with the Fire Marshalls Association of Colorado (FMAC). The Thursday program was put on by FMAC at the historic Hotel Colorado, and began with a welcome from the Community Development Director for the City of Glenwood Springs. The program also included a forum on issues of mutual concern for fire prevention and building department personnel, which was moderated by Clint Tawse of Pueblo. Gary Goodell of Boulder County and Dave Nuss of Eugene, Oregon, served on the panel. The Thursday program also included presentations on the Urban Search and Rescue Team, carbon monoxide detectors and the City of Boulder/Boulder County wildfire hazard mitigation programs.

FMAC's separate schedule for Friday was to be a joint meeting with the State Fire Chiefs' organization. A tour of last year's Storm King Mountain wildfire site and the memorials to the fourteen wildland fire fighters who died there was also being offered.

On Thursday night, the Colorado Chapter ICBO hosted a barbecue for the fire marshals and the building officials at Two Rivers Park, next to the swiftly flowing, bank-full Colorado River. Good food and drink were plentiful, and most of the group played volleyball and horseshoes until well after dark.

On Friday, Mike Stensland, the Building Official for Glenwood Springs, was the host for the Colorado Chapter ICBO portion of the meeting, which was held in the Ramada Inn. After an opening presentation by Clint Tawse, the Chapter's Program Chairman, Bruce Wilson, Chapter President, opened the Chapter business meeting. Bruce Wilson noted that he had received a copy of a letter from Tom Thompson, City of Broomfield, to Bob Fowler. The letter nominated Ron Bullock for ICBO's Phil Roberts Award for outstanding contributions by a building official. The Chapter membership cast a unanimous vote to support the nomination. Gary Goodell of Boulder County, Chapter Secretary, read aloud a card and letter received by Tom Thompson from Jeanne Bullock and family, thanking the Chapter for its contribution to Ron's memorial scholarship fund and describing the selection process for the 1995 scholarship recipient.

Gerry George, Central City, reported that the Chapter Code Changes Committee is challenging at least three Code Development Committee actions and will be meeting soon to finalize the Chapter's position on other items

to be heard at the ABM in Clark County, Nevada. Gary Goodell reported that the Education Committee has sent our attendance/CEU certificates to the 1,077 people who attended in 1995 and is working on the next Institute. 1996 brochures will be available at the ABM in September. Phil Goddard updated the group on the Legislative Committee's work with the proposed mechanical contractor licensing law.

The group also discussed work being done on the impacts of growth and related code issues. Phil noticed that the Chapter's School Inspections Committee is planning on working with the State fire marshals, State fire chiefs, the AIA and other interested groups to assure that Colorado schools are properly plan reviewed and inspected.

After a mid-morning break, drawings for door prizes were held and the business meeting was reconvened. Bruce noted that, thanks to assistance from Dan Nickle, City of Lakewood, and Becky Baker, City of Englewood, a Chapter award application was sent in to national ICBO. The subject of the award application is the Chapter's work with Wilderness on Wheels.

Tom Thompson noted that he is running for 1st Vice Chairman of ICBO and asked for the Chapter's support. Those present cast an unanimous vote to support Tom. Greg Wheeler, City of Thornton, said that after first checking with other potential candidates in the Chapter, he has submitted his application for ICBO Board of Directors, and asked for a letter of support from the Chapter. A motion was passed unanimously that a letter of support for Greg be sent to Bob Fowler.

Dan Nickle encouraged members to attend the Wilderness on Wheels volunteer work outing, which is scheduled for Sunday, July 16. The work this year will probably be on the board walk, which allows people in wheelchairs to access this scenic mountain wilderness area. A future project may be a wheelchair-accessible camping platform.

The business meeting was concluded at 11:00 a.m. and was followed by a report from Tom Thompson on national ICBO news and his attendance at the Pacific Rim Building Officials Conference in Australia. After a buffet lunch in the hotel restaurant, the group was addressed by a code consultant regarding a roofing products code change. This was followed by a program by Robert Pattillo, a structural consultant, on custom residential construction.

MEMBERSHIP RENEWALS ARE DUE!

If you haven't already sent yours in for 1995, please complete the form at the back of this newsletter and send to:

City of Longmont
Civic Center Complex
Attn: Building Department
Longmont, CO 80501

"THE NATIONAL HOMEOWNERSHIP STRATEGY"

Submitted by Thomas Meyers, Intern, City of Broomfield

Most Americans would agree that owning one's own home is the ultimate realization of the "American Dream". There is no question that the resulting tax and investment benefits are enticing to the individual and that local economics prosper from increased construction. Yet few realize that increased homeownership rates also provide direct benefits to the community. The homeowner has greater incentive to become actively responsible for the stability and serenity of his surrounding neighborhood and community, largely because he has a vested interest in its continued viability. He is less likely to abandon a deteriorating neighborhood as would a transient renter, preferring to help correct any deficiency to avoid a loss on his investment.

Owning a home and consequently realizing the "American Dream" is unfortunately one of the biggest obstacles faced by most families during their lifetimes. Recently, the Clinton administration and HUD announced a program deemed "The National Homeownership Strategy" which targets potential first-time home buyers across the United States. The Administration's intent is to form a "partnership" among those who control the home-building industry. Included are lending institutions, government regulatory agencies, and private industry united in a concerted body determined to increase ownership rates by a projected eight million over the next five years.

Many, however, would tend to view this proposed program with some skepticism, dismissing it with only a cursory glance. Even among Clinton supporters, it has been common knowledge that this Administration's foreign and domestic policy frequently lacks direction and support. Oftentimes directives are either perceived as threatening local governmental control, denying private incentive, being constitutionally suspect, or just plain negotiable at the whim of political pollsters. In the absence of strong leadership and the potential for political longevity, few will support any proposed policy they believe unlikely to be entirely implemented, if at all.

Fortunately, this program deviates significantly from predecessor programs, relying upon voluntary compliance rather than legislative mandates. The program's goal is to enlist each participant within the housing industry as an active "partner" and have them voluntarily agree to help reduce the costs and streamline the production process through regulatory and product consistency. The "Homeownership Strategy" additionally proposes to increase availability of creative financial programs to facilitate the first-time home buyer's ability to overcome down payment and transaction cost hurdles. By eliminating some of the costs, confusion, and constraints,

it is hoped that affordability accessibility will be markedly enhanced.

The Council of American Building Officials (CABO) has already signed on as a participant "partner" and will likely provide instrumental in addressing the five "actions" specifically directed toward the building code development and enforcement community. First, the program asks that municipalities promptly adopt the latest edition of the applicable model building code and work to improve the consistency of code administration and interpretation. Second, building code organizations are asked to consider the potential impact of code changes on affordability as well as health and safety. Third, building code organizations should continue to address and accommodate cost effective home rehabilitation in their respective code structures. Fourth, nationally recognized, consistent and comprehensive evaluation process for building products. And fifth, consistent national building codes and enforcement should be maintained to ensure affordability and interstate uniformity of manufactured housing.

Other participant "partner" within local community development departments will be asked to assess options for greater single-family home affordability. Impact fees and their effect upon development will need to be reconsidered. Zoning will also be re-evaluated in conjunction with the proposals of the American Planning Association's "Growing Smart Initiative". Changes concerning zoning will primarily include planning practice modernization and consistency. The program finally requires that emphasis be placed on cost effective residential lot size alternatives.

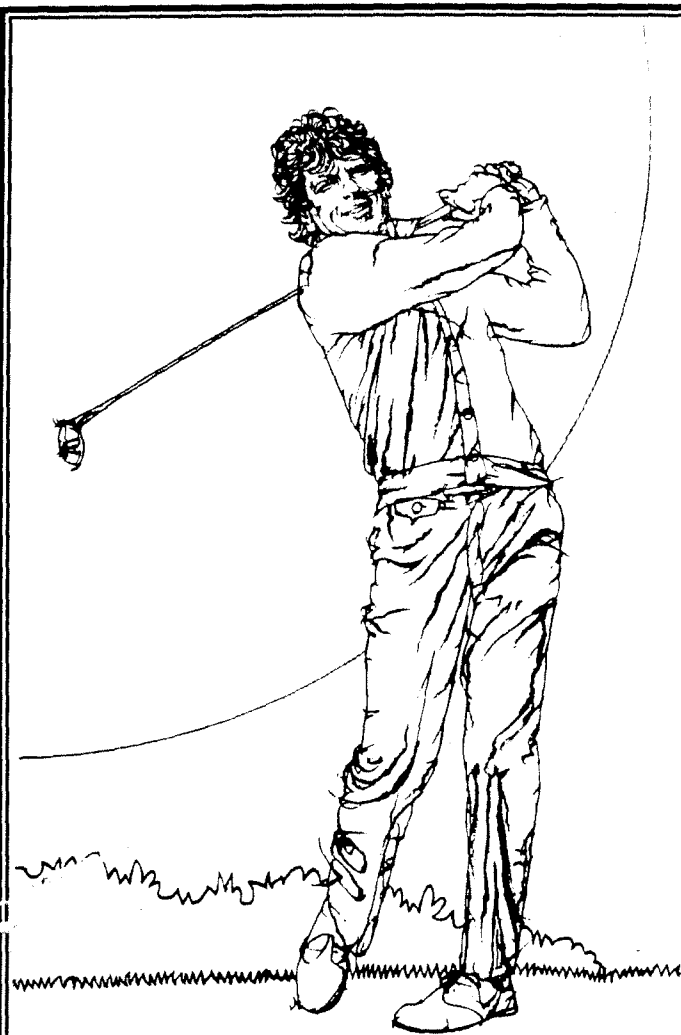
Regardless of one's political persuasion, the issue of homeownership and its benefit to the individual and society is virtually undisputed. Anyone should be encouraged to put aside any preconceived notion and obtain a copy of the program from HUD (303/672-5258) to study at one's leisure. The cost of implementation appears minimal while the potential benefits may prove enormous.

JOB OPPORTUNITIES

Please send notice of job opportunities to Mike Stensland, so they can be put in the Newsletter.

THOUGHT FOR THE DAY -

"Disagreements should produce solutions - not winners & losers."



One of the finest golf courses in the region is beckoning you to join your friends at the **15th Annual Colorado Chapter of ICBO Golf Tournament**. Get ready for some fun!!!

DATE: Monday, August 14, 1995

PLACE: Perry Park C.C., Larkspur

TIME: 10:00 AM Shotgun Start

Lots of food and drink, great camaraderie, and fun. If you like golf, you need to be here!

The game is a 4-person scramble with certain requirements, and teams will pair, for the most part, from a random draw.

TRY TO ARRIVE EARLY!!! Hit some balls, have coffee, juice and rolls, and get your packet and rules. We suggest you get there no later than 8:30 AM since a shotgun start means getting to your starting point on time.

IMPORTANT

Some always wait until the last minute to sign up. This makes pairing difficult and planning almost impossible. Registration is \$75.00 and your check should be made out to Wally Prebis. Mail to:

Wally Prebis
1510 Glen Ayr Drive., Suite 2
Lakewood, CO 80215

And please - List your handicap or average score.

DRESS CODE: Proper golf attire including collared shirt with sleeves, slacks or tailored shorts of mid length. Please! No jeans and nothing that even looks like jeans or denim!.

SPECIAL ADDED EVENT

As always in the past we have added something extra to spice things up. This year we're keeping it a secret, but be assured the reward will be worth keeping you in the dark.

WHY BELONG TO THE COLORADO CHAPTER OF ICBO?

The construction industry is an industry that is very reliant on coordination. From preliminary planning, to working drawings, to subcontractor timing, to the move-in date, they all have one common denominator - Code Compliance. Communication between all these players is vital to ensure on-time and legal completion of a safe project.

An excellent avenue for complementing and aiding this coordination process is the Colorado Chapter of ICBO (International Conference of Building Officials). The Colorado Chapter is not just another - let's get together and visit - type of social club. It is a professional organization dedicated to ensuring that its members are kept abreast of all the changes taking place in our fast changing industry. The Colorado Chapter is pro-active in its approach and prides itself on its ability to assist, not just its members, but anyone in the industry.

Membership in the Colorado Chapter of ICBO is a fine place to learn the Who, What, When and How of changes in construction and code compliance. By joining, you and your organization will have immediate access to people at the leading edge of Code enforcement and construction related industries.

WHAT WE CAN DO FOR YOU!

1. ANNUAL EDUCATION INSTITUTE

Every winter the Colorado Chapter sponsors a week of classes on all aspects of construction relating to Code Administration. Attended by over 1000 individuals from 24 different states, this Institute is acknowledged as one of the best in the nation.

2. BI-MONTHLY MEETINGS

Each meeting includes several seminars on different aspects of the construction industry. Experts in different fields present new ways and technologies as they are developed.

3. OPPORTUNITIES TO NETWORK

You will have access to other contractors, professionals and Building Officials throughout the state. Find out where the action is. Find out what is new in the state and where the opportunities are.

4. NATIONAL EXPOSURE

Awarded the OUTSTANDING CHAPTER AWARD in 1989, the Colorado Chapter is well known and well respected across this nation. Many of our members sit on the national boards and committees. Many of the model code changes are initiated at our state chapter.

5. MINIMAL COST

At only \$25 for the first member of your organization, your membership is a tremendous value. Membership costs decrease with each one of your group that joins, so everyone in your organization can have the opportunity to belong.

6. ACCESS TO ICBO

As a Chapter member you will have access to ICBO at the national level. ICBO is the largest and most extensive of the model code groups and has been publishing a model building code since 1927. We often have regional and national representatives at our functions.

7. INVOLVEMENT IN CODE DEVELOPMENT

Changes to the model codes start at the local and state level. Our Chapter is very active in code change and code development process. Have a say in the codes that affect your business.

Interested? Drop a note to the address below or just pick up the phone and call the Building Department nearest you. They can inform you of the next meeting date. You are welcome to come and visit before signing up. Or if you are ready to make the decision now, just fill out the application in this newsletter and mail it to the address on the bottom of the application along with your check. You will begin to receive meeting notices, bi-monthly newsletters, and any other material that we mail out.

We hope to see you at our next meeting!

City of Longmont
Civic Center Complex
ATTN: Building Department
Longmont, CO 80501

WANTED



**NEW MEMBERS
Colorado Chapter
International Conference of
Building Officials**

REWARD OFFERED

- *Registration Fee to National ICBO ABM**
- *Registration Fee, Room, Meals to COCH ABM**
- *Nice Jacket**

In an effort to get new blood with fresh input, a campaign has been launched to expand the membership in COCH of ICBO. Hopefully, this will lead to improved benefits and services to all of us. Make sure new members include your name on their application so due credit can be given. Contest is open to all. Deadline will be December 1, 1995, with winners announced at the COCH ABM on December 7th and 8th.

Thompson, Thomas
Broomfield, City of
P.O. Box 1415
Broomfield CO 80038-1415

COLORADO CHAPTER

September/October/November 1995



CHAPTER PROGRAM RECEIVES NATIONAL RECOGNITION

The Colorado Chapter received the prestigious ICBO Meritorious Achievement Award as recognition for work with the Wilderness On Wheels Foundation.

By Becky Baker

a challenge that no other group had been willing to tackle.

During 1994, Chapter volunteers earned W.O.W.'s respect and are now singled out for the more difficult construction work. Our Chapter approved 1995 funding to supply all the material, and labor, and constructed an accessible picnic shelter. Our Chapter, with your help, is dedicated to assisting the W.O.W. Foundation in its endeavors for many years to come.

OFFICERS

PRESIDENT

Bruce L. Wilson
Consultant

1st VICE PRESIDENT

Jerry Wooldridge
Summit County

2nd VICE PRESIDENT

Clinton H Tawse
City of Pueblo

SECRETARY

Gary Goodell
Boulder County

TREASURER

Philip C. Goddard
City of Brighton

DIRECTORS

William Baldaccini, P.E.
City and County of Denver

Paul W Ratz, P.E.
Jefferson County

Brice Miller
Larimer County

Greg Hutchison
City of Canon City

Michael Stensland
City of Glenwood Springs

PAST PRESIDENT

Gerald Best
Gerald Best Consulting

The Colorado Chapter had looked long and hard for a worthwhile project where, as an organization, we could give something back to the communities we serve. For the last two years, the Chapter's commitment has helped the Wilderness On Wheels Foundation (W.O.W.) provide the disabled community a greater opportunity to enjoy the wonders and beauty of the great outdoors in a spectacular mountain wilderness setting.

One Saturday each summer, our members come out in force to take on the challenge of making the mountains of our state accessible to everyone. Most of our chapter member volunteers and their families have to drive several hours just to get to the work site. Once there, a long day of hard, yet rewarding, work lies ahead.

Each year the planning begins as the Chapter prepares its annual budget. While many volunteer groups provide labor, our Chapter also allows money for the materials that we will be using. Next, a date is selected, and notice is sent out in our Chapter Newsletter. The summer of 1994, in addition to constructing a record setting length of accessible boardwalk, our Chapter designed and installed the floor joists for a shelter in the accessible amphitheater. The shelter was located in a grove of trees, creating

MESSAGE FROM THE PRESIDENT

By Bruce L Wilson

As you can tell from Becky's article above, the highlight of the annual business meeting was when the Colorado Chapter of the ICBO won the award for the Wilderness on Wheels project. I want to take this opportunity to thank each Chapter member for his or her contribution, whether it be physical labor, monetary contributions or support of any kind. Without you, we would not have been able to accomplish this very worthwhile project.

ANNUAL BUSINESS MEETING COLORADO CHAPTER OF ICBO
December 7 & 8, 1995
Ramada Inn, 14470 Colfax, Golden, CO

By Clint Tawse

This year's annual business meeting will focus on strategic planning for the Chapter. Our program will feature two (2) noted speakers to guide us into the new year.

Chapter members and guests will be treated to an outstanding presentation by Ms. Nancy Fogg, a private consultant with extensive experience in organizational development. She has worked with over 150 organizations across Colorado for over fourteen years.

In addition, our program will also include another talented consultant, Ms. Lynn Pollard of Pollard Consulting. Many of us know Ms. Pollard from her outstanding classes at the Educational Institute. She will deal with issues of how we can improve our public relations, our department and Chapter images with elected officials and the public.

These are topics all of us can appreciate and can take back to your respective jurisdictions to assist us in our daily efforts to be more effective.

This is the annual "changing of the guard" so to speak, with a new slate of officers to replace this year's and new vision and missions. It is also a time to thank this year's president and his staff for a job well done.

I would ask that you mark your calendars, re-arrange your schedules so that the two (2) days in December are available for you to be part of this exciting meeting.

If you know of a member who has not attended a meeting for sometime, give him or her a call, ask them to come to this annual business meeting to see what lies ahead for 1996.

CALENDAR

December 7 & 8 - CO Chapter Meeting - Golden, CO See article on page 1 of this newsletter.
December 28 - CABO Code Change Hearings - Seattle, WA

COMMITTEE REPORTS

STANDARDIZATION COMMITTEE

Bill Baldaccini, P.E. of Denver, Chairman of the Standardization Committee retired on October 31, 1995. In order to continue the important work of the Standardization Committee, a search was conducted to find a qualified replacement as Chairman. After extensive review we found not only one, but two very qualified members who will Co-chair the committee. They are Becky Baker of Englewood and Brice Miller of Larimer County.

Bill Baldaccini wishes to thank all of the Chapter members who participated in the Standardization Committee process. Standardization is the basic code of effective building code enforcement and administration. The Standardization Committee process has been set up to identify issues that are not clearly defined or understood and to provide a means to review and establish a common

resolution, so that there is a uniform application of the issues among Chapter members.

Future Meeting Schedule

Dates: January 17, 1996
March 20, 1996
May 15, 1996
July 17, 1996

Time: 12:00 PM to 2:00 PM

Location: City of Englewood
Library Conference Room
3400 South Elati Street
(303) 762-2357

Contacts: Co-chairpersons:
Brice Miller, (303)498-7706
Becky Baker, (303) 762-2357

LEGISLATION COMMITTEE

By Phil Goddard

Since the last HVACR licensing update we have experienced some surprises. After the Sunrise report recommended disapproval of the HVACR law proposal, the Sunrise Committee decided to approve it on a vote of 4-2. Sam Mamet and I attended the Sunrise Committee meeting on October 13. The bill was amended considerably with the inclusion of a very high license bond and insurance requirement. The bill is worse now than when the Sunrise report was written. One concession made was the inclusion of a building official and one local inspector to the make-up of the board.

The proponents have invited us to redraft the bill to address all of our concerns before the bill is introduced in the Legislature next session. When we receive a copy of final draft of the HVACR bill we will convene the Legislative Committee to redraft it. I would expect to have a copy soon.

MEMBERSHIP RENEWALS ARE DUE!

If you haven't already sent yours in for 1995

please send to:

City of Longmont
Civic Center Complex
Attn: Building Department
Longmont, CO 80501

Phil info

SCHOOL INSPECTION ADVISORY COMMITTEE

By Phil Goddard

Brice Miller is working on expanding the School Inspection Advisory committee and having a meeting soon. Of particular interest will be the collection of material that sheds light on the current state of inspections in schools in this state. This will include information about the current inspection program by the Division of Labor, fire department incident reports, photos, maintenance records, plan reviews and any structural failures that can be documented. Please send any pertinent information to:

City of Brighton
22 S. 4th Avenue
Brighton 80601

Attn: Phil Goddard

or send to Brice Miller at Larimer County.

NCCPA MINUTES

A meeting of the Northern Colorado Code Professionals Association (NCCPA) was held on Tuesday, July 26, 1995 from 7:15 to 9:00 am.

The following topics were

discussed:

Bed and Breakfast - some jurisdictions present classify these uses as lodging houses if they contain 5 or fewer guest rooms; some classify them as R-1 regardless of size and require that they be equipped with automatic fire suppression systems. The City of Loveland invokes NFPA 101 - The Life Safety Code to require the fire suppression system.

Mobile Homes - some jurisdictions inspect problems at existing mobile homes under the "Abatement of Dangerous Buildings" code, the Housing Code or the "maintenance" provisions of the Uniform Building Code; some jurisdictions do not inspect existing mobile homes. Most jurisdictions routinely perform some inspections of new mobile homes when installed. Some do not inspect the interiors of the homes or factory-installed electrical or mechanical systems.

Gas Pipe Sizing Chart - most jurisdictions represented said the chart was useful; most do not perform mechanical plan review for residential projects. There were reports of some fluctuations in the BTU rating for gas supplied by both Public Service and Greeley Gas Companies.

NOTICE

Unless noted otherwise, the views expressed in this newsletter do not necessarily reflect the opinion or agreement of the International Conference of Building Officials nor the entire Colorado Chapter of ICBO.

Brice Miller asked for volunteers to help with the Colorado Chapter of International Conference of Building Officials (ICBO) subcommittee work.

It was reported that Public Service Company was no longer a member of the Rocky Mountain Gas Association.

A law suit between the national groups IAPMO (International Association of Plumbing and Mechanical Officials) and ICBO and its effect on use of the 1994 Uniform Plumbing Code were discussed.

If anyone is interested in receiving NCCPA's minutes and agenda, please contact Brice Miller at 970/498-7706.

If you have an article, committee report, or item of interest that you would like to contribute to the newsletter please send it to:

Mike Stensland

City of Glenwood Springs,
806 Cooper Avenue

Glenwood Springs, CO 81601
or fax them to us at 970/945-2597.

CONSTRUCTION DEFINITIONS

CONTRACTOR	A gambler who never gets to shuffle, cut or deal.
BID OPENING	A poker game in which the losing hand wins.
BID	A wild guess carried out to two decimal places.
LOW BIDDER	A contractor who is wondering what he left out.
ENGINEER'S ESTIMATE	The cost of construction in heaven.
PROJECT MANAGER	The conductor of an orchestra in which every musician is in a different union.
CRITICAL PATH METHOD	A management technique for losing your shirt under perfect control.
OSHA	A protective coating made by half baking a mixture of fine print, split hairs, red tape, and baloney . . . usually applied at random with a shot gun.
STRIKE	An effort to increase egg production by strangling the chicken.
DELAYED PAYMENT	A tourniquet applied at the pockets.
COMPLETION DATE	The point at which liquidated damages begin.
LIQUIDATED DAMAGES	A penalty for failing to achieve the impossible.

Elbert, Douglas, and Arapahoe

TRI-COUNTY BUILDING DEPARTMENT FORUM

October 20, 1995

The Tri-County Building Department Forum met on October 20, 1995. Items discussed included length of time needed by various building departments to give appropriate service to applicants and where the codes are going (JCBO, CABO, BCMC, 1 & 2 Family, Energy).

Shawn Mulligan, representative of Delta Faucet Co., addressed Standard 1016 and pressure balancing valves covered in Section 410.7 of the 1994 UBC. Jefferson County, Lakewood and Denver have adopted some form of requirements for PBV's. Adams and Boulder are getting ready for adoption. Shawn encouraged enforcement of Section 410.7, indicating that it was State law and enforced in other jurisdictions.

It was interesting to note that Delta will also continue to make non-forming faucets as others will. Pressure balancing may be checked by closing the valve at the water heater and opening shower valves. The result should be only getting drops. Colorado is one of the twelve states that does not require pressure balancing equalization shower faucets.

The next Tri-County meeting will be November 16th at 7:30 AM.

MOUNTAIN BUILDING OFFICIALS MEETING MINUTES

October 20, 1995

Mountain Building Officials meeting is normally a bi-monthly meeting attended by various representatives from the city, town and county building departments in the Mountain Region and on the Western Slope of Colorado

January Meeting - Mike Stensland has arranged for Bill Hendricks, a marketing representative for FTX™ Fire Retardant Shakes and Shingles, to make a presentation at the January meeting. If time permits, we may discuss department handouts and ask

everyone to bring samples of their jurisdiction's handouts with them. More on this later.

Boise Cascade Corp. - Tom Hart, Field Technical Manager, Laminated Veneer Lumber Products, Boise Cascade and Mike Gorman, P.E., Neujahr and Gorman, Inc, Consulting Structural Engineers, presented the BCI® Joist and Versa-Lam® Products to the group. Tom showed samples of the BCI product line. He invited everyone who visits Medford, OR, to tour their plant. He also suggested a visit to TrusJoist's plant in Eugene, OR.

A video is available to jurisdictions which shows installation of BCI® Joist and Versa-Lam® products. He said that some jurisdictions loan the video to contractors who are installing the products. In addition to the videos, Boise Cascade makes available design/user guides, BC Beam sizing software, AutoCadd design/layout software and technical support.

Tom took the attendees on a tour of the BCI® Joist and Versa-Lam® product book.

Mike Gorman presented examples of problems created by contractors or subs. He noted that each problem presented was different and fixes need to be engineered. Boise Cascade recommends to contractors that if a joist has a "created" problem, the best fix, without engineering, is to place another joist close to the damaged one, as long as the span is not exceeded. Additionally, it would probably be more cost and time effective to place the second joist, as it can be done right away. Typically, it will take one to four days to get an engineered fix from BCI.

1996 Meeting Dates - January 26, February 23, April 26, May 24, July 26, September 27, October 25, November 22. Mark your calendars now and plan on attending these informative meetings. Call Marv Fisher - 303-725-3347 for more info.

The November 17, 1995, meeting will feature the Ouray County attorney who will discuss building law and problems - 11:00 AM at the Ramada Inn in Glenwood Springs.

The 15th Annual ICBO GOLF TOURNAMENT

By Wally Prebis

A Sherlock Holmes mystery once started with "It was a gloomy, overcast morning, the rain was falling in a light mist..." and that line could be used word for word to describe our 15th outing at beautiful Perry Park Country Club. However, that was at 8:00 AM and by the time we started at 9:30 AM the sun came out and it was a beautiful Colorado Day.

It was a beautiful day for the 100 golfers who participated in this 15th Colorado Chapter event. After a continental breakfast each participant was started with a gift of two gold balls and 6 drink tickets. Then out to play scramble, followed by a terrific lunch and a host of prizes. All one could add is "you shoulda been there!"

Awards were given to individuals from the A & B players and C & D players for long drives and closest to the pin. Being the perfect host, these awards all went to our guests. Major awards were given to the top finishing three teams. They were:

1st Place, Score of 64 - Tom Urbina, Tom Blizzard and Peter Deem, all from Holnam, Inc. Div of Ideal Cement, and Wally Prebis, Colorado Prestressers Assn.

2nd Place, Score of 64 - Jim Thelen, Bert Welz, Jim Hofstra and Don Roth, all representing the City of Littleton.

3rd Place, Score of 66 - Dave Perkins, Mark Perkins, Jeff Perkins and Nick Punnunzio, all Pueblo residents and guests of Tom Thompson.

It should be noted that a tie for 1st place was broken by a match of score cards. Following the golf awards were door prizes of all sorts, one of them \$75 cash as a reimbursement for the entry fee.

It was great fun and camaraderie. If you missed it this year, don't make the same mistake next year.

JOB OPPORTUNITIES

Please send notices of job opportunities to be published in the Newsletter to Mike Stensland.

REVIEW OF CHAPTER MEETING IN PUEBLO

August 10 & 11, 1995

By Clint H. Tawse

The Colorado Chapter meeting held in Pueblo on August 10th & 11th, 1995, was a resounding success.

The theme for the meeting was Alternative Building Methods and the interest by code enforcement officials was obvious as over 47 of them came from throughout the State.

This was one of the best attended meetings in several years. Mother Nature assisted by failing to deliver floods as last year's attendees experienced in Pueblo.

Because of the interest by the public and design professionals in hearing the keynote speaker, Mr. Dennis Weaver, noted actor and environmentalist, the education portions of the meeting were opened to the public. Over 57 people shared the meetings with Chapter members. Mr. Weaver was introduced by Pueblo County Commissioner, Dr. Richard Martinez. Dr. Martinez praised the Chapter for their willingness to consider alternative methods.

Mr. Weaver did an outstanding job of bringing to the audience the need to develop a conscious attitude of how we treat this land we reside in. He reminded all of us that we have a responsibility to protect this land now so that the generations to come can enjoy the same things that we have taken for granted. He threw out a challenge to the audience to look inward to find these concerns for our surroundings. He spoke of several new building products now available which utilize waste products. A material which has been filling our landfills now can be utilized as a nonstructural building material. Mr. Weaver spoke of his home in Ridgeway; a dream a few years ago, a comfortable energy efficient reality today. His home of 6000 square feet has over 3000 tires, tamped with earth as its walls.

Then a earth plaster is trowled over these tires to make a warm

comfortable living space, both active and passive solar systems allow the structure to function off the grid. Mr. Weaver closed his presentation with a poem about the eagle which he had written earlier. A hush fell over the audience as he shared this lilting prose with all of us.

The afternoon session continued with an outstanding presentation by Mr. David Eisenberg and Mr. Matt Myerman of "Out on Bale" of Tucson, Arizona. This caught the interest of the group with an actual code oriented delivery on straw bale construction. It became obvious this was a material which could be used very effectively to construct a highly energy efficient home with an acceptable price.

The next group were two staff architects from Solar Survival Architecture of Taos, New Mexico. This company founded by Mike Reynolds AIA is responsible for the development of the earthship concept of building structures. This is the style of home that Dennis Weaver built.

The evening found the Chapter members and guests enjoying a hearty bar-b-que on the shores of Lake Pueblo. The Pueblo Regional Building Department staff, led by Chef Rob Ragulsky and his capable assistants, made sure no one left hungry. A two hour moonlight cruise on the newly commissioned Princess followed dinner. It was enjoyed by over 30 members and guests.

On Friday there were presentations on building with adobe by Mr. Greg Adams of Pueblo Builders and a new system of compressed recycled paper bales by Mr. David Eichelbacher AIA of Denver. These were well received by those in attendance.

In the afternoon, members and guests moved to the Pueblo Nature Center located on the banks of the Arkansas River for the hands-on work with straw, tires and adobe.

Noel Vargo quickly found himself mixing emulsified asphalt and earth for a mortar for an adobe wall.

Dan Nickle and Mike Stensland were seen lifting 90 pound bales of straw for a wall under construction.

Dylan Baker, son of Becky Baker,

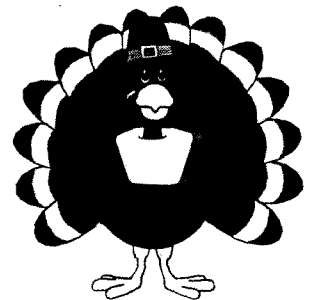
was tamping dirt into tires at a furious pace.

At the end of the day, tired and full of newly-gained knowledge, the members and guests were treated to an evening meal prepared by staff of the El Pueblo Museum. The historical fare was cooked in the adobe "Horno" ovens at the museum and catered to the table on the river. Roast beef and lamb, green chili, corn slow roasted in their husks satisfied all those in the party.

Pete Tyree summed it all up at day's end, "It's been a great two days".

A guest of the Chapter, our friend Mr. Carroll Pruitt of ICBO, also spoke of how informative and enjoyable the meeting had been.

Special thanks to the staff of the Pueblo Regional Building Department and Mr. Juan Espinoza of the Pueblo Chieftain are in order. I would also like to extend my appreciation to Mr. & Mrs. Dennis Weaver, who literally set the tone for this meeting. Thanks to the presenters who came from New Mexico and Arizona to share with us.



*Happy
Thanksgiving*

WANTED



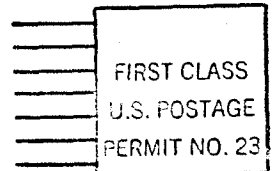
**NEW MEMBERS
Colorado Chapter
International Conference of
Building Officials**

REWARD OFFERED

- *Registration Fee to National ICBO ABM
- *Registration Fee, Room, Meals to COCH ABM
- *Nice Jacket

In an effort to get new blood with fresh input, a campaign has been launched to expand the membership in COCH of ICBO. Hopefully, this will lead to improved benefits and services to all of us. Make sure new members include your name on their application so due credit can be given. Contest is open to all. Deadline will be December 1, 1995, with winners announced at the COCH ABM on December 7th and 8th.

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF GLENWOOD SPRINGS
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GLENWOOD SPRINGS, CO 81601



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