Community Planning and Development
Planning Services

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TO: Neighborhood and Planning Committee Members
FROM: Jill Jennings Golich, Deputy Director
DATE: March 9, 2016
RE: Denver Building and Fire Code Amendment

I. CPD Recommendation

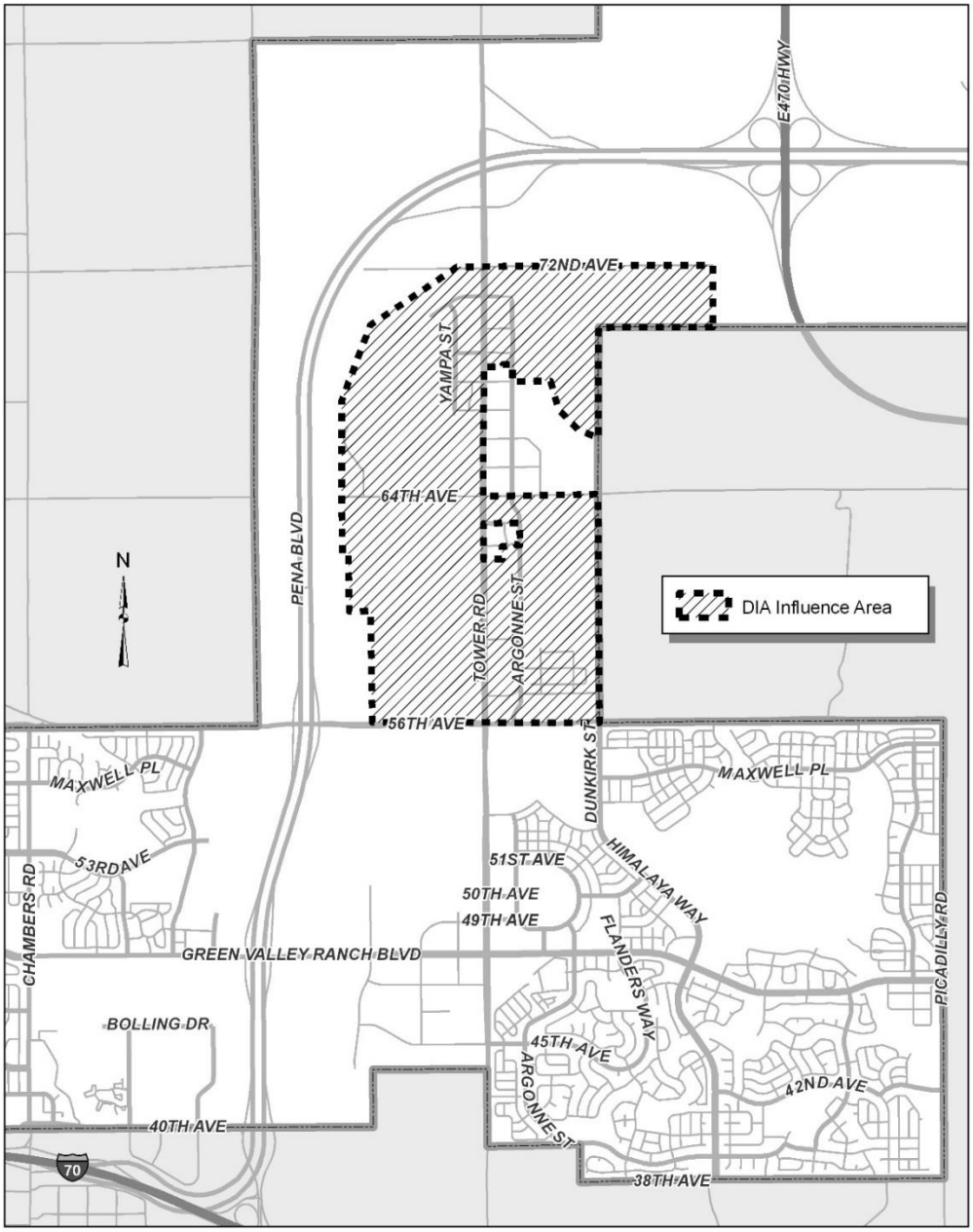
Based on language contained within the Former Chapter 59 waivers and conditions for property within the Airport Influence Overlay allowing CPD to create rules and regulations related to construction techniques to mitigate airport noise, CPD recommends approval of the proposed building code amendment to create a new section to Chapter 1 of the Denver Building Code. Additionally, staff recommends approval for the additional International Building Code amendment to remove reference to the International Property Maintenance Code as it's consistent with other Denver amendment.

II. Summary and Purpose

Sponsor
Community Planning and Development

Purpose
The proposed building code amendment is intended to accompany the Denver Zoning Code Amendment 7 which allows for the extension of multi-family from 62nd to 64th. This will ensure that multi-family and school/education issues have minimum construction requirements for the exterior of the building to mitigate airport noise. The second amendment removes a reference in the International Building Code Section 102.6 to the International Property Maintenance Code which Denver does not adopt or enforce, and for which all other references in the International Building Code and International Existing Building Code have been removed in the 2016 Denver Building and Fire Code which was approved on March 7, 2016.

Denver International Airport Influence Area



III. Public Process

Below is a summary of the public process for this text amendment.

November 2015	The Development Services division within CPD was contacted by Planning Services and Denver International Airport Staff develop language for a building code amendment related to noise restrictions.
January 2016	Draft building code amendment language prepared and shared with Denver International Airport staff and consultants

January 19, 2016	Phone call between CPD and Denver Public Schools to discuss inclusion of schools as being subject to airport noise mitigation construction techniques
February 7, 2016	Draft of the building code amendment provided to all property owners within the AIO area.
February 12, 2016	CPD and Denver International Airport meeting with property owners throughout the AIO zone district to explain and hear comments on the proposed AIO text amendment and the building code amendment.
February 25, 2016	Meeting with property owner Fulenwider to discuss building code amendment language – Fulenwider is the only property owner to have submitted comments on the draft building code amendment.
February 26 – March 9, 2016	Revisions made to the draft building code amendment based on property owner feedback
March 7, 2016	Outreach to the Home Builders Association
March 11, 2016	Final draft of proposed building code amendment provided to all the property owners within the AIO.
March 16, 2016	Neighborhoods & Planning Committee meeting.
April 25, 2016	Tentatively scheduled City Council 2nd reading of the building code amendment to coincide with the public hearing for the Denver Zoning Code Amendment #7.

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