



RECORD OF PROCEEDINGS

**Meeting of the Board of Appeals for the Town of Frisco
Town Hall, 1 East Main Street
Wednesday, June 11, 2025, at 8:00 A.M.**

Call to Order: Pete Campbell 8:06 a.m.

Roll Call: Pete Campbell, Eli Brown, Dan McCreery,

Staff Present: John Schumacher, CBCS and Katie Kent, Community Development Director

Agenda Items:

1. **Board of Appeals to Elect Officers**

MOTION MADE BY BOARD OF APPEALS MEMBER CAMPBELL TO ELECT DAN MCCREERY AS CHAIR. MOTION SECONDED BY BOARD OF APPEALS MEMBER BROWN. MOTION CARRIED UNANIMOUSLY.

MOTION MADE BY BOARD OF APPEALS MEMBER MCCREERY TO ELECT EL BROWN AS VICE-CHAIR. MOTION SECONDED BY BOARD OF APPEALS MEMBER CAMPBELL. MOTION CARRIED UNANIMOUSLY.

2. **Discussion Item: Building Division Changes**

Contracted Building Official John Schumacher reviewed his ideas for changes in permitting processes as outlined in the correspondence dated June 11, 2025 from CBCS including:

- a. Combining mechanical and plumbing permits under building permits so easier to track, call in inspections, etc. Schumacher noted it would look like a larger fee so requested feedback on how the lumped fee would work with subcontractors doing plumbing and mechanical permits. Schumacher noted there would still be individual plumbing and mechanical permits when needed.
 - Campbell supported changes noting the existing difficulty with calling in inspections that currently occurs with subcontractors.
 - Brown asked if subcontractors would still have access to the permit in Community Core. Schumacher replied yes, they could have access to the building permit.
 - McCreery questioned how to prevent a subcontractor from calling in the incorrect inspection outside of their field. Schumacher noted that could happen but the mistake would probably be caught as they prepared the inspection list for the next day.
 - Members discussed potential changes to Community Core and Schumacher confirmed that he will see if suggested changes could be implemented.
- b. Schumacher noted concerns with bringing electrical permits and inspections in-house. Kent informed the Board that if the Town was to take on electrical permits, it would lead to increasing electrical application fees making the change financially work for the Town.
- c. Inspection types including adding some and cleaning up others. Schumacher noted there is an overlap with multiple permits that can be cleaned up. Schumacher requested the Board let him

know inspections they find duplicative from their experience. The Board acknowledged that the courtesy inspections that CBCS is providing are beneficial and appreciated.

- McCreery asked if the thermal envelope with building that defines space is worthy of an inspection? Schumacher replied that is included in the energy rater inspection. The Board noted if the prescriptive option is utilized, then it may need an inspection and it should be on the plan review. Discussion ensued over this topic.
- d. Changing roof underlayment inspection to mid-roof. The Board agreed they were supportive of this suggestion.
- e. Roof inspections using drones with cameras. The Board acknowledged that this made sense and requested further research into if the photos/videos could also be provided to the contractor.
- f. Permit fee changes. The Board noted they wanted to review fees further and noted that construction brings an economic benefit to the community that needs to be recognized.
- g. Minimum valuations for projects. The Board recognized that it would be fairer but wanted to ensure that the valuation was based on a fair standardized value and noted it would have to be presented in full transparency to the building community.
- h. Eliminate review requirement for stand-alone water heater and boiler permits. The Board agreed they appreciated this suggestion.

Campbell noted his experience since CBCS took over has been improved and has been more logical in the approach they take. Campbell complimented the organization. Campbell noted he likes the format of the prescriptive path since it is hard to predict costs and that path helps customers have more accurate estimates.

Brown noted that the revamp of the Building Division has been fantastic.

3. **Discussion Item: Adoption of 2024 International Codes – IBC, IRC, IPC, IMC, IFGC, IECC, IWUI, ISPSC, IPMC, IEBC**

Members discussed the savings and predictiveness of prescriptive path of not using energy raters, noting they did not want to put them out of business, but it is easier to use prescriptive path, and they would still consult with energy raters. Members agreed they still needed to maintain the option for net zero.

Energy Code Adoption. Schumacher noted he would like to not increase by 10% or 20% as other communities, including Breckenridge, may be doing. Schumacher noted that most of what is being done already is in the 2024 version and so doesn't see a need to increase but wants to know member's perspective: Is there a need to bump up the standards?

Schumacher noted that discussion with a contact on the ICC Committee has noted that they do not think the Town needs to go above the written language. Members agreed that if deficient, or client requested, then should bump it up but if sufficient there is no need.

McCreery stated he found going 5 or 10% more is exponential in cost and the Town may not need to go that extra step. Board members also noted that the process going above code increases contractor's time to navigate how to do the extra increase.

McCreery asked if anything should be taken out. Schumacher replied he didn't think so explaining that the biggest changes from 2018 to 2024 are with regards to accessibility.

The Board discussed concerns with all electric including the capacity on grid, heat pump failure due to cold temperatures, electrical load for house needed, etc.

Schumacher presented his plan for upcoming code changes including stakeholder/community outreach and input. Proposed process is tentatively planned as:

1. Formulate and distribute amendments for public comment

2. Present draft amendments to BOA for comment
3. Hold stakeholder meeting(s)
4. Incorporate BOA and stakeholder comments into revised draft and present to Town Council for comment
5. Distribute proposed final amendments to BOA for resolution of support
6. Present ordinance to Town Council in public hearings for adoption

Other Business:

Brown asked if they could go back to calling in day of inspection requests. Schumacher responded not at this time but that he will take under consideration for future. Schumacher noted they should always call in when they have an inspection even after 4:00 noting if CBCS can add to next day schedule they will.

Kent requested the Board provide feedback on day/times that worked well for future meetings. The Board provided feedback that Wednesday afternoons from 2-4 should be feasible. Kent noted they will not hold regularly scheduled meetings; they will meet as there is business.

Adjournment:

There being no further business, the meeting adjourned at 9:56 A.M.

Respectfully submitted,

Katie Kent

Community Development Director