



City Council

August 26, 2025
Packet Addendum #1

From: [Kevin Lombardo](#)
To: [City Council](#)
Subject: 2024 International Code Series Adoption
Date: Monday, August 25, 2025 6:04:27 PM

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Hello City Council!

It is probably of little surprise to many of you that I am writing to voice my thoughts on the topic of the International Code Series Adoption, specifically the IECC.

First, I'd like to address a statement contained in the packet, concerning the BCBOA recommendation. It states that the base code has been vetted nationally, which is true, but perhaps missing context. I think a more accurate and complete statement would be that the base codes have to cater to the lowest common denominators, nationally, and the development of the IECC is subject to pressures from many industries lobbying against change (as those industries are financially incentivized to resist change). I am 100% certain that none of you feel like Louisville is the lowest common denominator. We are a leading community in a leading state in the building energy & reliance movement, and I think our leadership ought to have the highest standard for this community. With that said, I want to express that I do not feel like any of the proposed options go far enough to meet that standard, and so here are my thoughts:

- You should fully reject the options to maintain the current 2021 IECC and to implement the 2024 IECC base code, and not even waste time talking about them. The starting point for the discussion should be the 2024 IECC with the Cohort amendment package.
- This is the perfect time to specify an all-electric building code. Our neighboring municipalities have done it, and not only can it lead to significant cost savings, but it's a matter of public health. Methane is a dangerous and toxic gas with significant research indicating that it is impacting our health, specifically our children's health. We have mitigations in code for other toxic gases like radon, and an all-electric requirement is the mitigation we need to put in place for methane.
- You should direct staff to develop a draft that includes a renewable energy offset requirement (ala RC Appendix). Whether it's on-site solar or a subscription to a solar garden, we need this stipulation to help achieve Louisville's Community Decarbonization Goals. There are also cost savings to be had, with energy purchased from many solar gardens being less expensive per kWh for the homeowner.
- To that point, you should also direct staff to develop a draft that has requirements for dedicated/uninterrupted roof space and orientation to accommodate and optimize on-site solar. This can help reduce the cost of installing solar on complicated roofs and help homeowners achieve a positive ROI faster with the ability to install larger solar systems.
- Perhaps the best way to implement higher building standards and possible stretch goals (and we should have stretch goals) is with financial incentives. For instance, if someone is to build a Zero Energy Ready Home or PHI/PHIUS-compliant house (both are above the code, even with my suggestions), then maybe those projects can be incentivized with training for architects/builders/subcontractors to help them build to those standards.

That would be in addition to the financial incentives they're already getting from Xcel to build those houses. Perhaps the City can reduce permitting fees or the time it takes to permit those projects so the homeowners can be further motivated to consider them as options.

Thank you very much for reading my VERY long e-mail, and apologies for its length. I look forward to the discussion and seeing how this topic progresses!

Best,
Kevin Lombardo
947 Sunflower St.

From: [H.M](#)
To: [City Council](#)
Subject: Adopt the amended version of the 2024 International Energy Conservation Code (IECC)
Date: Monday, August 25, 2025 11:36:09 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Council Members,

I'm writing to urge the City to uphold its legal and climate responsibilities and follow the lead of Denver, Thornton, Golden and Fort Collins by adopting the **amended version of the 2024 International Energy Conservation Code (IECC)** and the **Colorado Model Electric Ready and Solar Ready Code**.

These codes are not optional and we shouldn't settle for the minimum of the old 2021 IECC version in Louisville. They are mandated under Colorado statute to ensure that new buildings meet minimum standards for energy efficiency, electrification readiness, and long-term sustainability. By adopting at the very least the amended version of the 2024 IECC we will achieve:

- **Regional consensus** among local governments and technical experts
- **Stronger energy efficiency standards** than previous codes, with ~7% improved performance over the 2021 IECC
- **Streamlined amendments** tailored to Colorado's climate and building practices
- Alignment with **state-level goals** for electric-ready and solar-ready buildings

Adopting this version ensures Louisville remains competitive, climate-resilient, and consistent with neighboring jurisdictions—while supporting long-term affordability and sustainability in new construction.

Beyond legal compliance, adopting the most current version of these codes is a matter of fiscal and environmental responsibility. They reduce operating costs for residents and businesses, improve indoor air quality and safety, and prepare our community for a clean energy future. Delaying or weakening or settling for old versions during adoption puts Louisville at odds with neighboring jurisdictions and undermines our credibility on climate action.

Let's collaborate regionally with integrity, align with state law, keep pace with our neighbors and science and ensure our building standards reflect the values and future we want for Louisville.

Sincerely,
Helen Moshak
Louisville Resident

From: [Diana Langley](#)
To: [Albert Bozoki](#)
Cc: [Genny Kline](#)
Subject: RE: HBA of Metro Denver RE: Recommendation to Amend Out Residential Fire Sprinkler Requirement
Date: Tuesday, August 26, 2025 8:24:35 AM
Attachments: [image002.png](#)
[image003.png](#)

Good morning Albert,

Thank you for your email to the City Council regarding residential fire sprinkler requirements. Council received your email, and a copy will also be included in the Council packet addendum that will be issued later today. Thank you.

Diana Langley (*she/her*)
City Manager
303.335.4530 (office)
720.762.7488 (cell)
dlangley@LouisvilleCO.gov
LouisvilleCO.gov



From: Albert Bozoki <ABozoki@hbadenver.com>
Sent: Monday, August 25, 2025 11:12 AM
To: Christopher Leh <leh@louisvilleco.gov>; Caleb Dickinson <cdickinson@louisvilleco.gov>; Josh Cooperman <jcooperman@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>; Judi Kern <jkern@louisvilleco.gov>; Barbara Hamlington <BHamlington@louisvilleco.gov>; Dietrich Hoefner <DHoefner@louisvilleco.gov>
Cc: Morgan Cullen <MCullen@hbadenver.com>; Ted Leighty <tleighty@hbadenver.com>; Diana Langley <dlangley@louisvilleco.gov>
Subject: HBA of Metro Denver RE: Recommendation to Amend Out Residential Fire Sprinkler Requirement

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Dear Mayor Leh and Members of City Council:

On behalf of our active builders and developers in Louisville, the Home Builders Association of Metro Denver (HBA) respectfully submits this letter in support of amending out the residential fire sprinkler requirement as the city considers adoption of the 2024 International Residential Code (IRC). As the matter is revisited at tomorrow's Study Session, we would like to offer additional

perspective for the city's consideration.

The requirement to add residential sprinkler systems will significantly impact housing attainability in Louisville, pricing more aspiring homeowners out of the market. These systems are quoted to cost over \$4.50 per square foot, adding approximately \$15,000 to the price of an average new home. Attached to this email are quotes our builders have received in other municipalities in the Denver Metro that reflect these numbers. Homebuilders and buyers must also consider additional expenses such as increased costs for architectural drawings—estimated at an extra \$1 per square foot, totaling more than \$2,500 per home—potential delays in the permitting process, and ongoing costs for annual sprinkler system testing, which homeowners are responsible for conducting.

We have attached a formal letter to this email that outlines our collective comments for your review, and we sincerely hope that you will take the time to review it in its entirety. We look forward to working with you and your staff to find solutions that balance the city's needs with our shared commitment to housing diversity and affordability.

Thank you for your consideration.

Albert Bozoki

Government Affairs Coordinator

abozoki@hbadenver.com

Office: (303) 551-6735

Cell: (954) 980-7054

9033 E Easter Place | Suite 200 | Centennial CO 80112



From: [Diana Langley](#)
To: [Christopher Leh](#); [Caleb Dickinson](#); [Judi Kern](#); [Deb Fahey](#); [Barbara Hamlington](#); [Josh Cooperman](#); [Dietrich Hoefner](#)
Cc: [Executive Leadership Team](#); [John Willson](#)
Subject: FW: HBA of Metro Denver RE: Recommendation to Amend Out Residential Fire Sprinkler Requirement
Date: Tuesday, August 26, 2025 8:23:21 AM
Attachments: [image002.png](#)
[image003.png](#)
[image001.png](#)

Good morning Council,

Please find below Chief Willson's response to the email sent to Council by Albert Bozoki, Government Affairs Coordinator for the Home Builders Association of Metro Denver.

Diana Langley (*she/her*)

City Manager

303.335.4530 (office)

720.762.7488 (cell)

dlangley@LouisvilleCO.gov

LouisvilleCO.gov



From: John Willson <JWillson@louisvillefire.com>
Sent: Monday, August 25, 2025 5:35 PM
To: Dietrich Hoefner <DHoefner@louisvilleco.gov>
Cc: Diana Langley <dlangley@louisvilleco.gov>; Chad Root <croot@louisvilleco.gov>; Jennifer Henderson <jhenderson@louisvillefire.com>
Subject: RE: HBA of Metro Denver RE: Recommendation to Amend Out Residential Fire Sprinkler Requirement

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Dear Council Member Hoefner,

Thank you for reaching out to me for my comments about the Home Builders Association of Metro Denver recommendations. I will have to respectfully disagree with Mr. Leighty's & Mr. Bozoki's arguments against residential sprinklers. I have other appointments on Tuesday night, so I will not be there for your meeting, but Fire Marshal Henderson will be attending in my absence. I have also included Mr. Root from the City to answer any questions I may have missed or answered incorrectly.

- Housing Attainability – I believe that this code will apply to new homes only. I will have to

guess that we have reached our limit of actual new homes being built in Louisville, and we are dealing instead with a lot of people buying homes and leveling them. If these owners can buy a house in Louisville and do that, then they can surely afford the residential sprinklers. As for a disaster, I believe the City and the District would do the right thing to get people back into their homes.

- Water taps – I know that a separate tap for a fire sprinkler system does not incur any new tap fees. I also have a hard time believing that a residential sprinkler head would require a ¼ inch bigger pipe, but I could be wrong.
- Fire Marshal Henderson will have to speak about the required testing.
- The vast majority amending the requirements. Like who? We have listed all of our neighboring municipalities that require them.
- Safety code standards do not consider the type of material (carpet, chairs, tables, etc) that we are using to furnish our homes. Only sprinklers can provide a few extra minutes to get residents out of the homes safely.
- We agree with their smoke detector statement
- Water damage – 5,400 activations out of how many homes and buildings have sprinklers in them. I would guess it is a lot more than 5,400 buildings.
- I have no information about the insurance cost savings.
- Labor – Plumbers put in sprinklers, but they make a general statement about all labor challenges.
- We have never mentioned that inside home fire sprinklers would save homes during a wildfire disaster. In fact, we have corrected people's ideas about that for the last three and a half years.
- Sprinkler cost – I need more information about the bids vs the cost that the City staff has done.

Again thank you for reaching out to me for my comments. Have a good meeting.

John Willson
Fire Chief
Louisville Fire Protection District
jwillson@louisvillefire.com
303 666-6595 Ext 201 (Office)
303 877-5089 (Cell)



From: Dietrich Hoefner <DHoefner@louisvilleco.gov>
Sent: Monday, August 25, 2025 11:38 AM
To: John Willson <JWillson@louisvillefire.com>
Subject: Fw: HBA of Metro Denver RE: Recommendation to Amend Out Residential Fire Sprinkler Requirement

Would appreciate your thoughts. Thanks!

Dietrich C. Hoefner

Louisville City Council, Ward 3
dhoefner@louisvilleco.gov | 720.419.5030

From: Albert Bozoki <ABozoki@hbadenver.com>
Sent: Monday, August 25, 2025 11:12 AM
To: Christopher Leh <leh@louisvilleco.gov>; Caleb Dickinson <cdickinson@louisvilleco.gov>; Josh Cooperman <jcooperman@louisvilleco.gov>; Deb Fahey <dfahey@louisvilleco.gov>; Judi Kern <jkern@louisvilleco.gov>; Barbara Hamlington <BHamlington@louisvilleco.gov>; Dietrich Hoefner <DHoefner@louisvilleco.gov>
Cc: Morgan Cullen <MCullen@hbadenver.com>; Ted Leighty <tleighty@hbadenver.com>; Diana Langley <dlangley@louisvilleco.gov>
Subject: HBA of Metro Denver RE: Recommendation to Amend Out Residential Fire Sprinkler Requirement

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homeowners are responsible for conducting.

We have attached a formal letter to this email that outlines our collective comments for your review, and we sincerely hope that you will take the time to review it in its entirety. We look forward to working with you and your staff to find solutions that balance the city's needs with our shared commitment to housing diversity and affordability.

Thank you for your consideration.

Albert Bozoki

Government Affairs Coordinator

abozoki@hbadenver.com

Office: (303) 551-6735

Cell: (954) 980-7054

9033 E Easter Place | Suite 200 | Centennial CO 80112



From: [Ann](#)
To: [City Council](#); [Christopher Leh](#); [Diana Langley](#); [Rob Zuccaro](#); louisvillenrc@googlegroups.com; [John Willson](#)
Subject: NYT article on climate impacts of picking new communities and communities
Date: Tuesday, August 26, 2025 11:23:29 AM

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Hi all--

This was an interesting story from NYT reporters, featured on NPR's Here and Now segment recently. The reporters are looking at the impact of climate disasters on shopping for a new home or a new community for people relocating. The commitment of the community to disaster preparedness and resilience plays a big part in what the reporters discuss. It's a worthwhile listen.

The article is open to the public, I think: <https://www.nytimes.com/interactive/2025/your-money/home-buying-climate-change.html>

But is also accessible from the link on the Here and Now page: <https://www.wbur.org/hereandnow/2025/08/25/home-buying-climate-change>

Ann Brennan

From: [Ann](#)
To: [City Council](#); [Christopher Leh](#); [Diana Langley](#); [Rob Zuccaro](#); louisvillenrc@googlegroups.com; [John Willson](#)
Subject: Re: NYT article on climate impacts of picking new communities and communities
Date: Tuesday, August 26, 2025 12:37:48 PM

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Here's a gift link if the links below didn't work for you.

https://www.nytimes.com/interactive/2025/your-money/home-buying-climate-change.html?unlocked_article_code=1.hE8.QnEg.DaRyWCToakNX&smid=nytcore-android-share

Ann

On Tue, Aug 26, 2025 at 11:23 AM Ann <ahbrennan52@gmail.com> wrote:

Hi all--

This was an interesting story from NYT reporters, featured on NPR's Here and Now segment recently. The reporters are looking at the impact of climate disasters on shopping for a new home or a new community for people relocating. The commitment of the community to disaster preparedness and resilience plays a big part in what the reporters discuss. It's a worthwhile listen.

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page: <https://www.wbur.org/hereandnow/2025/08/25/home-buying-climate-change>

Ann Brennan

From: [Cathern Smith](#)
To: [City Council](#)
Subject: Please support sustainable building codes and require residential sprinklers
Date: Tuesday, August 26, 2025 12:39:42 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Mayor Leh and City Council,

You are familiar with the reasons why the transition from fossil fuels is underway. And know of the impending tipping point. One of the most important steps that Louisville can take to reduce the City's contribution to greenhouse gas emissions is to strengthen the building codes.

Please direct staff to move forward with the adoption of the amended version of the 2024 International Energy Conservation Code developed collaboratively through the Denver Regional Council of Governments -or- an even more environmentally sound code. When assessing the cost, please be mindful of externalized costs and the legacy that flows from your decision.

Also, the Louisville Fire Department makes a very strong case (which I cannot improve upon) for requiring residential sprinklers. Among their arguments are that sprinklers save lives, reduce property loss, and reduce injury to both residents and our fire-fighters.

Thanks for all that you do.

Best,

Cathern Smith
Ward III