



Meeting Date: May 5, 2026

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, P.E., Director, Development Services
Jon White, Chief Building Official

Title: Ordinance Amending Various Provisions of Title 15, Articles 1 and 2, of the Castle Rock Municipal Code, and Adopting by Reference as Primary Codes the 2024 International Building Code, 2024 International Residential Code, 2024 International Mechanical Code, 2024 International Plumbing Code, 2026 National Electric Code, 2021 International Energy Conservation Code, Colorado Model Electric-Ready and Solar-Ready Code, 2024 International Fuel Gas Code, 2024 International Fire Code, 2024 International Existing Building Code, 2024 International Swimming Pool and Spa Code, 2022 Safety Code for Elevators and Escalators, 2020 Safety Standard for Platform Lifts and Stairway Chairlifts, 2023 Safety Code for Existing Elevators and Escalators, 2021 Automated People Mover Standards and 2017 Accessible and Useable Buildings and Facilities Standards, Each with Amendments Thereto (Emergency Adoption Second Reading - Approved on First Reading on May 5, 2026, by a vote 7-0)

Executive Summary

Staff recommends adoption of the 2024 International Codes, the 2026 National Electrical Code, the 2021 International Energy Conservation Code (with targeted 2024 amendments), and the Colorado Model Electric Ready and Solar Ready Code, along with updates to Title 15. **Staff is recommending Emergency Adoption on second reading, to allow the codes to be effective June 30, 2026 and align with requirements from the State.**

The Town is currently enforcing the 2018 International Codes, placing Castle Rock two code cycles behind current standards. Adoption of updated codes will align the Town with state requirements and neighboring jurisdictions, maintain the Town's ISO rating, and incorporate modern standards for structural safety, fire protection, and energy efficiency.

The proposed ordinance also includes clarifying amendments to Title 15, updates to conveyance regulations, and establishment of a unified Building and Fire Appeals Board. Collectively, these updates modernize the Town's regulatory framework, enhance public safety, and support responsible growth while balancing cost impacts to the development community.

Background and History

National model building codes are updated on a three-year cycle. The Town adopts these updates periodically. Castle Rock last completed a comprehensive code update in 2019, adopting the 2018 editions, which have been in effect since August 1, 2019.

Staff held stakeholder meetings in previous years to review the 2021 and 2024 codes. Feedback received at those meetings emphasized:

- Updating to the 2024 code cycle
- Adopting the 2021 Energy Code
- Aligning with state-adopted electrical and plumbing codes
- Continuing not to require residential fire sprinklers

Discussion

The International Code Council (ICC) develops model codes that reflect advancements in construction practices, safety standards, and technology. Transitioning from the 2018 to the 2024 ICC Codes ensures the Town maintains current, effective standards for safety, sustainability, and resilience. Remaining on the older codes limits the Town's ability to address modern building challenges.

Proposed Code Adoptions

The proposed code updates introduce several significant changes and amendments that reflect advancements in building safety, system performance, sustainability, and construction practices. Collectively, these updates ensure the Town of Castle Rock remains aligned with current national standards and is better equipped to address modern building design, occupant safety, and energy efficiency expectations.

Staff proposes adoption of the following codes with local amendments:

- 2024 International Building Code (IBC)
- 2024 International Residential Code (IRC)
- 2024 International Fire Code (IFC)
- 2024 International Existing Building Code (IEBC)
- 2024 International Plumbing Code (IPC)
- 2024 International Mechanical Code (IMC)
- 2024 International Fuel Gas Code (IFGC)
- 2024 International Swimming Pool and Spa Code (ISPSC)
- 2021 International Energy Conservation Code (IECC)
- 2017 ICC A117.1 Accessibility Standard
- 2026 National Electrical Code (NEC)
- Colorado Model Electric Ready and Solar Ready Codes

Key Code Updates

Building and Life Safety Codes

Generally, the proposed updates in the Building and Life Safety Codes incorporate improvements in:

- Structural design and resilience
- Fire and life safety systems
- Accessibility and egress
- Indoor air quality and mechanical systems
- Plumbing efficiency and sanitation
- Electrical safety and EV readiness
- Flexibility for renovations and adaptive reuse

These updates align Castle Rock with current national standards and regional practices.

Following is a short summary of the significant changes for each of the proposed International Code Council (ICC) codes:

- 2024 International Building Code (IBC):
 - Updates to structural design provisions, including snow loads and risk categories.
 - Revisions to occupancy classifications and mixed-use provisions.
 - Improved accessibility and egress requirements for life safety.
- 2024 International Residential Code (IRC):
 - Expanded provisions for townhouse and duplex construction.
 - Updates to energy efficiency coordination with IECC requirements.
 - Enhanced guidance for decks, guards, and structural connections.
 - New provisions addressing emerging building materials and methods.
- 2024 International Plumbing Code (IPC):
 - Water efficiency and conservation updates.
 - Revisions to fixture requirements and sizing criteria.
 - Clarifications for alternative water sources such as graywater systems.
 - Improved health and sanitation standards.
- 2024 International Mechanical Code (IMC):
 - Updates to ventilation requirements to improve indoor air quality.
 - Revised standards for mechanical system efficiency and controls.
 - Enhanced provisions for duct design, sealing, and testing.
 - Coordination with electrification trends and newer HVAC technologies.
- 2024 International Fuel Gas Code (IFGC):
 - Updated safety standards for fuel gas piping and appliances.
 - Revisions to combustion air and venting requirements.
 - Improved installation standards for gas systems.
- 2024 International Existing Building Code (IEBC):
 - Greater flexibility for renovations, alterations, and adaptive reuse projects.
 - Updated compliance pathways to encourage reuse of existing structures.

- Enhanced safety provisions while maintaining cost-effective rehabilitation options.
- 2026 National Electrical Code (NEC):
 - Expanded requirements for electric vehicle (EV) charging infrastructure.
 - Updates to grounding, bonding, and overcurrent protection.
 - Enhanced electrical safety provisions, including arc-fault and ground-fault protection.
 - Integration of renewable energy systems and energy storage technologies.

Energy Code

The proposed adoption of the 2021 International Energy Conservation Code (IECC) with targeted amendments from the 2024 IECC provides a strategic and balanced approach to advancing energy efficiency within the Town of Castle Rock. This approach allows the Town to utilize a widely adopted and well-understood base code while selectively incorporating newer, high-impact provisions from the 2024 edition. As a result, the Town can enhance building performance standards and align with evolving energy policies without introducing unnecessary complexity or disruption to the development community.

This hybrid adoption supports regulatory stability while positioning the Town to incrementally transition toward more advanced energy requirements in a practical and predictable manner. This approach:

- Uses a widely adopted and familiar base code
- Incorporates meaningful efficiency improvements
- Supports electrification readiness
- Maintains flexibility for compliance
- Reduces long-term operating costs

This strategy balances improved performance with regulatory stability and ease of implementation.

Fire Code

Adopting and amending the 2024 International Fire Code (IFC) represents a necessary modernization effort to ensure local regulations reflect current fire and life safety standards, operational practices, and community needs. The Town’s existing IFC local amendments have not been comprehensively updated since 2012, resulting in a gap between current model code provisions, evolving industry best practices, and locally adopted requirements. The proposed fire code update and amendments will:

- Align with current national standards
- Codify existing Fire Division policies
- Improve clarity and enforceability

State Energy and Electrification Requirements

Aligning the Town of Castle Rock’s building and energy codes with the State of Colorado requirements established under House Bill 22-1362 is an important step in ensuring regulatory compliance and supporting statewide energy efficiency and electrification goals. HB22-1362 requires local jurisdictions to adopt a minimum energy code standard and encourages the integration of provisions that prepare buildings for electrification and on-site renewable energy.

Adoption of the Colorado Model Electric Ready and Solar Ready Codes ensures compliance with House Bill 22-1362 and supports statewide energy goals. These provisions prepare buildings for future electrification and renewable energy integration.

Other Code Updates

During the review process of the above proposed code updates, staff identified areas of Title 15 that are inconsistent, as well as code sections that were not consistent with new State Law. These changes are not intended to change existing policy, but rather to clarify and provide consistency through the Town’s regulations.

Additional amendments improve clarity and consistency without changing policy, including:

- Updating conveyance code language to align with state regulations
- Updating accessibility standards to ANSI A117.1 (2017)
- Establishing a unified Board of Building and Fire Appeals to streamline the appeals process and meet IFC requirements

Neighboring Jurisdictions

Most neighboring jurisdictions have adopted the 2021 codes and are expected to adopt the 2024 codes by mid-2026. Adoption of these updates will place Castle Rock in alignment with surrounding communities and improve consistency for the development industry.

Jurisdiction	Current Building Codes	Current Electrical Code	Current Energy Code	Anticipated Adoption of 2024 I-Codes
Douglas County	2021	2023	2021	Anticipated June of 2026
Parker	2021	2023	2021	Anticipated June of 2026
Castle Pines	2021	2023	2021	Anticipated June of 2026
City of Centennial	2021	2023	2018	Anticipated June of 2026
Lone Tree	2021	2023	2021	Anticipated June of 2026

Castle Rock	2018	2023	2018	Proposed June 2026
-------------	------	------	------	--------------------

Public Outreach and Notification

Staff engaged extensively with stakeholders throughout this process, including builders, designers, utility providers, and regional agencies. Multiple meetings were held between 2025 and 2026 to review proposed updates, gather feedback, and refine amendments.

Budget Impact

Adoption will result in typical one-time administrative and training costs, with minor ongoing impacts. No changes to the Town’s budget are proposed.

Financial Impacts to Development Community

The updated codes may increase upfront construction costs due to enhanced energy efficiency and system requirements. However, these costs are expected to be offset by long-term benefits, including:

For Builders:

- Greater regional consistency
- Improved construction standards
- Reduced need for future redesigns

For Homeowners:

- Lower utility costs
- Improved durability and reduced maintenance
- Enhanced safety and resilience
- Increased property value
- Future-ready infrastructure (e.g., EV and electrification readiness)

Overall, most cost impacts are driven by energy code updates rather than core building code changes.

Recommendation

Staff recommends approval of the ordinance adopting the following codes and amendments, effective June 30, 2026:

- 2024 International Building, Residential, Mechanical, Plumbing, Fuel Gas, Fire, Existing Building, and Swimming Pool Codes
- 2021 International Energy Conservation Code
- 2026 National Electrical Code
- 2017 ICC A117.1 Accessibility Standard

- Applicable ASME and ASCE conveyance standards
- Colorado Model Electric Ready and Solar Ready Codes

Staff also recommends modifying the Board of Building Appeals to include Fire Code appeals, creating a unified Board of Building and Fire Appeals.

Staff is recommending Emergency Adoption on second reading, to allow the codes to be effective June 30, 2026 and align with requirements from the State.

Proposed Motion

Approval

“I move to approve this Ordinance as introduced by Title, with Emergency Adoption, on second reading.”

Alternative Motions

Approval with Conditions

“I move to approve this Ordinance as introduced by Title, with the following conditions; (list conditions)”

Continue item to next hearing (need more information to make decision)

“I move to continue this item to the next meeting on XXXXXXXX, 2026 to allow time for additional research regarding _____.”

Attachments

Attachment A: Ordinance

Attachment B: Colorado Model Electric Ready and Solar Ready Code