

# **BUILDING CODE UPDATES: BUILDING, ELECTRIC, ENERGY, FIRE ACCESSIBILITY, COLORADO ELECTRIC AND SOLAR READY**

TOWN COUNCIL  
MAY 5, 2026



# PROPOSED CODE ADOPTIONS

## National Building Standards:

- Town currently on 2018 codes, with exception of 2023 National Electric Code

## Proposed Updates:

- 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



Colorado Model Electric Ready  
and Solar Ready Code



# PROPOSED CODE ADOPTIONS

## Main Goals of Ordinance:

- Update to current national and state codes
- Align with surrounding local jurisdictions
- Modernize outdated provisions
- Ensure consistency across adopted codes
- Support electrification and solar readiness
- Apply local amendments where needed to national codes

# HIGHLIGHTS OF CHANGES

## **2024 International Building Code (IBC):**

- Revisions to occupancy classifications and mixed-use provisions.
- Updates to structural design provisions, including snow loads and risk categories.
- Improved accessibility and egress requirements for life safety.

## **2024 International Residential Code (IRC):**

- 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.
- Improved health and sanitation standards.

# HIGHLIGHTS OF CHANGES

## **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.

## **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.

## **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.

# HIGHLIGHTS OF CHANGES

## **2021 International Energy Conservation Code (IECC):**

- Uses a widely adopted and familiar base code, 2021 IECC
- Incorporates meaningful efficiency improvements through targeted amendments from the 2024 IECC
- Supports electrification readiness and reduces long-term operating costs

## **2024 International Fire Code (IFC)**

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

## **2023 Colorado Model Electric Ready and Solar Ready Code**

- Ensures compliance with HB22-1362
- Establish readiness requirements and support buildings for future electrification
- Enables future solar installation in new buildings

# LOCAL AMENDMENTS

Jurisdictions routinely adopt national codes and then amend various elements in or out of the code.

## **Highlights of Proposed Building and Energy Code Local Amendments:**

- Not requiring residential fire sprinklers in one and two-family homes (amended out since 2012)
- Amended the IRC to reduce the permit exemption threshold for accessory structures from 200 to 120 square feet to align with the Colorado Wildfire Resiliency Code.
- Allowing third-party agencies to perform inspections increases flexibility and capacity, helping ensure timely, consistent enforcement of IECC requirements while reducing delays in the construction and permitting process.
- Allow maximum of 3.0 Air Changes per Hour (ACH) to achieve a tighter structure and less uncontrolled air is leaking in and out

# LOCAL AMENDMENTS

## Highlights of Proposed International Fire Code Local Amendments:

- Defining “Fire Apparatus Road” to better clarify access roads
- Emergency response “Door Identification” on commercial and multi-tenant buildings. To enable First Responders to quickly locate correct entry points, reducing response time and improving safety during emergencies.
- Storage of damaged Lithium-ion and lithium metal batteries shall not be stored inside of buildings. Eliminating the significant hazards to occupants and first responders

# BOARD OF BUILDING AND FIRE APPEALS

Building and Fire codes both require specific appeals boards. Proposal to combine Fire appeals with existing Building Board of Appeals into a single, unified Board of Building and Fire Appeals team.

- Reduces duplication of effort between boards and streamlines administrative processes
- Promotes uniform interpretation, review, and application of related building and fire codes.

Membership would remain at 5 members, with preference for 4 members to have experience or training related to building construction and/or fire safety.

# PUBLIC OUTREACH AND NOTIFICATION

Multiple meetings were held between 2025 and 2026 to review proposed updates, gather feedback, and refine amendments.

## Stakeholder Outreach

Staff engaged extensively with:

- Builders
- Designers
- Utility Providers
- Regional Agencies

Various Meetings	
Date	Meeting
6/2/2025	BOBA update
9/8/2026	BOBA update
12/18/2025	Builder Stakeholders
1/15/2026	Builder Stakeholders
1/22/2026	Builder Stakeholders
2/12/2026	Builder Stakeholders
2/19/2026	CO HBA Qtly Mtg
3/2/2026	BOBA update

# IMPACTS TO DEVELOPMENT

Nationally, these codes are routinely updated every 3 years. Development and construction community is already adjusting designs to meet these codes.

Proposed 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:

- Greater regional consistency
- Improved construction standards
- Reduced need for future redesigns
- Lower utility costs
- Improved durability and reduced maintenance
- Enhanced safety and resilience
- Increased property value
- Future-ready infrastructure (e.g., electrification readiness)

# 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 team.

# PROPOSED MOTIONS

## **Approval:**

*“I move to approve the Ordinance as introduced by title.”*

## **Approval with Conditions:**

*“I move to approve the Ordinance, 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 Town Council meeting on [date], at [time].”*



# QUESTIONS & DISCUSSION