

AGENDA ITEM SUMMARY

City Council



STAFF

Carrie Daggett, City Attorney
Stefanie Boster, Deputy City Attorney
Marcus Coldiron, Chief Building Official

SUBJECT

First Reading of Ordinance No. 001, 2026, Staying the Operation of Ordinances Related to the International Building Codes.

EXECUTIVE SUMMARY

The purpose of this item is to stay the operation of Ordinance No. 201, 2025, Ordinance No. 211, 2025 (Building Code), Ordinance No. 212, 2025 (Energy Conservation Code), Ordinance No. 213, 2025 (Residential Code), Ordinance No. 214, 2025 (Existing Building Code), Ordinance No. 215, 2025 (Swimming Pool & Spa Code), Ordinance No. 216, 2025 (Property Maintenance Code), Ordinance No. 217, 2025 (Mechanical Code), Ordinance No. 218, 2025 (Fuel Gas Code), Ordinance No. 219, 2025 (Plumbing Code), and Ordinance No. 221, 2025 (National Electrical Code), until April 1, 2026 to clarify Council's intent that the previously adopted building codes remain in effect until that time.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

On December 16, 2025, Council approved on second reading the following ordinances:

- Ordinance No. 211, 2025 (Building Code);
- Ordinance No. 212, 2025 (Energy Conservation Code);
- Ordinance No. 213, 2025 (Residential Code);
- Ordinance No. 214, 2025 (Existing Building Code);
- Ordinance No. 215, 2025 (Swimming Pool & Spa Code);
- Ordinance No. 216, 2025 (Property Maintenance Code);
- Ordinance No. 217, 2025 (Mechanical Code);
- Ordinance No. 218, 2025 (Fuel Gas Code);
- Ordinance No. 219, 2025 (Plumbing Code); and
- Ordinance No. 221, 2025 (National Electrical Code).

These ordinances repeal the previously adopted suite of interconnected construction codes (“2021 Building Codes”) and adopt the most recent editions of each code with local amendments (“2024 Building Codes”). Also on December 16, 2025, Council approved on second reading Ordinance No. 201, 2025, which updates the previously adopted local amendments to the 2024 International Fire Code to ensure consistency with the 2024 Building Codes.

At the same time each of the above-referenced ordinances was adopted, Council approved an additional amendment to delay enforcement of the new code provisions until April 1, 2026, so the building community would have enough time to learn about and adjust to the new requirements.

However, the amended ordinances were ambiguous regarding which building codes would govern in the interim until April 1, 2026. To avoid any confusion, the proposed Ordinance clarifies that the amendments were meant to pause the application of the above-referenced ordinances until April 1, 2026, and that the 2021 Building Codes and the previously adopted 2024 International Fire Code shall remain in full force and effect until then.

By putting the above-referenced ordinances on hold until April 1, 2026, Council can achieve its intended goal of keeping the 2021 Building Codes in place until that date, when enforcement of the newly adopted 2024 Building Codes will begin. In the meantime, any actions taken by the Chief Building Official and Building Services will continue as appropriate.

Further, adoption of this Ordinance will ensure continuity, provide certainty to the building community, and allow adequate time for stakeholders to become familiar with the new building code requirements. It also confirms that actions taken by the Chief Building Official and Building Services during the interim period are appropriate and consistent with Council’s intent.

Ordinance No. 220, 2025, amended Chapter 5 of the Code of the City of Fort Collins to adopt the 2025 Colorado Wildfire Resiliency Code and its appendices, with amendments. Because this Code was newly adopted, no clarification is needed.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Ordinance No. 001, 2026