

## AGENDA ITEM SUMMARY

City Council



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### STAFF

Marcus Coldiron, Chief Building Official

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### SUBJECT FOR DISCUSSION

**Items Related to the Adoption of the 2024 International Codes, the 2023 National Electric Code, and the 2025 Colorado Wildfire Resiliency Code, with local amendments.**

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### EXECUTIVE SUMMARY

- A. Second Reading of Ordinance No. 211, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Building Code and Adopting the 2024 International Building Code, with Amendments.
- B. Second Reading of Ordinance No. 212, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Energy Conservation Code and Adopting the 2024 International Energy Conservation Code, with Amendments.
- C. Second Reading of Ordinance No. 213, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Residential Code and Adopting the 2024 International Residential Code, with Amendments.
- D. Second Reading of Ordinance No. 214, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Existing Building Code and Adopting the 2024 International Existing Building Code, with Amendments.
- E. Second Reading of Ordinance No. 215, 2025, Amending Chapter 5, Article II, Division 2 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Swimming Pool and Spa Code and Adopting the 2024 International Swimming Pool and Spa Code, with Amendments.
- F. Second Reading of Ordinance No. 216, 2025, Amending Chapter 5, Article II, Division 3 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Property Maintenance Code and Adopting the 2024 International Property Maintenance Code, with Amendments.
- G. Second Reading of Ordinance No. 217, 2025, Amending Chapter 5, Article IV of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Mechanical Code and Adopting the 2024 International Mechanical Code, with Amendments.
- H. Second Reading of Ordinance No. 218, 2025, Amending Chapter 5, Article IV of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Fuel Gas Code and Adopting the 2024 International Fuel Gas Code, with Amendments.
- I. Second Reading of Ordinance No. 219, 2025, Amending Chapter 5, Article V, Division 1 of the Code of the City of Fort Collins for the Purpose of Repealing the Colorado Plumbing Code and adopting the 2024 International Plumbing Code, with Amendments.

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- J. Second Reading of Ordinance No. 220, 2025, Amending Chapter 5 of the Code of the City of Fort Collins for the Purpose of Adopting the 2025 Colorado Wildfire Resiliency Code and Appendices, with Amendments.
  - K. Second Reading of Ordinance No. 221, 2025, Amending Chapter 5, Article III of the Code of the City of Fort Collins for the Purpose of Repealing the 2020 National Electrical Code and adopting the 2023 National Electrical Code, with Amendments.
  - L. Second Reading of Ordinance No. 222, 2025, Amending the Land Use Code of the City of Fort Collins to Add Wildfire Resiliency Landscaping Requirements.

**If desired, the following motion language can be used to amend the enforcement date of Ordinances A through I and K above:**

**I move that Ordinance No. \_\_\_, 2025 be amended to add a new Section \_\_\_ at the end to read as follows:**

**“Violations of the City Code provisions set forth above, on or after [DATE], shall be subject to enforcement.”**

These Ordinances, unanimously adopted on First Reading on December 2, 2025, adopts the 2024 International Codes (2024 I-Codes) and the 2023 National Electric Code, which represent the most up-to-date, comprehensive, and fully integrated body of codes regulating building construction and systems using prescriptive and performance-related provisions. The purpose of the 2024 I-Codes is to establish minimum construction requirements to safeguard the public health, safety, and general welfare by regulating structural strength and stability, sanitation, light and ventilation, energy conservation, and property protection from hazards attributed to the built environment within the City of Fort Collins.

The 2024 I-Codes will replace the 2021 editions which were adopted by the City on April 5, 2022 (2021 I-Codes). The I-Codes are reviewed and voted on by code officials and construction industry professionals from across the country and published every three years under the oversight of the *International Code Council (ICC)*. These core 2024 I-Codes represent the latest construction publications from the ICC.

This item also includes ordinances to adopt the 2025 Colorado Wildfire Resiliency Code, which is an adaptation of the 2024 International Wildland-Urban Interface Code published by the ICC.

**A minor rewording of Section 4 of Ordinance No. 220, 2025, has been made to increase the clarity of (but not change) the enforcement date.**

## **STAFF RECOMMENDATIONS**

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Staff recommends adoption of these Ordinances on Second Reading.

## **FIRST READING BACKGROUND / DISCUSSION**

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Since 1924, the City of Fort Collins has periodically reviewed, amended, and adopted the latest nationally recognized building standards available at the time. The City has updated the minimum construction standards 17 times since 1924. Building codes and standards are reviewed and voted on by code officials and construction industry professionals from across the country and published every three years under the oversight of the *International Code Council (ICC)*. The core 2024 I-Codes represent the latest construction publications from ICC.

The code updates include the following scope of work:

1. **2024 International Codes** are a complete replacement of the following previously adopted building codes:
  - 2021 International Building Code
  - 2021 International Residential Code
  - 2021 International Mechanical Code
  - 2021 International Fuel Gas Code
  - 2021 International Energy Conservation Code
  - 2021 International Existing Building Code
  - 2021 International Swimming Pool and Spa Code
  - 2021 International Property Maintenance Code
  - Colorado Plumbing Code (being replaced by the 2024 International Plumbing Code)
2. 2023 National Electric Code is a complete replacement of the previously adopted 2020 National Electrical Code; however, the local amendments are unchanged.
3. **State Bills/Laws:**
  - 2025 Colorado Wildlife Resiliency Code
  - HB25-1273 Residential Building Stair Modernization
4. **Local Amendment highlights:**
  - Removing redundancies with 2024 International Codes
  - Increase flexibility for EV Charging
  - Simplify Accessory Dwelling Units (ADU) Requirements
  - Update compliance path using Modeled Energy Code Targets
  - Increase Accuracy of Water Demand Estimates
  - Improve Visitability (Guest Accessibility)
  - Codify requirements for Community-Based Shelters & Temporary Emergency Uses

## **REVIEW PROCESS & OUTREACH**

The implementation of new building standards can impact the construction industry and local economy. To better understand these impacts, a building code review committee (Code Review Committee) was convened to review the new codes and all local amendments. In addition to representation from several surrounding jurisdictions, the Code Review Committee represented a wide spectrum of volunteers from across the local construction industry including private developers, residential and commercial builders, architects, engineers, representatives from the energy conservation sector, and Poudre Fire Authority.

Starting in March 2025, the Code Review Committee began meeting to discuss new code, proposed amendments, and current amendments. This committee completed their review on July 30, 2025, with support to adopt the 2024 I-Codes and amendments. While this review process has required considerable time and resources, it produces enforceable and effective building codes and amendments that the

community and construction industry create and support together while continuing to align with the City's goals and priorities.

Generally, the Code Review Committee focused on the following themes when considering local amendments:

- Align our regulations with other jurisdictions for consistent quality/safety outcomes and customer experience
- Advance City goals from City Plan, Our Climate Future and other guiding documents with impact
- Improve customer experience through simplicity, consistency and optionality
- Consider short-term and long-term costs and savings implications
- Remove redundancies and overlap where I-Codes have caught up to local amendments

In addition to the Code Review Committee, an Energy Code Advisory Committee was also created and tasked with providing feedback on and participating in the development of the energy code and local amendments. This group was similarly represented by a wide range of building and design professionals. The Energy Code Advisory Committee ran in parallel with the Code Review Committee, and the two convened prior to finalizing the review of the proposed I-Codes with local amendments.

Between August and November 2025, following the completion of the committees, staff presented the proposed 2024 I-Codes and local amendments to numerous Boards, Commissions, and external community groups seeking feedback on and support of the adoption.

City Boards and Commissions	
Energy Board (8/14/25)	Natural Resource Advisory Board (10/15/25)
Air Quality Advisory Board (8/25/25)	Building Review Commission (10/30/25)
Affordable Housing Board (10/2/25)	Planning and Zoning Commission (11/14 & 11/20/25)
Water Commission (informational memo, Oct)	PFA Fire Board (11/18/25)
Disability Advisory Board (informational memo, 10/25)	
External groups	
Northern Colorado Home Builders Association (10/2/25)	Fort Collins Board of Realtors (11/13/2025)
Chamber of Commerce - LLAC (10/10/25)	

## KEY UPDATES AND CHANGES

A handful of new local amendments are being proposed, some of which support the City's sustainability and Our Climate Future goals. Part of the focus for this adoption is to simplify our local amendments and achieve greater regional alignment. Additionally, this adoption is intended to address compliance requirements in recently approved state legislation, which significantly impacts building codes throughout the state.

Additionally, some of our existing local amendments have been modified or fully omitted from the proposed adoption. Some current amendments are no longer needed, as they are now represented in the new 2024 I-Codes (codes have caught up to us), while other amendments did not have the intended outcomes, have proven to be ineffective, or were cumbersome as previously written.

## Relevant State Mandates:

- HB25-1273: Residential Building Stair Modernization. Signed by the Governor on 5/13/2025, this bill requires any jurisdiction with a population over 100,000 to adopt a building code to allow up to 5 stories of a multifamily residential building that satisfies certain life/safety requirements to be served by a single exit.
- SB23-166: The Colorado Wildfire Resiliency Code. Signed into law on May 12, 2023, this bill established a state Wildfire Resiliency Code Board that was tasked with defining the Wildland Urban Interface (WUI) and adopting rules for jurisdictions in an area within the WUI by July 1, 2025. This bill, as amended by SB25-142: Changes to Wildfire Resiliency Code Board (signed into law on June 3, 2025), also requires that jurisdictions adopt a code that meets or exceeds the standards adopted by the Wildfire Resiliency Code Board by April 1, 2026.

On July 1, 2025, the Wildfire Resiliency Code Board adopted the 2025 Colorado Wildfire Resiliency Code, which is an adaptation of the 2024 International Wildland Urban Interface Code, published by the International Code Council as part of the 2024 I-Codes.

The Code Review Committee strongly recommended adopting the Colorado Wildfire Resiliency Code at the same time as the other building codes, but postponing its enforcement to allow impacted community members additional time to familiarize themselves with the new requirements. As this code impacts multiple departments and their processes, postponing its enforcement will also give staff the ability to better coordinate and implement.

In addition to building standards, the model 2025 Colorado Wildfire Resiliency Code also includes landscape requirements. The City's landscape standards are generally found within the Land Use Code. Therefore, these new landscape standards are proposed to be added to Section 5.10.1 of the Land Use Code within a new subsection (L).

## Strategic Local Amendments:

- Increase Flexibility for EV Charging: After introducing EV charging requirements in the 2021 I-Code adoption, staff has received substantial feedback regarding their implementation and the impact these requirements have had on new and existing developments and buildings. Proposed changes to our local amendments will add some flexibility of choice and design in the application of the requirements while still maintaining strong alignment with city plans and Council priorities. This includes some trade-off options for builders and developers that want to install more EV chargers than the minimum required by code. Changes to the EV charging requirements also include revised language that better aligns with the recently adopted changes to the Land Use Code. The Affordable Housing Electric Vehicle Infrastructure Offset Program is ongoing and has provided fee credits to at least three developments to date.
- Simplify Accessory Dwelling Units (ADU) Requirements: Adoption of Appendix BC in the 2024 International Residential Code allows flexibility in adding an ADU to an existing dwelling. The provisions in the appendix provide tradeoffs that lessen the complexity, construction waste, and financial impacts of such projects while maintaining life and safety considerations.
- Update Energy Code Compliance Targets: As part of the energy code process, Fort Collins has developed targets for energy use (EUI) and carbon emissions (CO<sub>2</sub>e) spanning code years 2024, 2027, and 2030. To reach this goal, Fort Collins plans to utilize existing performance modeling code paths that have been adapted to use these EUI and CO<sub>2</sub>e targets for corresponding code years. The deliverable is an energy compliance report demonstrating code compliance for the current code year. Establishing targets out to year 2030 will enable the building community to plan years in advance. This continues to move new construction beyond the traditional prescriptive code approach in the International Energy Conservation Code (IECC).

The City's approach would encourage a shift to efficient electric space and water heating that results in improved comfort, health and safety, electric grid resiliency, reduced energy burden, and an intent to improve cost of construction. Once established, EUI and CO<sub>2</sub>e targets for new construction will subsequently require higher performance each code cycle through a stepped approach to the 2030 code. Recognizing this as an innovative approach, the City was awarded a U.S. Department of Energy federal grant in July of 2023 through the Infrastructure Investment and Jobs Act. The grant supported the establishment of a community advisory group, who engaged and advised staff throughout the development and implementation of the modeled performance code path, which was an input into the broader code review committee. More information on this advisory group can be found as an attachment to the AIS (Attachment 3).

The U.S. Department of Energy completed analysis of the economic impacts of updating the residential provisions of the 2021 IECC to the 2024 IECC. This analysis indicates an annual energy cost savings of 5.5% and a small reduction in cost of construction, resulting in life cycle cost savings of \$2,496 for dwellings in our climate zone. Revised building energy code amendments and the modeled compliance path could result in increased costs to construction of approximately \$1,600-\$3,500 as builders choose to install high-efficiency electric heating equipment.

- Increase Accuracy of Water Demand Estimates: The Water Demand Calculator (WDC) is a method used to right-size plumbing distribution systems in residential buildings, by using a more accurate method to estimate peak flow rate. The proposed local amendment to the 2024 International Plumbing Code requires the WDC to be used for multi-unit residential buildings and allows it as optional for single-unit residential. The current method outlined in the International Plumbing Code has not been updated in decades to account for greater fixtures' efficiency levels installed in today's buildings. Actual peak flows are much lower today than the current method uses. Right sizing plumbing distribution systems inside a building can save on water development fees and costs before construction, material costs during construction, and energy and water use after occupancy.
- Improve Visitability (Guest Accessibility): A visitability amendment was added and adopted with the 2021 I-Codes. Visitability is a common term used in building and accessibility codes. However, the definition and requirements associated with visitability vary between those codes. For added clarity and ease of understanding, our proposed local amendment will change the nomenclature to "guest accessibility." Additionally, allowing the required main floor guest accessible bathroom to be accessible from a bedroom in addition to the living, dining or kitchen will add additional flexibility in design while still providing improved accessibility.
- Codify Community-Based Shelters & Temporary Emergency Uses: A proposed local amendment to Appendix E in the 2024 International Existing Building Code will codify the City's long-standing program, which allows for an alternative means of compliance with the permitting process and life/safety requirements associated with community based and seasonal overflow shelters. This program allows facilities, after obtaining a building permit and meeting all life/safety requirements, to operate as a community-based shelter for no more than 180 days in a 12-month period and seasonal overflow shelters to operate from the beginning of November through the end of April.

This amended appendix to the International Existing Building Code also provides the ability to extend temporary uses to other existing structures in the case of an emergency event declared by local, state or federal entities.

#### **Follow up from the September 9, 2025, City Council Work Session:**

- *Councilmembers expressed interest in integrating the ability to require gender-neutral bathroom signage in existing buildings.*

Staff have identified three options for introducing required gender-neutral bathroom signage in existing buildings:



1. Require gender-neutral signage for an existing single user restroom in an existing building for any alteration to that restroom that requires a permit.
2. Require gender-neutral signage in an existing building possessing a single user restroom, for any alteration that requires a permit.
3. Require gender-neutral signage for all existing single user restrooms.

Staff recommends option 1 as it most closely aligns with the purpose and intent of the building codes. This option requires adding gender-neutral signage when work is already being performed on the bathroom. The 2024 International Existing Building Code (IEBC) clearly states that existing buildings that were in compliance with the codes at the time they were built shall still be considered in compliance, and only new work is subject to current code requirements. The only exceptions to that are smoke and carbon monoxide alarms and non-compliant accessible routes. Additionally, this option does not require additional staff resourcing and is less likely to add additional costs to the customer.

Option 2 detours slightly from standard building code administration practices as it would require the signage to be updated if any part of the building is altered and a building permit is required, even if the alteration does not include a single user restroom. As an example, when a building owner or tenant is replacing a faulty water heater or furnace, or replaces a window, etc., code would require them to update their signage on any single user restroom. This adds time and more than likely, additional inspection stops for staff as well as additional costs to the customer.

Option 3 is a significant detour from standard building code administration practices as adoption would immediately put buildings that were code compliant at the time they were built in violation. This option would require additional resourcing as staff would need to research what buildings have single-user restrooms, verify if they had adequate signage and if not, start a violation process to notify the building owner and help them find compliance. This option also adds additional cost to building owners.

- *Councilmembers expressed interest in understanding the comparison between state requirements in more detail.*

Colorado Wildfire Resiliency Code: This code is being split between the Building Code (Chapter 5 of City Code) and the Land Use Code. Structure hardening requirements and related code sections will be housed in the Building Code, and the Land Use Code will house site and area requirements. This will streamline integrating the requirements into both the development review process and building permitting process.

Local amendments were added to better address structures older than 50 years, allowing flexibility in protecting identified historic resources. Additionally, language was provided to clarify the types of work exempt from this code, assessing additions based on their contribution to the total square footage of the structure; any additions that result in a total square footage for the structure that exceeds the square footage at the time of the code's adoption by more than 500 square feet will trigger the code requirements. Sections referencing conformance, fees, scope and definitions were also slightly modified to remain consistent with other local codes without impacting the intent and purpose of the Colorado Wildfire Resiliency Code.

Residential Building Stair Modernization: There is no difference between the proposed local amendment to the 2024 International Building Code and the requirements mandated in HB25-1273.

Colorado's Model Electric Ready and Solar Ready Code: Cities and counties adopting building code(s) after July 1, 2023, are required by state law to adopt Colorado's Model Electric Ready and Solar Ready Code. This code ensures that new homes and buildings are equipped with

infrastructure and design features to accommodate solar PV, electric vehicles and future switching to electric equipment and appliances. Although the City's current energy code already includes provisions for electric ready, solar ready and EV infrastructure, we've revised our local amendments for the 2024 adoption to include language from Colorado's Model Electric Ready and Solar Ready code and to meet or exceed the minimum electric vehicle infrastructure requirements.

Low Energy and Carbon Code: Colorado developed and published a Model Low Energy and Carbon Code (MLECC) based on the 2024 International Energy Conservation Code (IECC). This code encourages reduced carbon emissions for new and renovated homes and buildings. Cities and counties adopting building code(s) after July 1, 2026 are required to adopt Colorado's MLECC, or a code that stretches beyond. The code was developed to accommodate all Colorado cities and counties with recognition that some see this as a big leap where others, like Fort Collins may already meet or exceed the code.

There is a distinct difference between Colorado's MLECC and Fort Collins' proposed Path to Zero Carbon New Construction by 2030. The MLECC relies on builders choosing decarbonization options that increase the number of credits they apply toward compliance.

The proposed Fort Collins Path to Zero Carbon New Construction by 2030 supports Big Move 6 of Our Climate Future and establishes energy use and carbon emissions targets spanning three code cycles, 2024, 2027 and 2030. Each cycle establishes a new milestone of energy and carbon emissions reduction ultimately reaching zero by the 2030 code. This is achieved by lowering the energy use of homes and buildings to a degree where renewable energy can offset the entirety of energy use and carbon emissions.

- *Councilmembers were interested in reviewing a more detailed cost impact analysis of the 2024 I-Codes with local amendments.*

City staff performed a cost analysis of the International Energy Conservation Code (IECC) for residential single family and multifamily new construction. As a starting point we referenced two established cost analysis reports, one from the Department of Energy and Pacific Northwest National Laboratory and the other from the National Association of Home Builders and Home Innovation Research Labs. It is important to note that both reported a reduction in the cost of construction from the 2021 IECC to the 2024 IECC. Staff then expanded the analysis to include Fort Collins specific measures (amendments) that would change from the 2021 to the 2024 IECC. Reviews of costs were conducted through interviews with builders, contractors, local energy consultants and costs determined through the previously mentioned analysis. Some measures added cost while others reduced cost, and some were determined to be no-cost as there was no change from the 2021 IECC. These were added to the already negative cost of construction averaged (-\$2,011) from the previous analysis reports.

Cost measures, including Fort Collins amendments, were both subtracted from and added to the cost of construction as summarized below.

- Additions (heat pump space and water heat, demand response t-stats, pipe insulation, lighting controls, energy consultant fees per dwelling) = +\$5,821
- Reductions (duct testing, ceiling insulation, compact plumbing hot water distribution, slab-on-grade insulation) = -\$1,802



	<b>2024 I-Codes</b> (without International Energy Conservation Code - IECC)	<b>Local amendments</b> (without IECC)	<b>IECC – 2021 to 2024</b>
<b>Cost impact</b>	<b>-\$2,227 to \$1000</b>	<b>Neutral</b>	<b>\$2,008 per residential unit</b>

### **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

At its October 30, 2025, meeting, the Building Review Commission voted unanimously (6-0) in support of Council adoption of the proposed changes to the building codes.

On November 14 and November 20, 2025, the Planning & Zoning Commission heard the building code ordinances including updates to the Land Use Code regarding wildfire resiliency landscape requirements. The Planning & Zoning Commission voted unanimously (5-0) in support of Council adoption of the proposed changes on November 20, 2025.

At its October 15, 2025, meeting, the Natural Resource Advisory Board heard and discussed the building code ordinances. The Natural Resource Advisory Board voted unanimously (7-0) in support of Council adoption of the proposed changes on November 20, 2025.

The proposed changes to the building codes were also discussed by the following boards:

- The Energy Board discussed the proposed changes at its August 14, 2025, meeting and agreed to provide a memorandum in support of Council adoption. The memorandum of support is included as an attachment.
- The Air Quality Advisory Board discussed the proposed changes at its August 25, 2025, meeting and agreed to provide a memorandum in support of Council adoption. The memorandum of support is included as an attachment.
- The Affordable Housing Board discussed the proposed changes at its October 2, 2025, meeting and agreed to provide a memorandum in support of Council adoption. The Board plans to provide a memo to Council in between 1st and 2nd reading.
- The Poudre Fire Authority Fire Board discussed the proposed changes at its November 18, 2025, meeting. Although staff did not request action, the Fire Board was supportive of the proposed changes.

## ATTACHMENTS

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First Reading attachments available in December 2, 2025, agenda materials at the following link:  
<https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 211, 2025 (2024 International Building Code with amendments)
2. Ordinance No. 212, 2025 (2024 International Energy Conservation Code with amendments)
3. Ordinance No. 213, 2025 (2024 International Residential Code with amendments)
4. Ordinance No. 214, 2025 (2024 International Existing Building Code with amendments)
5. Ordinance No. 215, 2025 (2024 International Swimming Pool and Spa Code with amendments)
6. Ordinance No. 216, 2025 (2024 International Property Maintenance Code with amendments)
7. Ordinance No. 217, 2025 (2024 International Mechanical Code with amendments)
8. Ordinance No. 218, 2025 (2024 International Fuel Gas Code with amendments)
9. Ordinance No. 219, 2025 (2024 International Plumbing Code with amendments)
10. Ordinance No. 220, 2025 (2025 Colorado Wildfire Resiliency Code with amendments – Building Standards)
11. Ordinance No. 221, 2025 (2023 National Electrical Code with amendments)
12. Ordinance No. 222, 2025 (2025 Colorado Wildfire Resiliency Code with amendments – Land Use Standards)