



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR
FROM: PLANNING & DEVELOPMENT DEPARTMENT
DATE: JUNE 3, 2025

AGENDA TEXT: Ordinance 2025-12 – 1st Reading, An Introduction of an Ordinance of the City of Fruita, Colorado, amending Title 15 of the Fruita Municipal Code to repeal, readopt, and amend the International Building Code, the International Mechanical Code, the International Existing Building Code, the International Residential Code, 2024 Edition and the International Energy Conservation Code 2021 Edition, and the Plumbing and Fuel Gas Code, the National Electrical Code, Model Electric Ready and Colar Ready Code as per State mandate to be applied throughout the City of Fruita and providing for administration, enforcement, and appeals including penalties for violation of the provisions of these Codes for publication of public hearing on July 15, 2025.

BACKGROUND

The purpose of this Ordinance is to update the City of Fruita's current Building Codes. As part of its commitment to maintaining up-to-date regulations, the City Council took significant action in 2019 by repealing, readopting, and amending Title 15 of the Fruita Municipal Code, which governs Building Codes. Because building codes are periodically revised, municipalities like Fruita typically review, update, and adopt the most current building codes in alignment with the latest code cycle.

Building Codes undergo updates for various reasons, with the primary objective of enhancing public safety, incorporating technological advancements, improving sustainability measures, promoting public health, and ensuring accessibility. These updates play a critical role in refining construction standards to make buildings safer, more energy-efficient, and environmentally sustainable while also aligning with best practices in the industry.

To ensure regional consistency in building code adoption, the City of Fruita has been working collaboratively with Mesa County's building department. By coordinating efforts, both entities aim to align their respective building codes as closely as possible to maintain uniformity across the Grand Valley. Mesa County has already initiated its process for adopting updated Building Codes and its Staffs understanding that Mesa County's newly adopted codes will become effective in early September of this year.

FISCAL IMPACT

Not applicable.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

The application of building standards to construction in the City of Fruita helps to protect the health, safety and welfare of the citizens of Fruita by ensuring that construction meets certain minimum standards.

OPTIONS AVAILABLE TO COUNCIL

1. Publish a synopsis of Ordinance 2025-12, 1st Reading, An Ordinance of the City of Fruita, Colorado, amending Title 15 of the Fruita Municipal Code to repeal, readopt, and amend the International Building Code, the International Mechanical Code, the International Existing Building Code, the International Residential Code, 2024 Edition and the International Energy Conservation Code 2021 Edition, and the Plumbing and Fuel Gas Code, the National Electrical Code, Model Electric Ready and Colar Ready Code as per State mandate to be applied throughout the City of Fruita and providing for administration, enforcement, and appeals including penalties for violation of the provisions of these Codes for publication of public hearing on July 15, 2025.
2. Publish a synopsis Ordinance 2025-12 with directed amendments of said Ordinance for publication of public hearing for July 15, 2025.

RECOMMENDATION

PUBLISH A SYNOPSIS OF ORDINANCE 2025-12, 1ST READING, AN ORDINANCE OF THE CITY OF FRUITA, COLORADO, AMENDING TITLE 15 OF THE FRUITA MUNICIPAL CODE TO REPEAL, READOPT, AND AMEND THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION AND THE INTERNATIONAL ENERGY CONSERVATION CODE 2021 EDITION, AND THE PLUMBING AND FUEL GAS CODE, THE NATIONAL ELECTRICAL CODE, MODEL ELECTRIC READY AND COLAR READY CODE AS PER STATE MANDATE TO BE APPLIED THROUGHOUT THE CITY OF FRUITA AND PROVIDING FOR ADMINISTRATION, ENFORCEMENT, AND APPEALS INCLUDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THESE CODES FOR PUBLICATION OF PUBLIC HEARING ON JULY 15, 2025.