



CODE-26-0003 Single Exits and Stairways Ordinance

CITY PLANNING COMMISSION
FORMAL MEETING – April 8, 2026



SINGLE EXITS AND STAIRWAYS ORDINANCE

QUICK FACTS

Impact

City-wide

Initiating Entity

City Planning Department

Applicable Code

City Code Section 7.4.14

PROJECT SUMMARY: SINGLE EXIT AND SINGLE STAIRWAY ORDINANCE

An Amendment to UDC Text application proposed by the City of Colorado Springs Planning Department in coordination with the Pikes Peak Regional Building Department (PPRBD). The application proposes changes to City Code Section 7.4.1404 Code Adopted by Reference to incorporate an additional section reference within RBC302.4.28.1 Section 1006.3.4 Single Exists.

UDC AMENDMENT SEQUENCING

The City of Colorado Springs, from time to time, considers changes and updates to provisions of the City Code Chapter 7 (“Unified Development Code” or “UDC”). Most updates reflect changing conditions and/or the regulatory environment for land use and zoning regulations in the City. Presently, City Planning staff are processing revisions to the UDC under:

- The phased code update (“scrub”) project; and
- Independent updates are being processed by City Planning staff.

This update is being processed in advance of PPRB republishing the Regional Building Code (RBC).

Section 7.4.14 - CODE ADOPTED BY REFERENCE

SUMMARY OF CHANGE

- This Amendment to UDC Text proposes changes to the UDC in response to House Bill 25-1273.
 - Building codes must be modified to allow for construction of multifamily residential buildings up to five stories to be served by a single stair.
 - These buildings still must meet specific life safety requirements to ensure safe egress and emergency response in the event of a fire.
 - The design and construction criteria contained in the ordinance meet or exceed the requirements established by House Bill 25-1273.
- This ordinance and resulting change to the building code will become effective on December 1, 2027, if adopted.

APPLICATION REVIEW CRITERIA

7.5.702 Amendments to Unified Development Code

Criteria for Approval

1. *The Colorado Springs Comprehensive Plan and other plans adopted by City Council.*
2. *The current conditions and character of current structures and uses in each zone district.*
3. *The most desirable use of land in each zone district.*
4. *The conservation of sensitive environmental features.*
5. *Promotion of responsible development and growth.*

Statement of Compliance

CODE-26-0003

After evaluating the UDC Text Amendment application for the Pikes Peak Single Exits and Stairway Ordinance, staff finds that the application meets the approval criteria as set forth under City Code Section 7.5.702.D Approval Considerations.

PLANNING COMMISSION MOTIONS

Optional Motions

CODE-26-0003 – PIKES PEAK REGIONAL BUILDING CODE STANDARDS FOR SINGLE EXITS AND STAIRWAYS ORDINANCE

Motion to Approve

Recommend approval to City Council of the adoption of the Pikes Peak Regional Building Code Standards for Single Exits and Stairways Ordinance amending Chapter 7 (“Unified Development Code”) of the Code of the City of Colorado Springs 2001, as amended, relating to the adoption of the Pikes Peak Regional Building Code Standards for Single Exits and Stairways, based upon the finding that the request complies with the criteria set forth in City Code Section 7.5.702.

Motion to Deny

Recommend denial to City Council of the adoption of the Pikes Peak Regional Building Code Standards for Single Exits and Stairways Ordinance amending Chapter 7 (“Unified Development Code”) of the Code of the City of Colorado Springs 2001, as amended, relating to the adoption of the Pikes Peak Regional Building Code Standards for Single Exits and Stairways, based upon the finding that the request does not comply with the criteria set forth in City Code Section 7.5.702.



QUESTIONS?

