

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING SECTION 1404 (CODE ADOPTED BY REFERENCE) OF PART 14 (BUILDING CODES) OF ARTICLE 4 (DEVELOPMENT STANDARDS AND INCENTIVES) OF CHAPTER 7 (UNIFIED DEVELOPMENT CODE) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO THE ADOPTION OF THE PIKES PEAK REGIONAL BUILDING CODE STANDARDS FOR SINGLE EXITS AND STAIRWAYS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. Section 1404 (Code Adopted by Reference) of Part 14 (Building Codes) of Article 4 (Development Standards and Incentives) of Chapter 7 (Unified Development Code) of the Code of the City of Colorado Springs 2001, as amended, is hereby amended to read as follows:

7.4.1404: CODE ADOPTED BY REFERENCE:

* * *

(B) * * *

RBC302.4.28.1 Section 1006.3.4 SINGLE EXITS. Add the following condition after condition 5:

6. Effective December 1, 2027, in accord with C.R.S. § 31-15-605, Group R-2 occupancies shall be permitted to have a single exit provided that all the following conditions are met:

6.1 The building is no more than five (5) stories including any occupiable roof in the same building with no more than one (1) story below grade plane;

6.2 The building is of Type I, II, or IV construction with no more than four (4) dwelling units per story;

6.3 The building is provided with an automatic sprinkler system in accord with Section 903.3.1.1 throughout the entire building, including at each landing of the exit enclosure;

6.4 Gross floor area shall not exceed 4,000 square feet and shall be provided with an exit stairway not less than 48 inches in width, or;

6.4.1 Gross floor area may be increased by 333 square feet for each additional inch of exit stairway width exceeding 48 inches, to a maximum of 6,000 square feet. Exit stairway width shall not be required to exceed 54 inches.

6.5 Exit access travel distance shall not exceed 125 feet from any point in a dwelling unit to the exit;

6.6 Travel distance from a dwelling unit entry door to the exit shall not exceed 20 feet;

6.7 Corridors shall have a fire-resistance rating of not less than one (1) hour and shall not allow for storage, including storage of deliveries, trash, or recycling;

6.8 Electrical receptacles shall not be provided in the following locations: exit access, exit enclosure, corridors between dwelling units, and the exit stairway;

6.9 Each dwelling unit shall be provided with one (1) emergency escape and rescue opening that complies with Sections 1031.2.1 through 1031.6 and opens directly to a public way or to a yard or court that opens to a public way;

6.10 Openings into the exit enclosure shall be limited to those that allow exit access from normally occupied spaces, exit access from the exit enclosure to another protected exit component, and access to the exterior from the exit enclosure. Exit enclosures shall be constructed in accord with the International Building Code;

6.11 Exit stairway protection required by Sections 1023.2 and 1027.6 and elevator shaft enclosure construction required by Section 713.4 shall have a fire-resistance rating of not less than two (2) hours regardless of the number of stories connected;

6.12 Smokeproof enclosures shall be provided at interior exit stairways in accord with Section 909.20 of the International Fire Code;

6.13 Where provided, elevator hoistways shall be pressurized in accord with Section 909.21 of the International Fire Code;

6.14 A manual fire alarm system and automatic smoke detection system that activate the occupant notification system in accord with Section 907.5 of the International Fire Code shall be provided. Smoke detectors shall be located in common spaces outside of dwelling units, including, but not limited to, gathering areas, laundry rooms, mechanical equipment rooms, storage rooms, interior corridors, exit enclosures, and exit passageways;

6.15 A key box shall be provided in accord with Section 506.1 of the International Fire Code and shall be accompanied by an approved sign that states: "THIS BUILDING IS SERVED BY A SINGLE STAIRWAY".

* * *

Section 2. This Ordinance shall be in full force and effect from and after December 1, 2027, unless new legislation delays or stays the implementation hereof.

Section 3. City Council deems it appropriate that this Ordinance be published in full as required by Part 2, Article 16, and Title 31 of the Colorado Revised Statutes, prepared by the City Clerk, and that this Ordinance be available for inspection and acquisition in the office of the City Clerk

Introduced, read, passed on first reading and ordered published this ____ day of _____, 2026.

Finally passed: _____
Lynette Crow-Iverson, Council President

Mayor's Action:

- ☐ Approved on _____.
- ☐ Disapproved on _____, based on the following objections:

Blessing A. Mobolade, Mayor

Council Action After Disapproval:

- ☐ Council did not act to override the Mayor's veto.
- ☐ Finally adopted on a vote of _____, on _____.
- ☐ Council action on _____ failed to override the Mayor's veto.

Lynette Crow-Iverson, Council President

ATTEST:

Sarah B. Johnson, City Clerk