



# CODE-26-0003 Single Exits and Stairways Ordinance

CITY COUNCIL

WORK SESSION MEETING – May 11, 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 Exits.

## 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.

# Section 7.4.14 - CODE ADOPTED BY REFERENCE

## ► APPENDIX D: CITY OF COLORADO SPRINGS ORDINANCE

The City Council of the City of Colorado Springs, Colorado, adopted **Ordinance No. 26-XX** on second reading on **June 9, 2026**, amending **Ordinance No. 23-16**, adopting the 2023 edition of the Pikes Peak Regional Building Code by reference, as amended.

The following is an excerpt of the modifications to the Pikes Peak Regional Building Code, 2023 Edition (hereinafter referred to as the "Regional Building Code"):

### Section RBC108.2. SCHEDULE OF PERMIT FEES. Add the following to the end:

City Council establishes Appendix B: Building Permit Fee Schedule of the Regional Building Code as the adopted fee schedule.

### Section RBC302.4.1 Section 202 DEFINITIONS. Add the following definitions:

**COMPOSITION WOOD** roofing is a roofing product composed of natural wood fibers and falls within the Underwriters Laboratories (UL) category of formed roofing.

**SOLID WOOD** roofing products are roofing materials that are defined as "wood shakes", "wood shingles", or "wood shakes and shingles, fire-retardant (treated)". These materials are cellulose based wood products that include non-treated and pressure impregnation by the full-cell vacuum-pressure process with fire retardant chemicals.

[Editor's note: This section is effective December 1, 2027, unless new legislation delays or stays the implementation hereof] Section RBC302.4.28 Insert a new Section as follows:

#### RBC302.4.28.1 Section 1006.3.4 Single exits. Add the following condition after condition 5:

6. Effective December 1, 2027, in accordance 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 stories including any occupiable roof in the same building with no more than one *story* below *grade plane*;
  - 6.2 The building is of *Type I, II, or IV construction* with no more than four *dwelling units* per *story*;
  - 6.3 The building is provided with an automatic sprinkler system in accordance 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 1 hour and shall not allow for storage, including storage of deliveries, trash, and 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 have a minimum of one *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 accordance 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 2 hours regardless of the number of *stories* connected;
- 6.12 *Smokeproof enclosures* shall be provided at *interior exit stairways* in accordance with section 909.20 of the International Fire Code.
- 6.13 Where provided, *elevator hoistways* shall be pressurized in accordance 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 accordance 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 stairways*, and *exit passageways*.
- 6.15 A key box shall be provided in accordance 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".



# QUESTIONS?

