



AMENDMENT TO TEXT OF UDC FOR SINGLE EXIT AND STAIRWAY ORDINANCE

Planning Commission April 14, 2026

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Quick Facts

Impact

City-wide

Initiating Entity

City Planning Department

Applicable Code

City Code Sections 7.4.14

Project Summary

An Amendment to UDC Text application proposed by the Pikes Peak Regional Building Department (PPRBD) and City of Colorado Springs Planning Department. 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. (See Attachment 1 – Single Exit and Single Stairway Ordinance Update)

File Number	Application Type	Decision Type
CODE-26-0003	UDC Text Amendment	Legislative

Background

History

State Statute was changed in 2025 to require local jurisdictions to amend their Building Codes before December 1, 2027 to “allow a single exit to serve no more than five stories” in multi-family housing (See Attachment 2). The Pikes Peak Regional Building Department has requested the City of Colorado Springs consider changes and updates to provisions of the City Code Chapter 7 (herein “Unified Development Code” of “UDC”) to reflect changing conditions and/or the regulatory environment (See attachment 1). The State provided justification of this change in HB 25-1273 (see attachment 3) and other organizations and publications supported this change (see Attachments 4 and 5)

As previously shared, in 2025, City Planning staff will be initiating a phased code update (“scrub”) project that will recommend updates to the UDC to address identified imperfections. In certain instances, such as this one, independent updates are being processed by City Planning staff. This update, specifically, is being processed in advance of PPRB republishing the Regional Building Code (RBC).

Applicable Code

The subject Amendment to UDC Text application was initiated by the City of Colorado Springs Planning Department in coordination with the Pikes Peak Regional Building Department. This application was processed after the implementation date (June 5, 2023) of the City’s Unified Development Code. All subsequent references within this report that are made to “the Code”, “UDC” and related sections are references to the Unified Development Code. Per UDC Section 7.5.702 Amendment to UDC Text, this section establishes standards and provides a mechanism for the City to review and decide on an application to amend the text of this UDC.

Project Timeline

City Planning Commission April 14, 2026

City Council May, 2026

Implementation June 30, 2026

Amendment to UDC Text

Summary of Application and Ordinance Changes

This Amendment to UDC Text proposes changes to the Code in response to House Bill 25-1273 and the resulting C.R.S. § 31-15-605 require all municipalities with a population of one hundred thousand and greater, that are served by a single fire department to update their building codes to allow for construction of multifamily residential buildings up to five stories to be served by a single stair. These buildings 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 December 1, 2027, and ensure that the City of Colorado Springs is in compliance with the State of Colorado. (See Attachment 1 – Single Exit and Single Stairway Ordinance Update)

The convention for changes within the proposed ordinance is indicated by the following rules: added language is **BOLD** and language to be removed from city code is indicated by a ~~STRIKETHROUGH~~.

Application Review Criteria

UCD Section 7.5.702 Amendments to UDC Text

An application for an Amendment to UDC Text shall be subject to the following criteria for approval:

1. *The Colorado Springs Comprehensive Plan and other plans adopted by City Council.*

The current Colorado Springs Comprehensive Plan (herein “PlanCOS”) places significant emphasis on ensuring a strong local economy and high living standards. Provided that the facilitation of development through the issuance of Building Permits adds to the valuable assets in the overall community, this Amendment to UDC Text complies with the PlanCOS and other plans adopted by City Council by creating a clearer and streamlined regulatory space for development.

2. *The current conditions and character of current structures and uses in each zone district.*

The proposed code changes do not affect individual zone districts or the current built environment.

3. *The most desirable use of land in each zone district.*

The proposed ordinance does not affect land use decisions or the desirability of specific uses in individual zone districts. It does, however, establish predictability for the application procedures and process parameters for Building Permit applications covered by this ordinance.

4. *The conservation of sensitive environmental features.*

The criteria by which each application is reviewed in relation to environmental features are not changing with the updates proposed in the ordinance.

5. *Promotion of responsible development and growth.*

The City recognizes the importance of responsible development and growth. By providing clearer processes and tying applications to impacts, the ordinance supports responsible development and contributes to the City’s long-term wellbeing and economic vitality.

Statement of Compliance

CODE-26-0003

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