

**2026 Legislative Priority Proposal**  
**Updated: 9/26/25**

<b>Electrical inspector flexibility for small local governments</b>	
<b>Clear Creek County (Commissioner George Marlin)</b>	
Preferred Contact:	gmarlin@clearcreekcounty.us (also available by phone)
Co-Sponsoring Counties/Commissioners:	Clear Creek BOCC.
Who is your subject matter expert?	David Danielson, County Building Official. (303) 679-2360. ddanielson@clearcreekcounty.us
Has this proposal been approved by your BoCC?	Yes.
Have you reviewed the CCI Instructional Memo?	Yes.
Describe the problem your proposal will solve.	<p>Statute currently requires all electrical inspectors to be licensed electricians. <a href="#">SB17-247</a> repealed 12-115-119 1aIB, which was made effective in 2023. That paragraph allowed persons who had been certified as residential electrical inspectors by a national certification authority to conduct electrical inspections on residential building of four units or less.</p> <p>While this change may be practical in larger jurisdictions with larger teams, it created significant barriers to creating a building department that can effectively serve people who want to build. In Clear Creek County, a building department with three people who can conduct inspections is enough to provide effective service to builders and homeowners. We are able to provide inspections five days a week and respond promptly to permit requests. However, we are not able to provide this service for electrical inspections without hiring a dedicated electrical inspector with an electrician's license. This would require a roughly 33% increase in our staffing cost.</p> <p>The state inspection system only guarantees electrical inspections twice a week. There are few private companies that provide inspection services and they also historically only provide inspections twice a week in Clear Creek where those contracts are in place.</p> <p>This mismatch in service availability reduces service levels, making construction in rural areas more difficult and costly. Further, it makes it more difficult to build a robust locally operated building department.</p>

	<p>Clear Creek County has been exploring offering building inspection services to the municipalities within the county. Our municipalities currently use a private provider for these services. While we are able to offer better services for most elements of inspection, the municipalities would have to revert to state electrical inspection in order to use us instead of a private company.</p> <p>The State Electrical Departments resources appear to be very limited, they do not have the ability to accommodate the unique needs of every jurisdiction they serve nor provide a collaborative working relationship with every building department. The department also lacks several key components of effective construction oversight such as such as: plan review, proper permitting procedures, an adequate permitting system which all jurisdictions can access for review of inspection record and clear and concise jurisdictional limits. These issues have created a gaps in oversight for local building officials.</p> <p>Many other states allow International Code Council certified inspectors to conduct inspections and people benefit from the flexibility that affords.</p>
Areas of Impact:	Day-to-day operations of the county; Functionality of county programs or services; Power/Authority/Mandate of county government; General community advancement; Zoning; Environmental health.
What is the ultimate source of this problem?	<a href="#">SB17-247</a> repealed 12-115-119 1a1B, which was made effective in 2023. That paragraph allowed persons who had been certified as residential electrical inspectors by a national certification authority to conduct electrical inspections on residential building of four units or less.
What is your initial proposal to solve this problem?	<p>Allow small and rural jurisdictions to conduct electrical inspections on some projects by a person that is certified through a national certification authority. Jurisdiction size could be defined by population or by the number of building permits or electrical permits issued. If the latter is pursued, that may allow for the best way to approximate which jurisdictions don't have the permitting volume to justify hiring a dedicated licensed electrician to conduct those inspections.</p> <p>Alternatively, a policy change could focus on housing density, allowing for better alignment between drive times and</p> <p>Most generally, a clear path forward for individuals to become electrical inspectors without the requisite working experience of those licensed in the trade will enable stronger, more effective and less costly local building departments in rural areas.</p>

	There may be other changes that would help the process in larger jurisdictions without removing the requirement for licensed electricians in those jurisdictions that have shown it is practical to staff this role.
Please provide sample language for this solution.	<b>Insert into statute:</b> 12-23-115 (B). 12-115-119 (1)(a)(I)(b) Within jurisdictions which have populations of less than 75,000 people or jurisdictions with less than 1000 people per square mile, persons who have been certified as residential electrical inspectors by a national certification authority and who have furnished satisfactory evidence of at least two years' practical experience in the electrical inspection of residential dwellings.
Are there any solutions that do not require state-level legislation? Has your county explored these alternatives?	There is not a private or public solution to this problem that does not involve a change to statute.
Has CCI or any other organizations sought a solution to this problem before?	No.
What possible organization(s) would <b>support</b> your proposed solution?	Local government organizations such as CML, CAST and CCAT Colorado Chapter of the International Code Council, National Association of Home Builders Housing advocates.
What possible organization(s) would <b>oppose</b> your proposed solution?	The International Brotherhood of Electrical Workers is an important stakeholder with significant concerns about any change to the status quo in statute. They supported the change in 2017. Engagement with this organization will be crucial to ensure that safety standards are not compromised associated with any change. Their expertise will provide significant value to the development of a policy that enables strong local building department oversight.  The Colorado Department of Regulatory affairs may also have concerns about the proposal and its impact on their ability to finance electrical inspection services in those areas that don't provide them locally.
Have you spoken with any legislators about your proposed solution? If so, what was their response?	Senator Pelton reached out to CCI and Clear Creek County to express concerns with how this change would impact the safety of newly constructed homes. Senator Pelton is an important stakeholder due to his knowledge of electrical systems, historic commitment to strong local government services and sensible approach to regulations.
What are the financial implications of	<b>Problem:</b> The existing limitations on who can inspect electrical systems increase labor costs by shrinking the number of eligible applicants. It also

<p>this <b>problem</b> to your county?</p> <p>Are there any financial implications to this <b>solution</b> either?</p>	<p>reduces the permit revenue that a building department can rely on when it does not have an adequate number of electrical permits to justify hiring a certified electrician.</p> <p><b>Solution:</b> If small jurisdictions were able to conduct electrical inspections in an efficient manner while maintaining safety and better integrating plan review and inspections, we would be able to use the permit fees to offset the costs of building a more robust team of inspectors and a stronger building department overall.</p>
<p>What are the financial implications of this <b>problem</b> to any other impacted parties?</p> <p>What are the financial implications of this <b>solution</b> to any other impacted parties? <i>Please consider any relevant Colorado State Departments.</i></p>	<p>Builders, residents, property managers, and property owners realize higher costs associated with construction, repairs, and maintenance.</p> <p>The Department of Regulatory Affairs may see reduced permit revenue if this change enables more local inspections.</p>
<p>Staff Feedback</p>	<p><u>Risk / Difficulty:</u> High – This bill will face bipartisan opposition. On one hand, some Republican members will be opposed for safety reasons. Senator Pelton has already indicated that he would fight this measure. On the other hand, labor groups will be staunchly opposed to this measure, as they pushed for the licensure requirement to be put into statute. I can expect this to be a huge fight, and the likelihood of passage is very low.</p> <p><u>Time Commitment:</u> High – This will require difficult conversations with electricians, labor unions, and the Department of Regulatory Agencies. Sponsors also have to be secured.</p>