

# Colorado state-mandated codes for locals

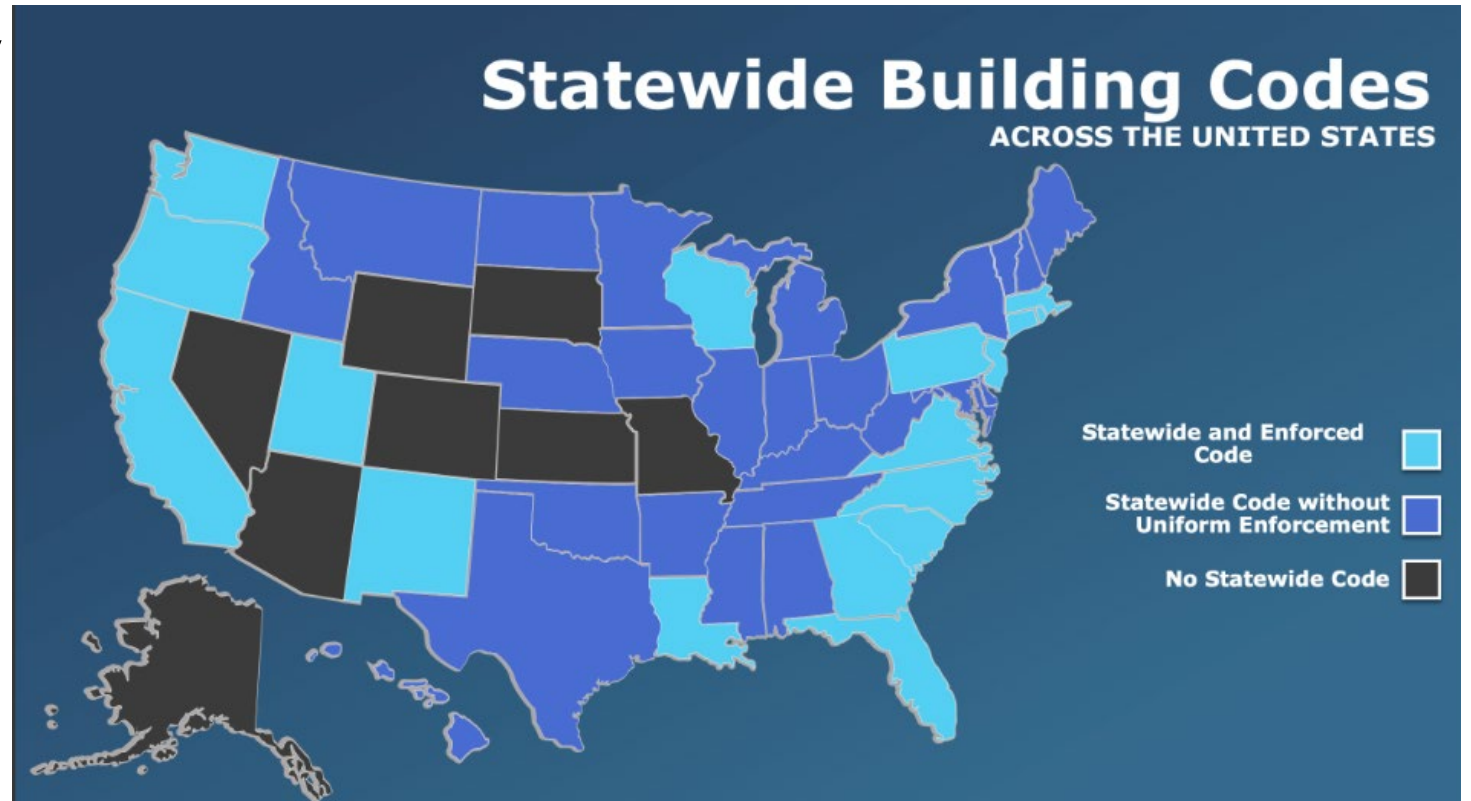
**Eric Fried, Panelist 2025 CCI conference**

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# Colorado state-mandated codes for locals

- Colorado is an outlier by not adopting a state code
- Local control of codes has been a CO principle
- Legislature increasingly overriding local control in the name of “state interest” in areas like energy, wildfire and affordable housing – trend likely to increase



# Colorado state-mandated codes for locals

- HB22-1362 – Energy Code Board Established to develop model Electric-Ready/Solar-Ready Code and Low Energy/Carbon Code
- SB23-166 –Code Board Established to develop state Wildland-Urban Interface (WUI) Map and Wildfire Resiliency Code
- HB24-1239 (failed) – required ALL local governments to adopt a code to allow single stair apartment buildings up to 5 stories
- HB25-1273 – Residential Stair Modernization – requires cities over 100k pop. to adopt code to allow single stair apartment buildings
- SB25-002 – Regional Building Codes for Modulars

**And don't forget state electrical, plumbing and fuel gas codes!**

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- MOST of these laws require local code adoption (Energy, Electric-Ready) only when you adopt or update other codes
- With state electrical, plumbing and fuel gas codes, local governments that do not adopt codes or have building depts. can defer to the state to enforce these codes (permits, inspections)
- The single stair bill that passed only applies to 13 cities, all of which have building departments and adopt building codes
- The Wildfire Code MUST be adopted by all local governments and fire protection districts with any land in the defined WUI, whether or not they have adopted any codes or have a building department

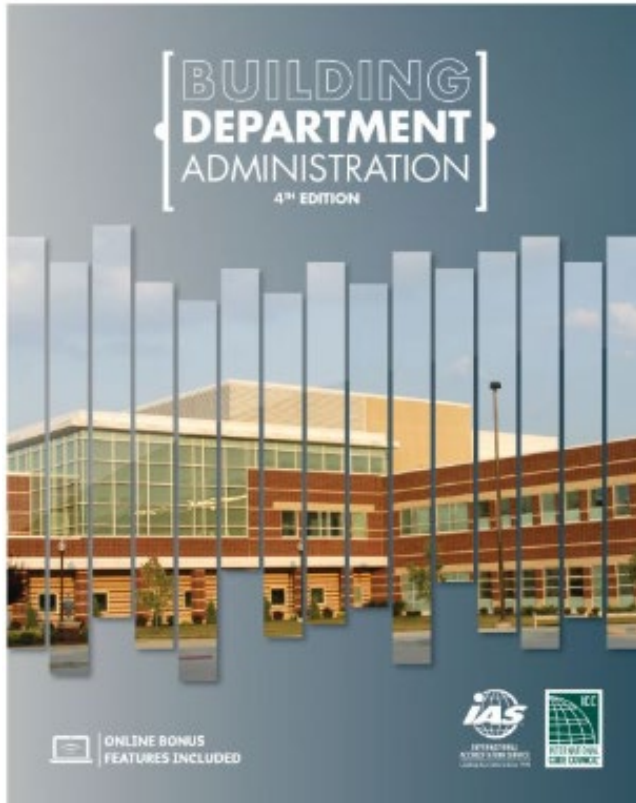
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- HB23-166 recognized that some Colorado counties and incorporated towns/cities don't have a building dept. or any codes
- “If the governing body does not have rules and regulations for code enforcement, *the governing body may request support* from the division to enforce the code.”
- You may request help, but the state is not required to provide help, even if they would like to help.
  - With the current state budget and personnel, Colorado lacks the resources to adopt and administer the code FOR locals or provide substantial assistance to locals to adopt and enforce the code.

**What should locals do with this unfunded mandate?**

# Colorado state-mandated codes for locals

You'll need to set up a building department to adopt and enforce the Wildfire Resiliency Code (adopting the wildfire code does NOT require adopting an energy code) – by April 1, 2026?



- Hire/designate a Chief Building Official (CBO)
  - CBO may also wear other hats
- Commissioners adopt state code/map or local map and stricter code
- Establish permit application/review processes
  - Establish inspection protocols
  - Adopt fees to cover costs
- You may want to also adopt other codes