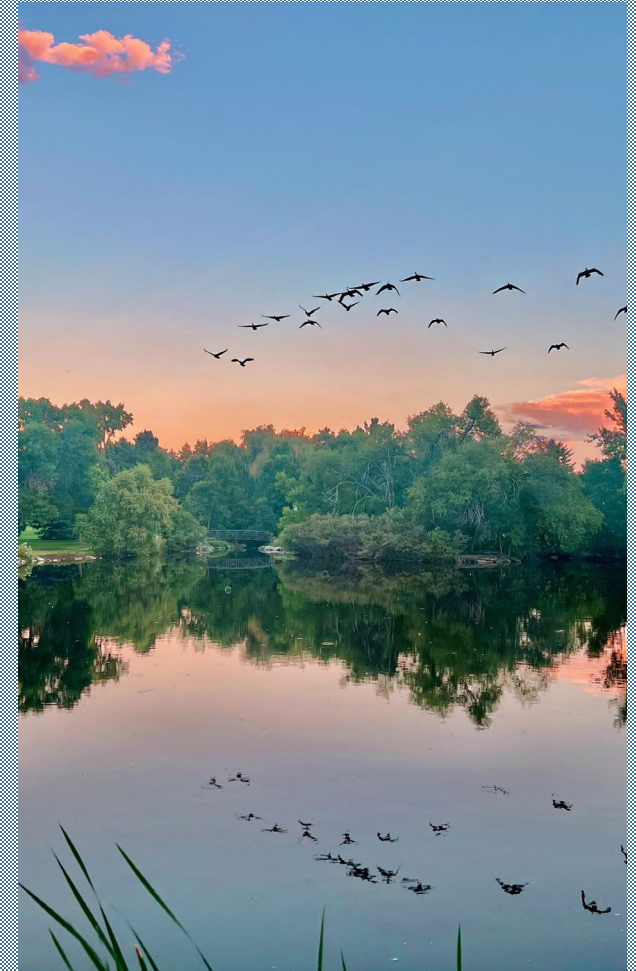


# SINGLE STAIR BUILDING CODE

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Chief Building Official

JUNE 16TH, 2026



# AGENDA

- Proposed Amendment
- Staff Analysis brief overview
- Questions

# PROPOSED AMENDMENT

## **Single Stair Building Code**

Colorado House Bill 25-1273 requires municipalities with populations in excess of 100,000 persons to adopt or amend building code to allow structures within stated limitations to be served by a single staircase. While the City of Littleton does not fall into this category, adopting a single stair code does create opportunities for developing lots that otherwise would be limited in use.

# PROPOSED AMENDMENTS

## **Significant language within Single Stair code:**

- The code would only apply to R-2 multifamily buildings.
- The existence of the code does not usurp any existing code that limits density, lot coverage, parking requirements, or height of structures.
- Buildings using this code would be limited to 5 stories in height.
- Only Type I, II, or IV construction is allowed. Type III, and V are prohibited.
- Single Stair buildings would be required to have sprinklers throughout, including stair landings.
- Travel distance from Unit doors to stair access is limited to 20 feet, and travel distance from any point in any unit of the building cannot exceed 125 feet to stair access.
- Each floor of the building is limited to 4 Units maximum.

# PROPOSED AMENDMENTS

## **Significant language within Single Stair code:**

- The single stairway has a minimum width of 48", or 54" for larger floor plans greater than 4000 sq. ft. but smaller than 6000 sq. ft.
- The single staircase enclosure is required to maintain a 2 hour fire resistance regardless of construction type.
- Common areas must have smoke detection and systems maintained under NFPA 72.
- Elevator and stair enclosures require smoke control systems subject to Building and Fire review.
- Emergency escape opening are required on every floor.
- Fire department access must be maintained, including aerial apparatus access, roofline access, fire lanes, turning radii, hydrant, grades, and unobstructed deployment, subject to initial and periodic Fire review.



# PROPOSED AMENDMENTS

## **Significant language within Single Stair code:**

- Key box, and access must be provided to common areas, service areas, and dwelling units.
- No storage will be allowed between unit doors and stair access. This includes furniture, bikes, scooters, strollers, packages, trash, or any other possible obstruction.
- Recurring inspection is required for rated assemblies, fire doors, sprinklers, alarms, firestopping, emergency lighting systems, access systems, and other life safety features.
- Lease agreements for the units must allow for periodic inspections to verify continued compliance.
- Buildings constructed under this code retain legal occupancy status even if the code is repealed in the future.



# PROPOSED AMENDMENTS

## **Significant language within Single Stair code:**

- The Building Official maintains the right to collect data on units, stories, area, construction type, fire systems, and emergency response history.
- All other code requirements for building, planning, engineering, access, fire hydrant, landscape, and public works are not waived.

# STAFF ANALYSIS

- Proposed amendment may create opportunities for development that otherwise may not exist.
- Proposed amendment would allow for greater housing density on smaller lots.
- Proposed amendment and code language has been reviewed by Building, and SMFR.

# STAFF ANALYSIS

- Early data suggests that eliminating a second staircase can save 10% on construction costs. Extra fire provisions increase cost by 3%, for a realized savings of 7%.

# SUMMARY

- **City staff recommends the approval of Ordinance 16-2026.**
- **Questions?**