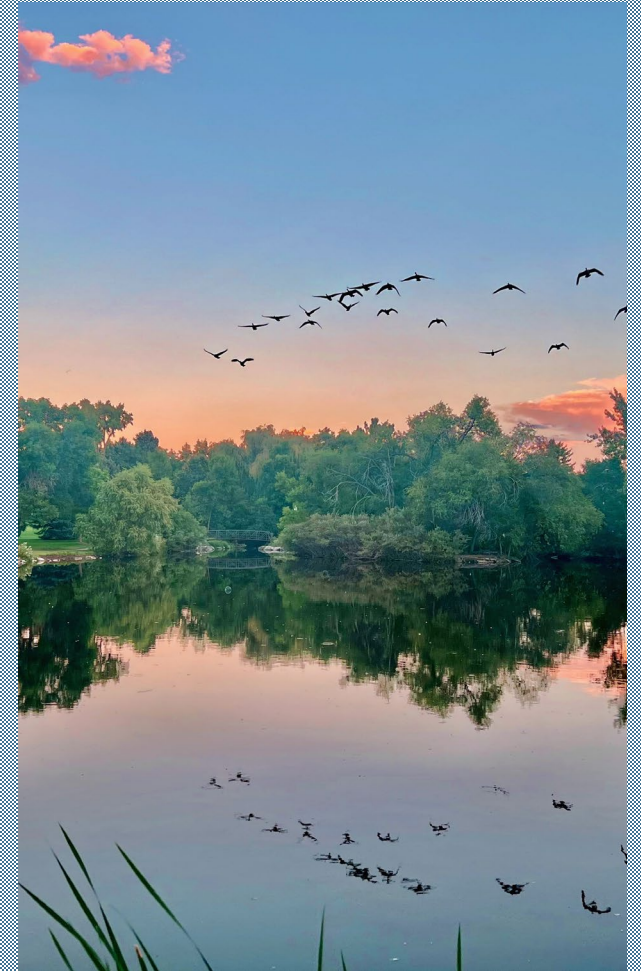


CITY BUILDING CODE AMENDMENTS

Timothy Steinwinder
Chief Building Official

MAY 19, 2026



AGENDA

- Proposed Amendments
- Staff Analysis brief overview
- Questions

PROPOSED AMENDMENTS

Title 4 Chapter 4 Manufactured Home Code Adoption:

The original “Mobile” Home Code was written in 1973 and amended through the years, but in its current form it does not adequately address the issues in our current parks. The code has been revised substantially to reflect changes introduced with later building code editions, and the ULUC.

PROPOSED AMENDMENTS

Significant Changes to the Manufactured Home Code:

- Changed the word “Mobile” to “Manufactured” to align with current industry standard. (60+ occurrences)
- Defined permissible distances between adjacent structures such as sheds, decks, and carports.
- Removed gender specific public restroom requirements to allow for family restrooms and gender-neutral restrooms.
- Removed gender specific city manager language.
- Defined the correct fire protection authority.
- Updated definitions of manufactured homes, and travel trailers to match the governing state codes.

PROPOSED AMENDMENTS

Significant Changes to the Manufactured Home Code:

- Clarified when a grading permit, or floodplain review will be required.
- Clarified submittal requirements for new parks.
- Defined when the adopted Wildland Urban Interface Code applies.
- Clarified the enforcement provisions.

This code underwent a significant revision, in collaboration with Planning, Engineering, Public Works, and SMFR for review.

PROPOSED AMENDMENTS

Title 5 Fire Regulations Adoption:

When the 2024 Building Codes were adopted in 2025, the 2024 International Fire Code was omitted so that South Metro Fire Rescue could review and amend it. They completed their review and provided a list of requested amendments.

PROPOSED AMENDMENTS

Significant Changes to the Fire Code:

- Appendices adopted:
 - Appendix B, Fire-Flow Requirements for Buildings
 - Appendix C, Fire Hydrant Locations and Distribution
 - Appendix D, Fire Apparatus Access Roads
- Operational permits required for special event tents.
- Construction permits required for membrane structures and tents.
- South Metro Fire Rescue Board of Appeals established.
- Violation penalties now align with the City of Littleton Municipal Code.
- Defined hyperbaric facilities, chambers, and equipment requirements.

PROPOSED AMENDMENTS

Significant Changes to the Fire Code:

- Fire alarms will not be required in buildings that do not have corridors serving dwelling units (i.e. dwelling units are accessed from the exterior).
- Possession, manufacture, storage, sale, and handling of fireworks is prohibited except for those items and situations allowed by section 5608.
- Relaxed restrictions on the approved locations of above ground storage tanks.
- Fire apparatus access roads amended to match municipal code requirements.
- Buildings in excess of 30 feet tall require two fire apparatus access points.

PROPOSED AMENDMENTS

NFPA 70 National Electrical Code 2026 Edition by the National Fire Protection Association:

We propose to adopt the 2026 version of the National Electric Code unamended. The current adopted edition is unamended.

There are 106 changes between the 2023 and 2026 codes. None of the changes alter how the code is interpreted or administered.

They primarily deal with labeling requirements, disconnect locations, definitions, and various other administrative revisions.

PROPOSED AMENDMENTS

Codes recommended for Q2 Council Consideration for adoption:

- Manufactured Home Code
- 2024 International Fire Code by the International Code Council, Inc. ("2024 IFC")
- NFPA 70 National Electrical Code 2026 Edition by the National Fire Protection Association ("2026 NEC")

STAFF ANALYSIS

- Proposed amendments modernize the code governing existing manufactured home parks in the city.
- Proposed amendments update our fire code to the latest edition, along with amendments from our fire protection authority, to complete our update to the 2024 building code suite.
- Proposed amendments adopt the latest electrical code, aligning with the intention to stay on the latest code editions moving forward.

STAFF ANALYSIS

- The proposed code adoptions do not significantly impact the cost of construction, and in many cases ease confusion and streamline common projects.
- All existing facilities are considered “Pre-existing / Non-conforming.” Only new construction would be affected.

SUMMARY

- **City staff recommends the approval of Ordinance 09-2026 and Ordinance 12-2026.**
- **Questions?**