



47       **“B. (33) Single Exit for Group R-2 Buildings.**  
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49       **A. Scope.** A building containing a group R-2 occupancy may be served by a single exit  
50       stairway only where the building complies with this section and all other applicable  
51       provisions of the adopted International Building Code, International Fire Code,  
52       International Existing Building code, adopted local amendments, and all other applicable  
53       city ordinances and regulations. Nothing herein shall be construed to authorize any use,  
54       density, height, lot coverage, parking reduction, or site condition that is not otherwise  
55       permitted by the City’s zoning, land use, subdivision, engineering, access, fire, or  
56       development regulations.  
57

58       **B. Applicability.** A single exit or access to a single exit shall be permitted from any story or  
59       occupiable roof where one of the following conditions exists:  
60

- 61       1. The occupant load, number of dwelling units and exit access travel distance do not  
62       exceed the values in Table 1006.3.4(1) or 1006.3.4(2).  
63
- 64       2. Rooms, areas and spaces complying with Section 1006.2.1 with exits that discharge  
65       directly to the exterior at the level of exit discharge, are permitted to have one exit or  
66       access to a single exit.  
67
- 68       3. Parking Garage where vehicles are mechanically parked shall be permitted to have one  
69       exit or access to a single exit.  
70
- 71       4. Group R-3 and R-4 occupancies shall be permitted to have one exit or access to a single  
72       exit.  
73       5. Individual single-story or multistory dwelling units shall be permitted to have a single  
74       exit or access to a single exit from the dwelling unit provided that both of the following  
75       criteria are met:  
76       5.1. The dwelling unit complies with Section 1006.2.1 as a space with one means of  
77       egress.  
78       5.2. Either the exit from the dwelling unit discharges directly to the exterior at the level  
79       of exit discharge, or the exit access outside the dwelling unit’s entrance door provides  
80       access to not less than two approved independent exits.  
81       6. Group R-2 occupancies containing or accessory to dwelling units shall be permitted to  
82       have a single exit provided that the following criteria are met through the building:  
83

84       **A. Maximum Height and Occupancy Limitations.**  
85  
86  
87  
88

89 The building has no more than five stories above grade plane without an occupiable  
90 roof or four stories above grade plane with an occupiable roof and has no more than  
91 one basement. per  
92

93 **B. Dwelling Units Per Story.**

94 There are no more than four dwelling units per story.  
95  
96

97 **C. Construction Type.**

98 The building is of Type I, II, or IV construction.  
99  
100

101 **D. Automatic Sprinkler Protection.**

102 An automatic sprinkler system in accordance with Section 903.3.1.1 shall be  
103 provided throughout the building. The building shall be protected throughout by  
104 an automatic sprinkler system designed and installed in accordance with the  
105 adopted International Building code and International Fire Code. Regardless of the  
106 stairway construction, automatic sprinkler locations in an interior exit stairway  
107 shall comply with requirements of NFPA 13 for stairways of combustible  
108 construction.  
109  
110

111 **E. Travel distance.**

- 112
- 113 1. Travel distance from each dwelling unit entry door to the exit shall not  
114 exceed twenty (20) feet.  
115
  - 116 2. Travel distance from any point within a dwelling unit to the exit stairway  
117 shall not exceed one hundred twenty-five (125) feet.  
118

119 **F. Gross Floor Area.**

120 The gross floor area of each story shall not exceed 6,000 square feet.  
121  
122

123 **G. Floor Area and Stairway Width.**

- 124
- 125 1. The width of the exit stairway shall be not less than 48 inches where serving a  
126 gross floor area of a story that does not exceed 4,000 square feet and not less  
127 than 54 inches where serving a gross floor area of a story greater than 4,000  
128 square feet but less than 6,000 square feet.  
129
  - 130 2. The Building Official and Fire Code Official may require additional stairway  
131 width where necessary based on occupant load, firefighting operations,

132                   stretcher access, simultaneous ingress and egress, or other site-specific life-  
133                   safety conditions.

134  
135                   **H. Emergency Escape and Rescue Openings.**

136  
137                   Each dwelling unit shall have a minimum of one emergency escape and rescue  
138                   opening that complies with Sections 1031.2.1 through 1031.6 and opens directly  
139                   into a public way or to a yard or court that opens to a public way. At least one  
140                   emergency escape and rescue opening per story shall be located on a side of the  
141                   building that is not greater than 30 feet from the nearest edge of a fire apparatus  
142                   access road.

143  
144                   **I. Corridor Fire-Resistance Rating.**

145  
146                   Corridors shall have a fire-resistance rating of not less than 1 hour and shall not be  
147                   used for storage, including storage of deliveries, trash, and recycling.

148  
149                   **J. Exit Stairway Construction.**

150  
151                   The exit stairway shall be constructed in accordance with the adopted International  
152                   Building Code and shall comply with all of the following:

- 153
- 154                   1.       The exit stairway enclosure shall be enclosed with not less than two-hour  
155                   fire-resistance-rated construction, regardless of construction type.
  - 156
  - 157                   2.       The exit stairway shall be designed to allow simultaneous occupant egress  
158                   and firefighter ingress.
  - 159
  - 160                   3.       The exit stairway shall discharge in accordance with the adopted  
161                   International Building Code.
  - 162
  - 163                   4.       Penetrations, joints, ducts, openings, dampers, doors, frames, hardware,  
164                   firestopping, and continuity of the stair enclosure shall comply with the adopted  
165                   International Building Code and applicable referenced standards.
  - 166

167                   **K. Electrical Receptacles.**

168  
169                   Electrical receptacles shall not be provided in an interior exit stairway, common  
170                   corridor, or lobby.

171  
172                   **L. Passive and Active Fire Protection Maintenance.**

173  
174                   All passive and active fire protection features throughout the building, including  
175                   dwelling units, shall be inspected, tested, and maintained in accordance with the

176 adopted International Fire Code, adopted International Building Code, referenced  
177 standards, and this section.

178  
179 The owner shall retain a third party approved by the Building Official or Fire Code  
180 Official to periodically inspect and document the condition and maintenance of  
181 required fire protection features, including but not limited to:

- 182
- 183 1. Fire-resistance-rated assemblies;
- 184
- 185 2. Fire doors, door closers, latching hardware, and smoke seals;
- 186
- 187 3. Firestopping and fireblocking;
- 188
- 189 4. Sprinkler systems;
- 190
- 191 5. Fire alarm and smoke detection systems;
- 192
- 193 6. Stairway pressurization or smoke control systems where required;
- 194
- 195 7. Emergency lighting and exit signs;
- 196
- 197 8. Fire department access systems;
- 198
- 199 9. Key boxes and access-control systems; and
- 200
- 201 10. Any other life-safety system required by the adopted codes or approved  
202 construction documents.
- 203

204 Inspection frequency shall be as required by the Fire Code Official, but shall not be less  
205 than annually unless a shorter interval is required by code, approved plans, or the Fire  
206 Code Official.

207  
208 **M. Fire Department Access and Key Access.**  
209 A fire-resistant key box shall be provided in a location approved by the Fire Code  
210 Official. The key box shall contain keys or approved access devices necessary to access  
211 the building, common areas, service areas, fire protection equipment rooms, and each  
212 dwelling unit or other areas as required by the Fire Code Official. A permanent sign  
213 shall be provided at a location approved by the Fire Code Official indicating that the  
214 building is served by a single exit stairway. The sign shall be durable, weather-resistant  
215 where exposed, and of a size and design approved by the Fire Code Official.

216  
217 **N. Smoke Control Systems.**  
218

219 Elevator enclosures and exit stairway enclosures in a building using the single-exit  
220 provisions of this section shall all be provided with smoke control systems in  
221 accordance with the adopted International Fire Code.

222  
223 Smoke control systems required by this section shall be designed, installed, tested,  
224 commissioned, inspected, and maintained in accordance with the adopted  
225 International Fire Code, the adopted International Building Code, and all  
226 applicable referenced standards.

227  
228 Construction documents submitted for a building using the single-exit provisions of  
229 this section shall include smoke control system design information acceptable to the  
230 Building Official and Fire Code Official, including, where applicable, design criteria,  
231 system operation, special inspection requirements, acceptance testing procedures,  
232 commissioning documentation, and ongoing inspection, testing, and maintenance  
233 requirements.

234  
235 **O. Elevator Shafts.**

236  
237 Elevators serving a building using the single-exit provisions of this section shall  
238 be located within two-hour fire-resistance-rated shaft enclosures in accordance  
239 with the adopted International Building Code

240  
241 **P. Fire Apparatus Access.**

242  
243 Prior to permit issuance, the applicant shall demonstrate to the satisfaction of the Fire  
244 Code Official, Building Official, and City Engineer that fire apparatus access complies  
245 with the adopted International Fire Code, locally adopted fire access standards, and this  
246 section.

247  
248 The site design shall demonstrate all of the following:

- 249
- 250 1. Aerial apparatus can reach the highest point of the building;
  - 251
  - 252 2. The site allows direct vertical access to the roofline and all upper floors from at  
253 least one approved aerial access side using aerial apparatus deployed from  
254 ground level;
  - 255
  - 256 3. Aerial apparatus access, deployment, and positioning are unobstructed;
  - 257
  - 258 4. Fire lanes, turning radii, fire department access roads, grades, surface loading,  
259 hydrant locations, and access-control systems comply with applicable requirements;  
260 and
  - 261

262 5. Landscaping, overhead utilities, projections, parking, private improvements, and  
263 site furnishings do not obstruct required fire department access.

264  
265 Approval under this section shall be coordinated with the applicable fire protection  
266 district, fire department, or fire authority.

267  
268 **Q. Lease and Owner Inspection Requirements.**

269  
270 For any building constructed under this section, the building owner, landlord, or  
271 manager shall conduct inspections of dwelling units in addition to required third-party  
272 inspections.

273  
274 Lease agreements for dwelling units shall include permission for inspections necessary  
275 to verify continued compliance with required fire protection, life safety, access, and  
276 maintenance provisions.

277  
278 Nothing in this section shall be construed to limit the City's inspection authority under  
279 the adopted codes or applicable law.

280  
281 **R. Continuing Maintenance and Operational Requirements.**

282  
283 The owner shall maintain the building, site, access routes, fire protection systems, and  
284 life-safety features in continuous compliance with the approved construction  
285 documents, the adopted International Fire Code, the adopted International Property  
286 Maintenance Code, this section, and all applicable City requirements.

287  
288 Failure to maintain required features may constitute a violation of this code and may  
289 result in enforcement action, including correction notices, orders, penalties, suspension  
290 of certificates of occupancy where authorized, or other remedies available under law.

291  
292 **S. Legal Occupancy Status.**

293  
294 A building lawfully permitted and constructed under this section shall retain its legal  
295 occupancy status even if a future building code adopted by the City would not allow  
296 the same building to be newly constructed with a single exit.

297  
298 If such building is damaged or destroyed, reconstruction may be allowed in accordance  
299 with the standards in effect when the original construction permit was issued, subject  
300 to all of the following:

- 301  
302 1. Compliance with applicable accessibility requirements, including the federal  
303 Americans with Disabilities Act where applicable;

304

- 305 2. Compliance with current floodplain and National Flood Insurance Program  
306 requirements where applicable;  
307  
308 3. Compliance with current structural design loads and structural safety requirements  
309 for any structural modifications;  
310  
311 4. Compliance with state or local building codes that enhance health, safety, welfare,  
312 or energy efficiency; and  
313  
314 5. Compliance with any applicable local fire, access, zoning, land use, engineering, or  
315 site-development requirements.  
316

317 **T. Annual Reporting.**  
318

319 The Building Official is authorized to collect and maintain information necessary to  
320 report single-exit building activity to any state office or agency, if required by state  
321 law.  
322

323 For each permit issued under this section, the City may collect and maintain the  
324 following information:  
325

- 326 1. Number of dwelling units;  
327  
328 2. Number of stories;  
329  
330 3. Gross building area;  
331  
332 4. Construction type;  
333  
334 5. Fire protection systems provided;  
335  
336 6. Number and type of emergency incidents reported for the building, including fire  
337 and medical calls where available from the relevant emergency dispatch center; and  
338  
339 7. Any other information required by state law or requested by the City Manager.  
340

341 **U. Additional Code Authority Preserved.**  
342

343 Nothing in this section shall prevent the City, the Building Official, the Fire Code  
344 Official, the City Engineer, or the applicable fire protection district, fire department, or  
345 fire authority from applying and enforcing:  
346

- 347 1. The adopted International Building Code;  
348

- 349 2. The adopted International Fire Code;
- 350
- 351 3. The adopted International Existing Building Code;
- 352
- 353 4. Referenced standards;
- 354
- 355 5. Locally adopted fire and life-safety codes;
- 356
- 357 6. Emergency vehicle access requirements;
- 358
- 359 7. Fire hydrant spacing requirements;
- 360
- 361 8. Landscape clearance requirements;
- 362
- 363 9. Engineering and public works standards;
- 364
- 365 10. Zoning and land use regulations; or
- 366
- 367 11. Other applicable ordinances, regulations, or laws.
- 368
- 369

370 **Section 2:** Severability. If any part, section, subsection, sentence, clause or  
371 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the  
372 validity of the remaining sections of this ordinance. The City Council hereby declares that it would  
373 have passed this ordinance, including each part, section, subsection, sentence, clause or phrase  
374 hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or  
375 phrases may be declared invalid.

376  
377 **Section 3:** Repealer. All ordinances or resolutions, or parts thereof, in conflict  
378 with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer  
379 clauses of such ordinance nor revive any ordinance thereby.

380  
381  
382 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council  
383 of the City of Littleton on the 2<sup>nd</sup> day of June, 2026, on first reading by a vote of 7 FOR and 0  
384 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal  
385 Courthouse and on the City of Littleton Website.

386 PUBLIC HEARING on the Ordinance to take place on the 16<sup>th</sup> day of June, 2026,  
387 in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the

388 hour of 6:30 p.m., or as soon thereafter as it may be heard.

389 PASSED on second and final reading, following public hearing, by a vote of \_\_FOR  
390 and \_\_\_ AGAINST on the 16<sup>th</sup> day of June 2026 and ordered published by posting at Littleton  
391 Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

392 ATTEST:

393 \_\_\_\_\_  
394 Colleen L. Norton  
395 CITY CLERK

\_\_\_\_\_   
Kyle Schlachter  
MAYOR

396  
397 APPROVED AS TO FORM:

398  
399 \_\_\_\_\_  
400 Reid Betzing  
401 CITY ATTORNEY

