

**First Regular Session
Seventy-fifth General Assembly
STATE OF COLORADO**

ENGROSSED

*This Version Includes All Amendments Adopted
on Second Reading in the House of Introduction*

LLS NO. 25-0348.01 Jessica Herrera x4218

HOUSE BILL 25-1030

HOUSE SPONSORSHIP

Joseph and Stewart R.,

SENATE SPONSORSHIP

Cutter and Winter F.,

House Committees

Transportation, Housing & Local Government

Senate Committees

A BILL FOR AN ACT

101 **CONCERNING THE REQUIREMENT THAT CERTAIN BUILDING CODES**
102 **HAVE ACCESSIBILITY STANDARDS THAT ARE AT LEAST AS**
103 **STRINGENT AS INTERNATIONAL BUILDING CODES.**

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

Beginning January 1, 2026, the bill requires a local government that adopts or substantially amends a building code to ensure that the building code meets or exceeds the accessibility standards in international building codes.

The bill also requires the division of fire prevention and control

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing law.
Dashes through the words or numbers indicate deletions from existing law.

HOUSE
Amended 2nd Reading
February 4, 2025

within the department of public safety to ensure that, when certain building codes pertaining to public school and health facilities are substantially amended, the codes meet or exceed accessibility standards in international building codes.

The bill requires the state housing board to ensure that, when the uniform construction and maintenance standards for hotels, motels, and multiple dwellings in jurisdictions with no local building code are substantially updated, the standards meet or exceed the accessibility standards in international building codes. The bill also requires the state housing board to ensure that, when the recommendations for uniform housing standards and building codes to the general assembly and local governments are substantially updated, the codes meet or exceed the accessibility standards in international building codes.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1. Legislative declaration.** (1) The general assembly
3 finds and declares that:

4 (a) Accessibility in building design is a fundamental right that
5 fosters inclusivity and equal opportunity for all individuals, particularly
6 those with disabilities. In alignment with article 9 of the United Nations
7 Convention on the Rights of Persons with Disabilities, which emphasizes
8 the need for persons with disabilities to live independently and participate
9 fully in all aspects of life, Colorado recognizes the importance of creating
10 an accessible built environment.

11 (b) It is crucial that Colorado's building codes incorporate
12 "Americans with Disabilities Act" and "Architectural Barriers Act"
13 standards, which require that buildings and facilities be accessible to
14 persons with disabilities;

15 (c) Aligning local building codes with the internationally
16 recognized standards set forth by the International Building Code and
17 existing federal laws is crucial to ensure that all new constructions,
18 renovations, and alterations adhere to minimum accessibility

1 requirements;

2 (d) This House Bill 25-1030 requires local governments to adopt
3 or amend local building codes to meet or exceed these necessary
4 international building code accessibility standards:

5 (e) By identifying and eliminating obstacles to accessibility, the
6 general assembly can create a built environment that is welcoming and
7 accessible to everyone; and

8 (f) By prioritizing accessibility in Colorado building codes, state
9 and local governments can promote the participation of persons with
10 disabilities in all aspects of community life, thereby enhancing the quality
11 of life for all Colorado residents.

12 (2) Therefore, the general assembly declares that establishing
13 uniform accessibility standards in building codes is of mixed local and
14 statewide concern to ensure that all individuals may access the physical
15 environment, transportation, information, and communications on an
16 equal basis.

17 **SECTION 2.** In Colorado Revised Statutes, **amend** 30-28-204 as
18 follows:

19 **30-28-204. Amendment of building code.** (1) The board of
20 county commissioners from time to time by resolution may alter and
21 amend any county building code after public hearing, notice of which
22 hearing shall be given by at least one publication in a newspaper of
23 general circulation in the county at least fourteen days prior to said
24 hearing. In no case shall the area covered by the building code be
25 extended or changed unless the same has been proposed by or is first
26 submitted for the approval, disapproval, or suggestions of the county
27 planning commission. Unless the county planning commission acts within

1 thirty days, approval shall be assumed. The opinion of the county
2 planning commission shall be advisory only and not binding upon the
3 board of county commissioners.

4 (2) WHEN A BOARD OF COUNTY COMMISSIONERS ADOPTS OR
5 SUBSTANTIALLY AMENDS ANY COUNTY BUILDING CODE, OR UPDATES TO
6 A SUCCEEDING VERSION OF AN ALREADY ADOPTED BUILDING CODE, THE
7 BOARD SHALL ENSURE THAT THE BUILDING CODE MEETS OR EXCEEDS THE
8 ACCESSIBILITY STANDARDS ADOPTED IN ONE OF THE TWO MOST RECENT
9 VERSIONS OF THE INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE
10 INTERNATIONAL CODE COUNCIL OR A SUCCESSOR ORGANIZATION.
11 ADOPTION OF THE ENERGY-EFFICIENT BUILDING CODES IN ACCORDANCE
12 WITH SECTION 24-38.5-401 (5) DOES NOT CONSTITUTE A SUBSTANTIAL
13 AMENDMENT TO THE BUILDING CODES FOR PURPOSES OF THIS SUBSECTION
14 (2). THE ACCESSIBILITY STANDARDS ADOPTED BY A BOARD OF COUNTY
15 COMMISSIONERS IN ACCORDANCE WITH THIS SUBSECTION (2) CANNOT
16 PROVIDE LESS PROTECTION THAN WHAT IS REQUIRED BY THE FEDERAL
17 "AMERICANS WITH DISABILITIES ACT OF 1990", 42 U.S.C. SEC. 12101 ET
18 SEQ.

19 (3) THE ACCESSIBILITY STANDARDS REQUIREMENTS IN
20 ACCORDANCE WITH SUBSECTION (2) OF THIS SECTION DO NOT APPLY TO
21 ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOMES THAT COMPLY WITH
22 THE INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY THE
23 INTERNATIONAL CODE COUNCIL OR A SUCCESSOR ORGANIZATION, OR
24 THAT COMPLY WITH A LOCAL BUILDING CODE WHOSE ACCESSIBILITY
25 STANDARDS ARE EQUIVALENT TO THE ACCESSIBILITY STANDARDS IN THE
26 INTERNATIONAL RESIDENTIAL CODE.

27 **SECTION 3.** In Colorado Revised Statutes, **add** 31-15-604 as

1 follows:

2 **31-15-604. Building codes - minimum accessibility standards**
3 **required - international building codes.** WHEN A GOVERNING BODY OF
4 A MUNICIPALITY ADOPTS OR SUBSTANTIALLY AMENDS ANY MUNICIPAL
5 BUILDING CODE, OR UPDATES TO A SUCCEEDING VERSION OF AN ALREADY
6 ADOPTED BUILDING CODE, THE GOVERNING BODY SHALL ENSURE THAT THE
7 BUILDING CODE MEETS OR EXCEEDS THE ACCESSIBILITY STANDARDS
8 ADOPTED IN ONE OF THE TWO MOST RECENT VERSIONS OF THE
9 INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE INTERNATIONAL
10 CODE COUNCIL OR A SUCCESSOR ORGANIZATION. ADOPTION OF THE
11 ENERGY-EFFICIENT BUILDING CODES IN ACCORDANCE WITH SECTION
12 24-38.5-401 (5) DOES NOT CONSTITUTE A SUBSTANTIAL AMENDMENT TO
13 THE BUILDING CODES FOR PURPOSES OF THIS SECTION. THE ACCESSIBILITY
14 STANDARDS REQUIREMENTS DO NOT APPLY TO ONE- AND TWO-FAMILY
15 DWELLINGS AND TOWNHOMES THAT COMPLY WITH THE INTERNATIONAL
16 RESIDENTIAL CODE, AS ADOPTED BY THE INTERNATIONAL CODE COUNCIL
17 OR A SUCCESSOR ORGANIZATION, OR THAT COMPLY WITH A LOCAL
18 BUILDING CODE WHOSE ACCESSIBILITY STANDARDS ARE EQUIVALENT TO
19 THE ACCESSIBILITY STANDARDS IN THE INTERNATIONAL RESIDENTIAL
20 CODE. THE ACCESSIBILITY STANDARDS ADOPTED BY A GOVERNING BODY
21 OF A MUNICIPALITY CANNOT PROVIDE LESS PROTECTION THAN WHAT IS
22 REQUIRED BY THE FEDERAL "AMERICANS WITH DISABILITIES ACT OF
23 1990", 42 U.S.C. SEC. 12101 ET SEQ.

24 **SECTION 4.** In Colorado Revised Statutes, 24-33.5-1203,
25 **amend** (1)(p) and (1)(p.5) as follows:

26 **24-33.5-1203. Duties of division.** (1) The division shall perform
27 the following duties:

1 (p) Conduct construction plan reviews and inspect public school
2 and local district college buildings and structures and enforce the codes
3 adopted in accordance with sections 22-32-124 (2), ~~and 23-71-122 (1)(v),~~
4 ~~C.R.S., and sections~~ 24-33.5-1213, AND 24-33.5-1213.3. THE DIVISION
5 SHALL ENSURE THAT WHEN THE CODES ADOPTED IN ACCORDANCE WITH
6 SECTIONS 22-32-124 (2), 23-71-122 (1)(v), 24-33.5-1213, AND
7 24-33.5-1213.3 ARE SUBSTANTIALLY AMENDED, THE CODES MEET OR
8 EXCEED THE ACCESSIBILITY STANDARDS ADOPTED BY ONE OF THE TWO
9 MOST RECENT VERSIONS OF THE INTERNATIONAL BUILDING CODE, AS
10 ADOPTED BY THE INTERNATIONAL CODE COUNCIL OR A SUCCESSOR
11 ORGANIZATION.

12 (p.5) When there is no local building department or fire
13 department, or for facilities certified or potentially eligible for
14 certification by the federal centers for medicare and medicaid services,
15 conduct construction plan reviews and inspections of health facility
16 buildings and structures, enforce the codes in accordance with sections
17 24-33.5-1212.5 and 24-33.5-1213, and issue certificates of compliance
18 for such buildings and structures. THE DIVISION SHALL ENSURE THAT
19 WHEN THE CODES ADOPTED IN ACCORDANCE WITH SECTIONS
20 24-33.5-1212.5 AND 24-33.5-1213 ARE SUBSTANTIALLY UPDATED, THE
21 CODES MEET OR EXCEED THE ACCESSIBILITY STANDARDS ADOPTED BY ONE
22 OF THE TWO MOST RECENT VERSIONS OF THE INTERNATIONAL BUILDING
23 CODE, AS ADOPTED BY THE INTERNATIONAL CODE COUNCIL OR A
24 SUCCESSOR ORGANIZATION.

25 **SECTION 5.** In Colorado Revised Statutes, 24-32-707, **add** (1.5)
26 as follows:

27 **24-32-707. Powers of board.** (1.5) THE BOARD SHALL ENSURE

1 THAT WHEN THE STANDARDS AND CODES PRESCRIBED IN SUBSECTIONS
2 (1)(b) AND (1)(c) OF THIS SECTION ARE SUBSTANTIALLY UPDATED, THE
3 STANDARDS AND CODES MEET OR EXCEED THE ACCESSIBILITY
4 REQUIREMENTS IN ONE OF THE TWO MOST RECENT VERSIONS OF THE
5 INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE INTERNATIONAL
6 CODE COUNCIL OR A SUCCESSOR ORGANIZATION.

7 **SECTION 6. Act subject to petition - effective date.** This act
8 takes effect January 1, 2026; except that, if a referendum petition is filed
9 pursuant to section 1 (3) of article V of the state constitution against this
10 act or an item, section, or part of this act within the ninety-day period
11 after final adjournment of the general assembly, then the act, item,
12 section, or part will not take effect unless approved by the people at the
13 general election to be held in November 2026 and, in such case, will take
14 effect on the date of the official declaration of the vote thereon by the
15 governor.