

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

PREAMENDED

*This Unofficial Version Includes Committee
Amendments Not Yet Adopted on Second Reading*

LLS NO. 25-0348.01 Megan McCall x4215

HOUSE BILL 25-1030

HOUSE SPONSORSHIP

Joseph and Stewart R., Bacon, Boesenecker, Brown, Clifford, Duran, Froelich, Lindsay, Mabrey, Martinez, Mauro, Paschal, Phillips, Rutinel, Stewart K., Titone, Velasco

SENATE SPONSORSHIP

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House Committees

Transportation, Housing & Local Government

Senate Committees

Local Government & Housing

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
3rd Reading Unamended
February 5, 2025

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 OR A REGIONAL
5 BUILDING DEPARTMENT OPERATING THROUGH AN INTERGOVERNMENTAL
6 AGREEMENT WITH A BOARD OF COUNTY COMMISSIONERS ADOPTS OR
7 SUBSTANTIALLY AMENDS ANY COUNTY BUILDING CODE, OR UPDATES AN
8 ALREADY ADOPTED BUILDING CODE WITH A SUCCEEDING VERSION OF THE
9 INTERNATIONAL BUILDING CODE, THE BOARD OR REGIONAL BUILDING
10 DEPARTMENT SHALL ENSURE THAT THE BUILDING CODE MEETS OR
11 EXCEEDS THE ACCESSIBILITY STANDARDS ADOPTED IN ONE OF THE TWO
12 MOST RECENT VERSIONS OF THE INTERNATIONAL BUILDING CODE, AS
13 ADOPTED BY THE INTERNATIONAL CODE COUNCIL OR A SUCCESSOR
14 ORGANIZATION. ADOPTION OF THE ENERGY-EFFICIENT BUILDING CODES IN
15 ACCORDANCE WITH SECTION 30-28-211 DOES NOT CONSTITUTE A
16 SUBSTANTIAL AMENDMENT OR UPDATE TO THE BUILDING CODES FOR
17 PURPOSES OF THIS SUBSECTION (2). THE ACCESSIBILITY STANDARDS
18 ADOPTED BY A BOARD OF COUNTY COMMISSIONERS OR REGIONAL
19 BUILDING DEPARTMENT IN ACCORDANCE WITH THIS SUBSECTION (2)
20 CANNOT PROVIDE LESS PROTECTION THAN WHAT IS REQUIRED BY THE
21 FEDERAL "AMERICANS WITH DISABILITIES ACT OF 1990", 42 U.S.C. SEC.
22 12101 ET SEQ.

23 (3) THE REQUIREMENTS FOR ENSURING ACCESSIBILITY STANDARDS
24 IN ACCORDANCE WITH SUBSECTION (2) OF THIS SECTION DO NOT APPLY TO
25 ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOMES THAT COMPLY WITH
26 THE INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY THE
27 INTERNATIONAL CODE COUNCIL OR A SUCCESSOR ORGANIZATION, OR

1 THAT COMPLY WITH A LOCAL BUILDING CODE WHOSE ACCESSIBILITY
2 STANDARDS ARE EQUIVALENT TO THE ACCESSIBILITY STANDARDS IN THE
3 INTERNATIONAL RESIDENTIAL CODE.

4 SECTION 3. In Colorado Revised Statutes, add 31-15-604 as
5 follows:

6 31-15-604. Building codes - minimum accessibility standards
7 required - international building codes. WHEN A GOVERNING BODY OF
8 A MUNICIPALITY OR A REGIONAL BUILDING DEPARTMENT OPERATING
9 THROUGH AN INTERGOVERNMENTAL AGREEMENT WITH A GOVERNING
10 BODY OF A MUNICIPALITY ADOPTS OR SUBSTANTIALLY AMENDS ANY
11 MUNICIPAL BUILDING CODE, OR UPDATES AN ALREADY ADOPTED BUILDING
12 CODE WITH A SUCCEEDING VERSION OF THE INTERNATIONAL BUILDING
13 CODE, THE GOVERNING BODY OR REGIONAL BUILDING DEPARTMENT
14 SHALL ENSURE THAT THE BUILDING CODE MEETS OR EXCEEDS THE
15 ACCESSIBILITY STANDARDS ADOPTED IN ONE OF THE TWO MOST RECENT
16 VERSIONS OF THE INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE
17 INTERNATIONAL CODE COUNCIL OR A SUCCESSOR ORGANIZATION.
18 ADOPTION OF THE ENERGY-EFFICIENT BUILDING CODES IN ACCORDANCE
19 WITH SECTION 31-15-602 DOES NOT CONSTITUTE A SUBSTANTIAL
20 AMENDMENT OR UPDATE TO THE BUILDING CODES FOR PURPOSES OF THIS
21 SECTION. THE REQUIREMENTS FOR ENSURING ACCESSIBILITY STANDARDS
22 IN ACCORDANCE WITH THIS SECTION DO NOT APPLY TO ONE- AND
23 TWO-FAMILY DWELLINGS AND TOWNHOMES THAT COMPLY WITH THE
24 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY THE INTERNATIONAL
25 CODE COUNCIL OR A SUCCESSOR ORGANIZATION, OR THAT COMPLY WITH
26 A LOCAL BUILDING CODE WHOSE ACCESSIBILITY STANDARDS ARE
27 EQUIVALENT TO THE ACCESSIBILITY STANDARDS IN THE INTERNATIONAL

1 RESIDENTIAL CODE. THE ACCESSIBILITY STANDARDS ADOPTED BY A
2 GOVERNING BODY OF A MUNICIPALITY OR A REGIONAL BUILDING
3 DEPARTMENT CANNOT PROVIDE LESS PROTECTION THAN WHAT IS
4 REQUIRED BY THE FEDERAL "AMERICANS WITH DISABILITIES ACT OF
5 1990", 42 U.S.C. SEC. 12101 ET SEQ.

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

8 24-33.5-1203. Duties of division. (1) The division shall perform
9 the following duties:

10 (p) Conduct construction plan reviews and inspect public school
11 and local district college buildings and structures and enforce the codes
12 adopted in accordance with sections 22-32-124 (2), ~~and~~ 23-71-122 (1)(v),
13 ~~C.R.S., and sections~~ 24-33.5-1213, AND 24-33.5-1213.3. THE DIVISION
14 SHALL ENSURE THAT WHEN THE CODES ADOPTED IN ACCORDANCE WITH
15 SECTIONS 22-32-124 (2), 23-71-122 (1)(v), 24-33.5-1213, AND
16 24-33.5-1213.3 ARE SUBSTANTIALLY AMENDED, THE CODES MEET OR
17 EXCEED THE ACCESSIBILITY STANDARDS ADOPTED BY ONE OF THE TWO
18 MOST RECENT VERSIONS OF THE INTERNATIONAL BUILDING CODE, AS
19 ADOPTED BY THE INTERNATIONAL CODE COUNCIL OR A SUCCESSOR
20 ORGANIZATION.

21 (p.5) When there is no local building department or fire
22 department, or for facilities certified or potentially eligible for
23 certification by the federal centers for medicare and medicaid services,
24 conduct construction plan reviews and inspections of health facility
25 buildings and structures, enforce the codes in accordance with sections
26 24-33.5-1212.5 and 24-33.5-1213, and issue certificates of compliance
27 for such buildings and structures. THE DIVISION SHALL ENSURE THAT

1 WHEN THE CODES ADOPTED IN ACCORDANCE WITH SECTIONS
2 24-33.5-1212.5 AND 24-33.5-1213 ARE SUBSTANTIALLY AMENDED, THE
3 CODES MEET OR EXCEED THE ACCESSIBILITY STANDARDS ADOPTED BY ONE
4 OF THE TWO MOST RECENT VERSIONS OF THE INTERNATIONAL BUILDING
5 CODE, AS ADOPTED BY THE INTERNATIONAL CODE COUNCIL OR A
6 SUCCESSOR ORGANIZATION.

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

9 **24-32-707. Powers of board.** (1.5) THE BOARD SHALL ENSURE
10 THAT WHEN THE STANDARDS AND CODES PRESCRIBED IN SUBSECTIONS
11 (1)(b) AND (1)(c) OF THIS SECTION ARE SUBSTANTIALLY AMENDED, THE
12 STANDARDS AND CODES MEET OR EXCEED THE ACCESSIBILITY
13 REQUIREMENTS IN ONE OF THE TWO MOST RECENT VERSIONS OF THE
14 INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE INTERNATIONAL
15 CODE COUNCIL OR A SUCCESSOR ORGANIZATION.

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