



PLANNING COMMISSION WORK SESSION

MONDAY, FEBRUARY 23, 2026

AGENDA

Monday, February 23, 2026

5:15 PM

Conference Rooms A & B

1. Call to Order

2. Work Session Items

a. Overview of Updates to Building Codes for 2026.

4401

Matthew Dziubanski, Chief Building Official — *Department of Community Development*

Attachments: [Cover Page](#)
 [Memo - Code Updates for 2026](#)

3. Adjournment

***The Next Regular Meeting Will be Held on Monday, March 2, 2026 @ 6:00 p.m. ***

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MEETING DATE: February 23, 2026

**STAFF PERSON
RESPONSIBLE:** Matthew Dziubanski, Chief Building Official

DESCRIPTION: Overview of Updates to Building Codes for 2026.

SUMMARY: This memo serves an overview of the upcoming building codes that Douglas County will consider adopting in 2026.

ATTACHMENTS:

Cover Page

Memo - Code Updates for 2026

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ATTACHMENTS:
Memo - Code Updates for 2026

Agenda Item

Date: February 23, 2026
To: Douglas County Planning Commission
From: Matthew Dziubanski, Chief Building Official
Tim Pendleton, Deputy Chief Building Official
CC: Janet Herman, Director, Public Works Engineering
Subject: Overview of Updates to Building Codes for 2026

Summary

This memo serves an overview of the upcoming building codes that Douglas County will consider adopting in 2026. Staff will provide additional information regarding the updates during the Planning Commission pre-meeting on February 23, 2026. Douglas County is preparing the 2024 International Building Code (IBC), 2024 International Residential Code (IRC), 2024 International Mechanical Code (IMC), 2024 International Plumbing Code (IPC), 2024 International Fuel Gas Code (IFGC), 2024 International Energy Conservation Code (IECC), 2024 International Swimming Pool and Spa Code (ISPSC), and select chapters and appendices of the 2024 International Codes, along with the 2026 National Electrical Code (NEC), with amendments for adoption by the Board of County Commissioners.

In addition to the 2024 International Codes (I-Codes), Douglas County is also required to adopt the Colorado Model Electric Ready and Solar Ready Code and the Colorado Wildfire Resiliency Code to ensure continued compliance with state mandates.

This update represents a routine code adoption cycle, with no significant new local amendments and no changes made to the County fee schedules.

Background

The Douglas County Building Division is currently using the 2021 ICC Codes, the 2023 National Electrical Code (NEC) as amended and adopted under Resolution R-023-067, and the 2018 International Fire Code (IFC) as amended and adopted under Ordinance O-019-002, by the Board of County Commissioners. The International Code Council (ICC) publishes updated model codes on a three-year cycle, and jurisdictions regularly evaluate these updates to maintain consistency with industry standards and regulatory requirements.

Recent Legislation

HB22-1362 - Energy Code Requirements

In 2022, the Colorado General Assembly passed HB22-1362, which focuses on improving building energy performance and directed the Colorado Energy Office (CEO) to establish an Energy Code Board. As a result, the Board developed two statewide model energy codes: the Colorado Model Electric Ready and Solar Ready Code and the Colorado Model Low Energy and Carbon Code.

The Model Electric Ready and Solar Ready Code, published on June 1, 2023, requires jurisdictions that update any building codes between July 1, 2023, and June 30, 2026, to adopt, at a minimum, the 2021 International Energy Conservation Code (IECC) along with the Model Electric Ready and Solar Ready Code.

The Model Low Energy and Carbon Code, published on September 2, 2025, applies to jurisdictions that update any building codes on or after July 1, 2026, and requires adoption of that model code or an equivalent or more stringent local code.

SB23-166 - Colorado Wildfire Resiliency Code

During the 2023 legislative session, SB23-166 was signed into law, establishing the Colorado Wildfire Resiliency Code Board to develop a statewide wildfire-resilient code for areas within the wildland-urban interface (WUI). The legislation directs the Board to create minimum standards addressing building design, construction materials, structure hardening, and defensible-space requirements to reduce wildfire risk and enhance community resilience. Governing bodies with WUI areas are required to adopt a code that meets or exceeds the statewide Colorado Wildfire Resiliency Code by April 1, 2026, with enforcement beginning July 1, 2026.

Under Section 24-33.5-1237(4)(d)(IV) of SB23-166, Douglas County is required to adopt and enforce the Code only for areas within the County that are outside the corporate limits of a city or town and outside the boundaries of a fire protection district. In 2025, SB25-142 was passed to further clarify that governing bodies required to adopt and enforce the Code, such as fire districts, may enter into cooperative agreements with third-party contractors or other governing entities to carry out code-enforcement responsibilities.