

## 2024 Building Code Adoption with Amendments Staff Report

**DATE:** MARCH 6, 2026

**TO:** DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

**FROM:** MATTHEW DZIUBANSKI, CHIEF BUILDING OFFICIAL  
TIM PENDLETON, DEPUTY CHIEF BUILDING OFFICIAL

**SUBJECT:** ADOPTION OF THE 2024 INTERNATIONAL BUILDING CODES, 2026 NATIONAL ELECTRICAL CODE, AND COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE WITH AMENDMENTS ALONG WITH THE DOUGLAS COUNTY WILDFIRE RESILIENCY CODE.

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<b>PLANNING COMMISSION HEARING:</b>	<b>March 02, 2026 @ 6:00 PM</b>
<b>BOARD OF COUNTY COMMISSIONERS HEARING:</b>	<b>March 24, 2026 @ 2:30 PM</b>

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### I. EXECUTIVE SUMMARY

The Building Division is proposing an update to the County’s adopted building codes to reflect the most current editions of the International Codes and applicable state-mandated requirements. Douglas County is currently enforcing the 2021 editions of the International Codes, the 2023 National Electrical Code, and the 2018 International Energy Conservation Code. To maintain consistency with industry standards, preserve the County’s Insurance Services Office (ISO) rating, and align with neighboring jurisdictions, the Building Division is proposing adoption of the 2024 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Swimming Pool and Spa Code, and International Energy Conservation Code, (collectively the “2024 International Codes”), along with the 2026 National Electrical Code, with amendments.

In addition, the County is required to adopt the Colorado Model Electric Ready and Solar Ready Code and a Wildfire Resiliency Code pursuant to state legislation. The Wildfire Resiliency Code will be applicable to areas of unincorporated Douglas County that are outside the boundaries of a fire protection district.

These codes and amendments maintain consistency with other local regulations and support the County’s goal to improve the quality and safety of the built environment while minimizing economic impact on builders, costs that are ultimately shared by homeowners and building owners.

**II. REQUEST**

Approval of a Resolution to amend the current Douglas County Building Codes by adopting the 2024 International Codes and the 2026 National Electrical Code, with amendments, along with the Colorado Model Electric Ready and Solar Ready Code, with amendments, and the Douglas County Wildfire Resiliency Code.

**III. PUBLIC NOTICE**

Notice of the public hearing before the Board of County Commissioners was published in the Douglas County News-Press in accordance with statutory requirements.

**IV. PLANNING COMMISSION**

On March 2, 2026, the Planning Commission considered this item at its meeting. No public comments were received. Following discussion, the Planning Commission voted 7–0 to recommend approval of the proposed code adoption, with modifications to the definitions of “Additions” and “Major Renovations” contained in the Colorado Model Electric Ready and Solar Ready Code. The recommended modifications increase the threshold for Additions from 500 square feet to more than 50 percent of the building’s gross floor area and increase the threshold for Major Renovations from 50 percent to more than 80 percent of the building’s gross floor area.

**V. STAFF ASSESSMENT**

The adoption of the 2024 International Codes and 2026 National Electrical Code along with the Colorado Model Electric Ready and Solar Ready Code and the Douglas County Wildfire Resiliency Code will help maintain consistency throughout Douglas County, coinciding with recent adoptions by other local jurisdictions. The newer codes provide a safer built environment for both residential and commercial structures, and accommodate new materials, design trends and construction methods. The timely adoption of building codes is also a direct positive factor in the community’s rating by the ISO.

**ATTACHMENTS**

- Attachment A – Amendments to the 2024 IBC, IRC, IPC, IMC, IFGC, ISPSC, and IECC; 2026 NEC; and Exhibits A through F
- Attachment B - Douglas County Wildfire Resiliency Code