

HOUSE COMMITTEE OF REFERENCE AMENDMENT  
Committee on Transportation, Housing & Local Government.

HB24-1239 be amended as follows:

1 Amend printed bill, page 2, after line 1 insert:

2 "SECTION 1. In Colorado Revised Statutes, add 24-32-135 as  
3 follows:

4 **24-32-135. Single exit building code - definitions.** (1) AS USED  
5 IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

6 (a) "AUTOMATIC SPRINKLER SYSTEM" MEANS AN INTEGRATED  
7 SYSTEM OF UNDERGROUND AND OVERHEAD PIPING DESIGNED IN  
8 ACCORDANCE WITH FIRE PROTECTION ENGINEERING STANDARDS. THE  
9 SYSTEM MUST INCLUDE A SUITABLE WATER SUPPLY. THE PORTION OF THE  
10 SYSTEM ABOVE GROUND MUST BE A NETWORK OF SPECIALLY SIZED OR  
11 HYDRAULICALLY DESIGNED PIPING INSTALLED IN A STRUCTURED AREA,  
12 GENERALLY OVERHEAD, AND TO WHICH AUTOMATIC SPRINKLERS ARE  
13 CONNECTED IN A SYSTEMATIC PATTERN.

14 (b) "BOARDING HOUSE" MEANS A BUILDING ARRANGED OR USED  
15 FOR LODGING FOR COMPENSATION, WITH OR WITHOUT MEALS, AND NOT  
16 OCCUPIED AS A SINGLE-FAMILY UNIT.

17 (c) "COURT" MEANS AN OPEN, UNCOVERED SPACE, UNOBSTRUCTED  
18 TO THE SKY, BOUNDED ON THREE OR MORE SIDES BY EXTERIOR BUILDING  
19 WALLS OR OTHER ENCLOSING DEVICES.

20 (d) "DIVISION" MEANS THE DIVISION OF LOCAL GOVERNMENT  
21 CREATED IN SECTION 24-32-103.

22 (e) "DWELLING UNIT" MEANS A SINGLE UNIT PROVIDING COMPLETE,  
23 INDEPENDENT LIVING FACILITIES FOR ONE OR MORE PERSONS, INCLUDING  
24 PERMANENT PROVISIONS FOR LIVING, SLEEPING, EATING, COOKING, AND  
25 SANITATION.

26 (f) "EGRESS COURT" MEANS A COURT OR YARD THAT PROVIDES  
27 ACCESS TO A PUBLIC WAY FOR ONE OR MORE EXITS.

28 (g) "EXIT" MEANS THE PORTION OF A MEANS OF EGRESS SYSTEM  
29 BETWEEN THE EXIT ACCESS AND THE EXIT DISCHARGE OR PUBLIC WAY.

30 (h) "EXIT ACCESS" MEANS THE PORTION OF A MEANS OF EGRESS  
31 SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR  
32 STRUCTURE TO AN EXIT.

33 (i) "EXIT DISCHARGE" MEANS THE PORTION OF A MEANS OF EGRESS  
34 SYSTEM BETWEEN THE TERMINATION OF AN EXIT AND A PUBLIC WAY.

35 (j) "FIRE-RESISTANCE RATING" MEANS THE PERIOD OF TIME A  
36 BUILDING ELEMENT, COMPONENT, OR ASSEMBLY MAINTAINS THE ABILITY  
37 TO CONFINE A FIRE, CONTINUES TO PERFORM A GIVEN STRUCTURAL  
38 FUNCTION, OR BOTH.

39 (k) "GRADE PLANE" MEANS A REFERENCE PLAN REPRESENTING THE  
40 AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT

1 EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY  
2 FROM THE EXTERIOR WALLS, THE REFERENCE PLAN MUST BE ESTABLISHED  
3 BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND  
4 THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN SIX FEET FROM THE  
5 BUILDING, BETWEEN THE BUILDING AND A POINT SIX FEET FROM THE  
6 BUILDING.

7 (l) "GROUP R-2 OCCUPANCY" MEANS A RESIDENTIAL OCCUPANCY  
8 CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE  
9 THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE.

10 (m) "INTERIOR EXIT STAIRWAY" MEANS AN EXIT COMPONENT THAT  
11 SERVES TO MEET ONE OR MORE MEANS OF EGRESS DESIGN REQUIREMENTS,  
12 SUCH AS REQUIRED NUMBER OF EXITS OR EXIT ACCESS TRAVEL DISTANCE,  
13 AND PROVIDES FOR A PROTECTED PATH OF EGRESS TRAVEL TO THE EXIT  
14 DISCHARGE OR PUBLIC WAY.

15 (n) "MEANS OF EGRESS" MEANS A CONTINUOUS AND  
16 UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL  
17 FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO A PUBLIC  
18 WAY. A "MEANS OF EGRESS" CONSISTS OF AN EXIT, EXIT ACCESS, AND EXIT  
19 DISCHARGE.

20 (o) "OCCUPANT LOAD" MEANS THE NUMBER OF PERSONS FOR  
21 WHICH THE MEANS OF EGRESS OF A BUILDING OR A PORTION OF A BUILDING  
22 IS DESIGNED.

23 (p) "OPENING" MEANS A CAVITY THAT ALLOWS AIRFLOW.

24 (q) "PUBLIC WAY" MEANS A STREET, ALLEY, OR OTHER PARCEL OF  
25 LAND OPEN TO THE OUTSIDE AIR LEADING TO A STREET THAT HAS BEEN  
26 DEEDED, DEDICATED, OR OTHERWISE PERMANENTLY APPROPRIATED TO  
27 THE PUBLIC FOR PUBLIC USE AND WHICH HAS A CLEAR WIDTH AND HEIGHT  
28 OF NOT LESS THAN TEN FEET.

29 (r) "SINGLE-FAMILY UNIT" MEANS ONE DWELLING UNIT  
30 DESIGNATED OR CONSTRUCTED TO SERVE ONLY ONE HOUSEHOLD OR  
31 FAMILY AS THE PRIMARY RESIDENCE.

32 (s) "UNPROTECTED OPENING" MEANS A DOORWAY, WINDOW, OR  
33 OPENING OTHER THAN ONE EQUIPPED WITH A CLOSURE HAVING THE  
34 REQUIRED FIRE PROTECTION RATING.

35 (t) "YARD" MEANS A DEFINED AREA WITHIN THE PROTECTED  
36 PREMISES. A ZONE CAN DEFINE AN AREA FROM WHICH A SIGNAL CAN BE  
37 RECEIVED, AN AREA TO WHICH A SIGNAL CAN BE SENT, OR AN AREA IN  
38 WHICH A FORM OF CONTROL CAN BE EXECUTED.

39 (2) ON OR BEFORE SEPTEMBER 1, 2026, THE DIVISION SHALL  
40 CREATE A CODE THAT ESTABLISHES THAT NOT MORE THAN FIVE STORIES  
41 OF GROUP R-2 OCCUPANCY IN A BUILDING ARE PERMITTED TO BE SERVED  
42 BY A SINGLE EXIT UNDER THE FOLLOWING CONDITIONS:

43 (a) THE BUILDING HAS SIX STORIES OR LESS ABOVE GRADE PLANE;

- 1 (b) THE BUILDING DOES NOT CONTAIN A BOARDING HOUSE;  
2 (c) THE BUILDING HAS NO MORE THAN FOUR DWELLING UNITS ON  
3 ANY FLOOR;  
4 (d) THE BUILDING MUST HAVE A FIRE-RESISTANCE RATING OF ONE  
5 HOUR OR MORE AND MUST ALSO BE EQUIPPED THROUGHOUT WITH AN  
6 AUTOMATIC SPRINKLER SYSTEM. RESIDENTIAL-TYPE SPRINKLERS SHALL  
7 BE USED IN ALL HABITABLE SPACES IN EACH DWELLING UNIT.  
8 (e) THERE ARE NO MORE THAN TWO SINGLE-EXIT STAIRWAY  
9 CONDITIONS ON THE SAME PROPERTY;  
10 (f) THE BUILDING HAS AN EXTERIOR STAIRWAY OR INTERIOR EXIT  
11 STAIRWAY. IF THE BUILDING HAS AN INTERIOR STAIRWAY, THE DOORS IN  
12 THE STAIRWAY MUST SWING INTO THE INTERIOR EXIT STAIRWAY  
13 REGARDLESS OF THE OCCUPANT LOAD SERVED, PROVIDED THAT DOORS  
14 FROM THE INTERIOR EXIT STAIRWAY TO THE BUILDING EXTERIOR ARE  
15 PERMITTED TO SWING IN THE DIRECTION OF EXIT TRAVEL. THE INTERIOR  
16 EXIT STAIRWAY, INCLUDING ANY RELATED EXIT PASSAGEWAY, MUST ALSO  
17 BE PRESSURIZED.  
18 (g) THE BUILDING HAS A CORRIDOR THAT SEPARATES EACH  
19 DWELLING UNIT ENTRY OR EXIT DOOR FROM THE DOOR TO AN INTERIOR  
20 EXIT STAIRWAY, INCLUDING ANY RELATED EXIT PASSAGEWAY, ON EACH  
21 FLOOR. A DWELLING UNIT ENTRY OR EXIT DOOR MUST NOT OPEN DIRECTLY  
22 INTO AN INTERIOR EXIT STAIRWAY, BUT MAY OPEN DIRECTLY INTO AN  
23 EXTERIOR STAIRWAY.  
24 (h) THERE ARE NO MORE THAN TWENTY FEET OF TRAVEL TO THE  
25 EXIT STAIRWAY FROM THE ENTRY OR EXIT DOOR OF ANY DWELLING UNIT  
26 IN THE BUILDING;  
27 (i) THERE ARE NO MORE THAN ONE HUNDRED TWENTY-FIVE FEET  
28 OF TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF A MEANS OF  
29 EGRESS SYSTEM;  
30 (j) THE BUILDING'S EXIT DOES NOT TERMINATE IN AN EGRESS  
31 COURT WHERE THE COURT DEPTH EXCEEDS THE COURT WIDTH UNLESS IT  
32 IS POSSIBLE TO EXIT IN EITHER DIRECTION TO THE PUBLIC WAY;  
33 (k) THE BUILDING'S ELEVATORS ARE EITHER PRESSURIZED, UNLESS  
34 THE BUILDING OFFICIAL APPROVES NATURAL VENTILATION TO BE  
35 SUBSTITUTED FOR PRESSURIZATION WHERE THE VENTILATION WOULD  
36 PREVENT THE ACCUMULATION OF SMOKE OR TOXIC GASES, OR OPEN INTO  
37 ELEVATOR LOBBIES;  
38 (l) OTHER OCCUPANCIES IN THE BUILDING DO NOT COMMUNICATE  
39 WITH THE GROUP R OCCUPANCY PORTION OF THE BUILDING OR WITH THE  
40 SINGLE-EXIT STAIRWAY, EXCEPT THAT PARKING GARAGES AND OCCUPIED  
41 ROOFS ACCESSORY TO THE GROUP R OCCUPANCY MAY COMMUNICATE  
42 WITH THE EXIT STAIRWAY;  
43 (m) THE EXIT SERVING THE GROUP R OCCUPANCY IN THE BUILDING

1 DOES NOT DISCHARGE THROUGH ANY OTHER OCCUPANCY, INCLUDING AN  
2 ACCESSORY PARKING GARAGE; AND

3 (n) THERE ARE NO OPENINGS WITHIN TEN FEET OF UNPROTECTED  
4 OPENINGS INTO THE STAIRWAY IN THE BUILDING OTHER THAN REQUIRED  
5 EXIT DOORS HAVING A FIRE-RESISTANCE RATING OF ONE HOUR OR MORE.

6 (3) THE DIVISION SHALL UPDATE THE CODE ESTABLISHED IN  
7 SUBSECTION (2) OF THIS SECTION AS NECESSARY."

8 Renumber succeeding sections accordingly.

9 Page 2, line 13, strike "AND ADOPT OR".

10 Page 2, strike lines 14 through 17 and substitute "THE SINGLE EXIT  
11 BUILDING CODE ESTABLISHED IN SECTION 24-32-135."

12 Page 3, strike line 5 and substitute "DIVISION OF LOCAL GOVERNMENT  
13 SHALL PROVIDE THE SINGLE EXIT BUILDING CODE ESTABLISHED IN SECTION  
14 24-32-135 TO ASSIST".

15 Page 3, line 24, strike "AND ADOPT OR".

16 Page 3, strike lines 25 through 27.

17 Page 4, strike line 1 and substitute "THE SINGLE EXIT BUILDING CODE  
18 ESTABLISHED IN SECTION 24-32-135."

19 Page 4, strike line 9 and substitute "THE DIVISION OF LOCAL GOVERNMENT  
20 SHALL PROVIDE THE SINGLE EXIT BUILDING CODE ESTABLISHED IN SECTION  
21 24-32-135 TO ASSIST".

22 Page 4, line 10, strike "ASSISTANCE".

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