



Legal Notice

Date: 06/04/2026

Subject: An ordinance of the City of Littleton, Colorado, amending the Littleton City Code Title 4, Building Regulations, Chapter 1, Building Codes, by adding Section (B)(33) Single Exit for Group R-2 Buildings

Passed/Failed: Passed on first reading

CITY OF LITTLETON, COLORADO

**ORDINANCE 16
SERIES 2026**

47 **“B. (33) Single Exit for Group R-2 Buildings.**
48

49 **A. Scope.** A building containing a group R-2 occupancy may be served by a single exit
50 stairway only where the building complies with this section and all other applicable
51 provisions of the adopted International Building Code, International Fire Code,
52 International Existing Building code, adopted local amendments, and all other applicable
53 city ordinances and regulations. Nothing herein shall be construed to authorize any use,
54 density, height, lot coverage, parking reduction, or site condition that is not otherwise
55 permitted by the City’s zoning, land use, subdivision, engineering, access, fire, or
56 development regulations.
57

58 **B. Applicability.** A single exit or access to a single exit shall be permitted from any story or
59 occupiable roof where one of the following conditions exists:
60

- 61 1. The occupant load, number of dwelling units and exit access travel distance do not
62 exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
63
- 64 2. Rooms, areas and spaces complying with Section 1006.2.1 with exits that discharge
65 directly to the exterior at the level of exit discharge, are permitted to have one exit or
66 access to a single exit.
67
- 68 3. Parking Garage where vehicles are mechanically parked shall be permitted to have one
69 exit or access to a single exit.
70
- 71 4. Group R-3 and R-4 occupancies shall be permitted to have one exit or access to a single
72 exit.
73
- 74 5. Individual single-story or multistory dwelling units shall be permitted to have a single
75 exit or access to a single exit from the dwelling unit provided that both of the following
76 criteria are met:
 - 77 5.1. The dwelling unit complies with Section 1006.2.1 as a space with one means of
78 egress.
79
 - 80 5.2. Either the exit from the dwelling unit discharges directly to the exterior at the level
81 of exit discharge, or the exit access outside the dwelling unit’s entrance door provides
82 access to not less than two approved independent exits.
83
- 84 6. Group R-2 occupancies containing or accessory to dwelling units shall be permitted to
85 have a single exit provided that the following criteria are met through the building:
86

87 **A. Maximum Height and Occupancy Limitations.**
88

89 The building has no more than five stories above grade plane without an occupiable
90 roof or four stories above grade plane with an occupiable roof and has no more than
91 one basement. per
92

93 **B. Dwelling Units Per Story.**

94
95 There are no more than four dwelling units per story.
96

97 **C. Construction Type.**

98
99 The building is of Type I, II, or IV construction.
100

101 **D. Automatic Sprinkler Protection.**

102
103 An automatic sprinkler system in accordance with Section 903.3.1.1 shall be
104 provided throughout the building. The building shall be protected throughout by
105 an automatic sprinkler system designed and installed in accordance with the
106 adopted International Building code and International Fire Code. Regardless of the
107 stairway construction, automatic sprinkler locations in an interior exit stairway
108 shall comply with requirements of NFPA 13 for stairways of combustible
109 construction.
110

111 **E. Travel distance.**

- 112
113 1. Travel distance from each dwelling unit entry door to the exit shall not
114 exceed twenty (20) feet.
115
116 2. Travel distance from any point within a dwelling unit to the exit stairway
117 shall not exceed one hundred twenty-five (125) feet.
118

119 **F. Gross Floor Area.**

120
121 The gross floor area of each story shall not exceed 6,000 square feet.
122

123 **G. Floor Area and Stairway Width.**

- 124
125 1. The width of the exit stairway shall be not less than 48 inches where serving a
126 gross floor area of a story that does not exceed 4,000 square feet and not less
127 than 54 inches where serving a gross floor area of a story greater than 4,000
128 square feet but less than 6,000 square feet.
129
130 2. The Building Official and Fire Code Official may require additional stairway
131 width where necessary based on occupant load, firefighting operations,

132 stretcher access, simultaneous ingress and egress, or other site-specific life-
133 safety conditions.

134
135 **H. Emergency Escape and Rescue Openings.**

136
137 Each dwelling unit shall have a minimum of one emergency escape and rescue
138 opening that complies with Sections 1031.2.1 through 1031.6 and opens directly
139 into a public way or to a yard or court that opens to a public way. At least one
140 emergency escape and rescue opening per story shall be located on a side of the
141 building that is not greater than 30 feet from the nearest edge of a fire apparatus
142 access road.

143
144 **I. Corridor Fire-Resistance Rating.**

145
146 Corridors shall have a fire-resistance rating of not less than 1 hour and shall not be
147 used for storage, including storage of deliveries, trash, and recycling.

148
149 **J. Exit Stairway Construction.**

150
151 The exit stairway shall be constructed in accordance with the adopted International
152 Building Code and shall comply with all of the following:

- 153
- 154 1. The exit stairway enclosure shall be enclosed with not less than two-hour
155 fire-resistance-rated construction, regardless of construction type.
 - 156
 - 157 2. The exit stairway shall be designed to allow simultaneous occupant egress
158 and firefighter ingress.
 - 159
 - 160 3. The exit stairway shall discharge in accordance with the adopted
161 International Building Code.
 - 162
 - 163 4. Penetrations, joints, ducts, openings, dampers, doors, frames, hardware,
164 firestopping, and continuity of the stair enclosure shall comply with the adopted
165 International Building Code and applicable referenced standards.
 - 166

167 **K. Electrical Receptacles.**

168
169 Electrical receptacles shall not be provided in an interior exit stairway, common
170 corridor, or lobby.

171
172 **L. Passive and Active Fire Protection Maintenance.**

173
174 All passive and active fire protection features throughout the building, including
175 dwelling units, shall be inspected, tested, and maintained in accordance with the

176 adopted International Fire Code, adopted International Building Code, referenced
177 standards, and this section.

178
179 The owner shall retain a third party approved by the Building Official or Fire Code
180 Official to periodically inspect and document the condition and maintenance of
181 required fire protection features, including but not limited to:

- 182
- 183 1. Fire-resistance-rated assemblies;
- 184
- 185 2. Fire doors, door closers, latching hardware, and smoke seals;
- 186
- 187 3. Firestopping and fireblocking;
- 188
- 189 4. Sprinkler systems;
- 190
- 191 5. Fire alarm and smoke detection systems;
- 192
- 193 6. Stairway pressurization or smoke control systems where required;
- 194
- 195 7. Emergency lighting and exit signs;
- 196
- 197 8. Fire department access systems;
- 198
- 199 9. Key boxes and access-control systems; and
- 200
- 201 10. Any other life-safety system required by the adopted codes or approved
202 construction documents.

203
204 Inspection frequency shall be as required by the Fire Code Official, but shall not be less
205 than annually unless a shorter interval is required by code, approved plans, or the Fire
206 Code Official.

207
208 **M. Fire Department Access and Key Access.**
209 A fire-resistant key box shall be provided in a location approved by the Fire Code
210 Official. The key box shall contain keys or approved access devices necessary to access
211 the building, common areas, service areas, fire protection equipment rooms, and each
212 dwelling unit or other areas as required by the Fire Code Official. A permanent sign
213 shall be provided at a location approved by the Fire Code Official indicating that the
214 building is served by a single exit stairway. The sign shall be durable, weather-resistant
215 where exposed, and of a size and design approved by the Fire Code Official.

216
217 **N. Smoke Control Systems.**

218

219 Elevator enclosures and exit stairway enclosures in a building using the single-exit
220 provisions of this section shall all be provided with smoke control systems in
221 accordance with the adopted International Fire Code.

222
223 Smoke control systems required by this section shall be designed, installed, tested,
224 commissioned, inspected, and maintained in accordance with the adopted
225 International Fire Code, the adopted International Building Code, and all
226 applicable referenced standards.

227
228 Construction documents submitted for a building using the single-exit provisions of
229 this section shall include smoke control system design information acceptable to the
230 Building Official and Fire Code Official, including, where applicable, design criteria,
231 system operation, special inspection requirements, acceptance testing procedures,
232 commissioning documentation, and ongoing inspection, testing, and maintenance
233 requirements.

234
235 **O. Elevator Shafts.**

236
237 Elevators serving a building using the single-exit provisions of this section shall
238 be located within two-hour fire-resistance-rated shaft enclosures in accordance
239 with the adopted International Building Code

240
241 **P. Fire Apparatus Access.**

242
243 Prior to permit issuance, the applicant shall demonstrate to the satisfaction of the Fire
244 Code Official, Building Official, and City Engineer that fire apparatus access complies
245 with the adopted International Fire Code, locally adopted fire access standards, and this
246 section.

247
248 The site design shall demonstrate all of the following:

- 249
250 1. Aerial apparatus can reach the highest point of the building;
251
252 2. The site allows direct vertical access to the roofline and all upper floors from at
253 least one approved aerial access side using aerial apparatus deployed from
254 ground level;
255
256 3. Aerial apparatus access, deployment, and positioning are unobstructed;
257
258 4. Fire lanes, turning radii, fire department access roads, grades, surface loading,
259 hydrant locations, and access-control systems comply with applicable requirements;
260 and
261

262 5. Landscaping, overhead utilities, projections, parking, private improvements, and
263 site furnishings do not obstruct required fire department access.

264
265 Approval under this section shall be coordinated with the applicable fire protection
266 district, fire department, or fire authority.

267
268 **Q. Lease and Owner Inspection Requirements.**

269
270 For any building constructed under this section, the building owner, landlord, or
271 manager shall conduct inspections of dwelling units in addition to required third-party
272 inspections.

273
274 Lease agreements for dwelling units shall include permission for inspections necessary
275 to verify continued compliance with required fire protection, life safety, access, and
276 maintenance provisions.

277
278 Nothing in this section shall be construed to limit the City's inspection authority under
279 the adopted codes or applicable law.

280
281 **R. Continuing Maintenance and Operational Requirements.**

282
283 The owner shall maintain the building, site, access routes, fire protection systems, and
284 life-safety features in continuous compliance with the approved construction
285 documents, the adopted International Fire Code, the adopted International Property
286 Maintenance Code, this section, and all applicable City requirements.

287
288 Failure to maintain required features may constitute a violation of this code and may
289 result in enforcement action, including correction notices, orders, penalties, suspension
290 of certificates of occupancy where authorized, or other remedies available under law.

291
292 **S. Legal Occupancy Status.**

293
294 A building lawfully permitted and constructed under this section shall retain its legal
295 occupancy status even if a future building code adopted by the City would not allow
296 the same building to be newly constructed with a single exit.

297
298 If such building is damaged or destroyed, reconstruction may be allowed in accordance
299 with the standards in effect when the original construction permit was issued, subject
300 to all of the following:

- 301
302 1. Compliance with applicable accessibility requirements, including the federal
303 Americans with Disabilities Act where applicable;

304

- 305 2. Compliance with current floodplain and National Flood Insurance Program
306 requirements where applicable;
307
308 3. Compliance with current structural design loads and structural safety requirements
309 for any structural modifications;
310
311 4. Compliance with state or local building codes that enhance health, safety, welfare,
312 or energy efficiency; and
313
314 5. Compliance with any applicable local fire, access, zoning, land use, engineering, or
315 site-development requirements.
316

317 **T. Annual Reporting.**
318

319 The Building Official is authorized to collect and maintain information necessary to
320 report single-exit building activity to any state office or agency, if required by state
321 law.
322

323 For each permit issued under this section, the City may collect and maintain the
324 following information:
325

- 326 1. Number of dwelling units;
327
328 2. Number of stories;
329
330 3. Gross building area;
331
332 4. Construction type;
333
334 5. Fire protection systems provided;
335
336 6. Number and type of emergency incidents reported for the building, including fire
337 and medical calls where available from the relevant emergency dispatch center; and
338
339 7. Any other information required by state law or requested by the City Manager.
340

341 **U. Additional Code Authority Preserved.**
342

343 Nothing in this section shall prevent the City, the Building Official, the Fire Code
344 Official, the City Engineer, or the applicable fire protection district, fire department, or
345 fire authority from applying and enforcing:
346

- 347 1. The adopted International Building Code;
348

- 349 2. The adopted International Fire Code;
350
351 3. The adopted International Existing Building Code;
352
353 4. Referenced standards;
354
355 5. Locally adopted fire and life-safety codes;
356
357 6. Emergency vehicle access requirements;
358
359 7. Fire hydrant spacing requirements;
360
361 8. Landscape clearance requirements;
362
363 9. Engineering and public works standards;
364
365 10. Zoning and land use regulations; or
366
367 11. Other applicable ordinances, regulations, or laws.
368

369
370 **Section 2:** Severability. If any part, section, subsection, sentence, clause or
371 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the
372 validity of the remaining sections of this ordinance. The City Council hereby declares that it would
373 have passed this ordinance, including each part, section, subsection, sentence, clause or phrase
374 hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or
375 phrases may be declared invalid.
376

377 **Section 3:** Repealer. All ordinances or resolutions, or parts thereof, in conflict
378 with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer
379 clauses of such ordinance nor revive any ordinance thereby.
380

381
382 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council
383 of the City of Littleton on the 2nd day of June, 2026, on first reading by a vote of 7 FOR and 0
384 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal
385 Courthouse and on the City of Littleton Website.

386 PUBLIC HEARING on the Ordinance to take place on the 16th day of June, 2026,
387 in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the

388 hour of 6:30 p.m., or as soon thereafter as it may be heard.

389 PASSED on second and final reading, following public hearing, by a vote of __FOR
390 and ___ AGAINST on the 16th day of June 2026 and ordered published by posting at Littleton
391 Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

392 ATTEST:

393 _____
394 Colleen L. Norton
395 CITY CLERK

Kyle Schlachter
MAYOR

396
397 APPROVED AS TO FORM:

398
399 _____
400 Reid Betzing
401 CITY ATTORNEY

