

HOUSE COMMITTEE OF REFERENCE REPORT

	March 18, 2025
Chair of Committee	Date

Committee on Transportation, Housing & Local Government.

After consideration on the merits, the Committee recommends the following:

HB25-1273 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

- 1 Amend printed bill, page 3, line 26, strike "corridor, improving resident
- 2 safety in those cases;" and substitute "corridor;".
- 3 Page 3, strike line 27.
- 4 Page 4, strike lines 1 through 4.
- 5 Reletter succeeding paragraphs accordingly.
- 6 Page 5, line 3, strike "(2) AND (3)" and substitute "(2), (3), AND (4)".
- 7 Page 5, after line 8 insert:
- 8 "(a) IS CONSTRUCTED OF MATERIALS THAT SATISFY BUILDING CODE
- 9 TYPE I, TYPE II, OR TYPE IV CONSTRUCTION STANDARDS;".
- 10 Reletter succeeding paragraphs accordingly.
- 11 Page 5, strike lines 16 and 17 and substitute:
- 12 "(e) EXCEPT AS PROVIDED IN SUBSECTION (1)(e) OF THIS SECTION,
- 13 DOES NOT HAVE A FLOOR WITH A SQUARE FOOTAGE GREATER THAN FOUR
- 14 THOUSAND FEET AND HAS AN EXIT STAIRWAY THAT IS AT LEAST
- 15 FORTY-EIGHT INCHES WIDE;
- 16 (f) DOES NOT HAVE A FLOOR WITH A SQUARE FOOTAGE GREATER
- 17 THAN SIX THOUSAND FEET AND HAS AN EXIT STAIRWAY WHOSE WIDTH IS
- 18 EQUAL TO OR GREATER THAN A NUMBER OF INCHES THAT IS IN THE SAME
- 19 RATIO TO FORTY-EIGHT AS THE SQUARE FOOTAGE OF THE FLOOR IS TO

- 1 FOUR THOUSAND BUT THAT IS LESS THAN FIFTY-FOUR INCHES;".
- 2 Reletter succeeding paragraphs accordingly.
- 3 Page 5, strike lines 24 through 27.
- 4 Page 6, strike line 1 and substitute:
- 5 "(i) IS FULLY PROTECTED THROUGHOUT ALL COMMON AREAS WITH
6 SMOKE DETECTION IN ACCORDANCE WITH THE NATIONAL FIRE
7 PROTECTION ASSOCIATION'S STANDARD 72, KNOWN AS THE "NATIONAL
8 FIRE ALARM AND SIGNALING CODE", AND THE FIRE CODE;".
- 9 Page 6, after line 3 insert:
- 10 "(k) DOES NOT HAVE PUBLICLY ACCESSIBLE ELECTRICAL
11 RECEPTACLES IN CORRIDORS BETWEEN DWELLING UNITS AND THE EXIT
12 STAIRWAY;".
- 13 Reletter succeeding paragraphs accordingly.
- 14 Page 6, strike line 7 and substitute "WITH THE BUILDING CODE;
15 (n) HAS A FIRE-RESISTANT BOX THAT CONTAINS KEYS TO ACCESS
16 THE BUILDING AND THE DWELLING UNITS IN THE BUILDING, IS ACCESSIBLE
17 TO RELEVANT FIREFIGHTERS, AND IS ACCOMPANIED BY A SIGN INDICATING
18 THAT THE BUILDING IS ONLY SERVED BY A SINGLE EXIT STAIRWAY;".
- 19 Reletter succeeding paragraphs accordingly.
- 20 Page 6, lines 11 and 12, strike "EGRESS SO LONG AS THE EXIT STAIRWAY
21 IS NOT REQUIRED TO BE GREATER THAN FORTY-EIGHT INCHES WIDE; AND"
22 and substitute "EGRESS; AND".
- 23 Page 6 line 13, after "FEATURES" insert "IN OCCUPIABLE SPACES
24 THROUGHOUT THE BUILDING, INCLUDING INDIVIDUAL DWELLING UNITS,".
- 25 Page 6, line 15, strike "JURISDICTION." and substitute "JURISDICTION;
26 (r) HAS CORRIDORS THAT ALL HAVE A MINIMUM OF ONE HOUR OF
27 FIRE RESISTANCE, IN ACCORDANCE WITH THE BUILDING CODE;
28 (s) HAS ELEVATOR AND EXIT STAIRWAY ENCLOSURES THAT ALL
29 HAVE SMOKE CONTROL SYSTEMS, IN ACCORDANCE WITH THE FIRE CODE;
30 (t) HAS ELEVATORS THAT ARE ALL WITHIN TWO-HOUR SHAFT
31 ENCLOSURES, IN ACCORDANCE WITH THE BUILDING CODE; AND

1 (u) DOES NOT ALLOW STORAGE, INCLUDING THE STORAGE OF
2 DELIVERIES, TRASH, AND RECYCLING, WITHIN THE SPACE BETWEEN
3 DWELLING UNIT DOORS AND THE EXIT STAIRWAY."

4 Page 6, line 22, strike "BUILDING." and substitute "BUILDING, SO LONG AS
5 THE INCORPORATED, ADAPTED, OR ADOPTED LANGUAGE WOULD SATISFY
6 THE REQUIREMENTS OF THIS SECTION.

7 (3) IN ADDITION TO THE REQUIREMENTS DESCRIBED IN SUBSECTION
8 (1) OF THIS SECTION, A SUBJECT JURISDICTION SHALL ONLY ALLOW A
9 SINGLE EXIT IN A BUILDING IN WHICH, IN ADDITION TO THIRD-PARTY
10 INSPECTIONS OF THE BUILDING'S DWELLING UNITS, THE BUILDING'S
11 LANDLORD, MANAGER, OR OWNER CONDUCTS INSPECTIONS OF THE
12 BUILDING'S DWELLING UNITS AND PERMISSION FOR THESE INSPECTIONS IS
13 INCLUDED WITHIN THE LEASE AGREEMENTS OF EVERY ONE OF THE
14 BUILDING'S RESIDENTS."

15 Renumber succeeding subsections accordingly.

16 Page 7, after line 9 insert:

17 "(6) UPON GIVING PUBLIC NOTICE IN ACCORDANCE WITH SECTION
18 24-6-402 FOR THE MEETING AT WHICH THE SUBJECT JURISDICTION WILL
19 BEGIN TO DISCUSS ADOPTING OR AMENDING THE SUBJECT JURISDICTION'S
20 BUILDING CODE PURSUANT TO SUBSECTION (1) OF THIS SECTION, A SUBJECT
21 JURISDICTION MUST ALSO PROVIDE THE SAME NOTICE TO THE LOCAL
22 INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS AFFILIATE, IF ONE EXISTS,
23 WITHIN THE SUBJECT JURISDICTION'S JURISDICTION AND THE COLORADO
24 PROFESSIONAL FIRE FIGHTERS ASSOCIATION."

25 Renumber succeeding subsections accordingly.

26 Page 8, lines 4 and 5, strike "DISTRICT OR FIRE DEPARTMENT" and
27 substitute "DISTRICT, FIRE DEPARTMENT, OR FIRE AUTHORITY".

28 Page 8, lines 6 and 7, strike "DISTRICT OR FIRE DEPARTMENT" and
29 substitute "DISTRICT, FIRE DEPARTMENT, OR FIRE AUTHORITY" and strike
30 "ACCREDITATION." and substitute "ACCREDITATION, AND THAT MEETS THE
31 AERIAL APPARATUS REQUIREMENTS FOR THE FIRE PROTECTION DISTRICT'S,
32 FIRE DEPARTMENT'S, OR FIRE AUTHORITY'S INSURANCE SERVICES OFFICE
33 PUBLIC PROTECTION CLASSIFICATION RATING."

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