

Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: Workshop and X.2.
Meeting Date: February 2, 2026

TO: Mayor Rogin and Members of the Board of Trustees

FROM: Lisa Ritchie, Planning and Building Director
Tim Moroney, Chief Building Official, SAFEbuilt
Aaron Caplan, Utilities and Engineering Director

DATE: January 29, 2026

ITEM: Building Department Update – Adoption of 2024 Building Codes, Contractor Licensing Requirements, Adoption of Grading Permit Requirements, Building Permit Valuations, and other miscellaneous topics

☐ ORDINANCE
☐ MOTION / RESOLUTION
☒ INFORMATION

I. REQUEST OR ISSUE:

As of January 1, 2026, the building department is fully operational under the supervision of SAFEbuilt. Tim Moroney, who serves as the Town's building official, will be present to share an update on the recommended adoption of the [2024 International Building Codes](#), how building permit valuations and adjustments are routinely handled, recommendations for contractor licensing requirements, and recommendations to improve life-safety in existing buildings.

This memo also includes an overview of a recommendation for a new grading permit process and requirements.

II. DISCUSSION:

2024 Building Codes:

The Town is currently under the 2021 series of International Code Council (ICC) building codes and the 2023 National Electric Code. Most communities that are represented by SAFEbuilt are adopting the 2024 ICC codes. The adoption will include the following:

1. The International Building Code, 2024 version, Appendices I, J, N
2. The International Residential Code, 2024 version, Appendices BB, BC, BF
3. The International Mechanical Code, 2024 version, Appendix A
4. The International Fuel Gas Code, 2024 version
5. The International Plumbing Code, 2024 version
6. The International Energy Conservation Code, 2024 version, Appendices CK and RM (Colorado Model Electric and Solar-Ready Codes)

7. The International Property Maintenance Code, 2024 version
8. The International Existing Building Code, 2024 version
9. The International Swimming Pool and Spa Code, 2024 version

The primary changes in this code adoption compared to the Town's current code requirements include the following recommendations. Final language is still under development, but generally will cover the following items:

- Appendix BC (ADUs), which prioritizes early alerts for fire safety over fire-resistant construction in an effort to reduce the cost to create ADUs in existing structures.
- Adoption of the [State Model Electric Ready and Solar Ready Code](#), which is required for any community in Colorado adopting building codes between July 1, 2023, and June 30, 2026. This code prepares new homes and buildings for electric vehicles, rooftop solar, and high-efficiency electric appliances.
- New requirements for grading and grading permits
- New requirement for fence permits, in order to enforce the upcoming Wildfire Resiliency Code
- New restrictions for the location of lithium batteries, in an effort to improve safety in the event they catch fire.
- If the Town adopts any building code after July 1, 2026, the Town will be required to adopt the State of Colorado Model Low Energy and Carbon Code. Staff do not recommend adopting this new code at this time.

Retroactive Life-Safety Requirements

Town staff, SAFEbuilt, and Lyons Fire would like feedback on whether new requirements should be imposed on existing buildings to improve life safety. There are existing buildings in town that lack safe ingress/egress, which may restrict occupants' ability to escape in a reasonable manner or limit emergency responders' ability to fully access all parts of a structure. Typically, a Town cannot require changes to bring buildings up to code unless the property owner is voluntarily undertaking work on their property. However, the Town could require that upon a change of ownership, change of occupancy, or within a given amount of time, a property owner undergo an inspection, and if inadequate ingress/egress is identified, they must improve the property.

Contractor Licensing

Prior to the issuance of a Building Permit, contractors must obtain a contractor's license issued by the Town of Lyons. This license requires proof of liability insurance and copies of the applicable State of Colorado electrical or plumbing license. Some jurisdictions also require proof that the applicant demonstrates competency by passing certain International Code Council (ICC) certifications for various types of construction, ranging from new commercial construction to minor residential modifications. Homeowners who wish to work on their own properties are typically exempt from certification and licensing requirements. A survey of our neighboring communities found that Nederland and Mead do not require ICC testing, while Berthoud, Boulder, Boulder County, Erie, Lafayette, Longmont, and Louisville do. Staff is seeking Board direction on whether Lyons should consider adding an ICC testing requirement, which will likely require an amendment to the municipal code and changes to local practices.

Grading Permits

Currently, the Town regulates grading when work is occurring under an approved building permit or when work is occurring under approved civil construction plans for new development. Occasionally, a property owner may elect to perform grading activities outside these circumstances, and the Town lacks regulatory tools to oversee safety, drainage impacts, and impacts on adjacent property owners. The 2024 ICC codes include Appendix J, which would allow the Town reasonable oversight of grading activities. This appendix would be adopted as part of the full suite of 2024 building codes.

Permit Valuations

Tim Moroney will be available to discuss how building permit valuations are validated and, if necessary, audited.

III. RECOMMENDED ACTION / NEXT STEPS:

Staff requests that the Board provide direction on the timing and items to be included in the next building code update.

IV. FISCAL IMPACTS:

Unknown

V. LEGAL ISSUES:

The Town has the legal authority to enact and update building codes.