



Town of Crested Butte 2024 Building Code Information

Starting January 1, 2026, the Town of Crested Butte will be enforcing the following building codes to ensure the health and safety of our citizens, as well as contribute to meeting the Town's Climate Action Goals of promoting energy efficiency, facilitating renewable energy. The following provisions apply building permits within the Town of Crested Butte.

COMMERCIAL CONSTRUCTION

New Construction

In addition to meeting the 2024 International Building Code (IBC), International Mechanical Code (IMC), International Fire Code (IFC), International Property Maintenance Code (IPMC), and International Energy Conservation Code (IECC), new commercial construction shall also meet:

- **International Green Construction Code (IgCC)**
Provisions: IgCC provisions relating to water use reduction, hot water distribution, appliances and equipment energy efficiency, and HVAC systems.
- **Electric Required:** All new buildings are required to use electricity for heating, hot water heating, and appliances. Commercial kitchen appliances are exempt from the building electrification requirement but shall be electric ready to meet the Colorado Model Electric Ready and Solar Ready Code.
- **Solar Ready and Solar Requirements:** All commercial buildings shall be solar ready to meet the Colorado Model Electric Ready and Solar Ready Code.
- **Electric Vehicle Charging and Readiness Requirements:** All commercial properties shall be EV ready to meet the Colorado Model Electric Ready and Solar Ready Code.
- **Outdoor heated areas:** Outdoor heated areas including driveways, sidewalks, and hot tubs larger than 64 square feet, are required to be permitted under the Renewable Energy Mitigation Program (REMP).
- **Accessible Standards for Properties:** New commercial buildings shall be accessible to meet the IBC code.

Remodels

All commercial remodels are required to adhere to the 2024 International Existing Building Code (IEBC), as well as the provisions in the IgCC. The remodel will require additional provisions if the project classifies as a Level 3 alteration, based on the work area definition of "that portion or portions of a building consisting of all reconfigured spaces as outlined on the floorplans, as measured from the inside face of the building envelope. Altered spaces that include replacement of finishes such as flooring cabinets, or electrical or plumbing fixtures that do not require state plumbing or electric permit would not be included in the work area outline."

If you are renovating more than 50% of the work area, level 3 commercial remodels shall also meet:

- **Solar Ready and Solar Requirements:** If solar panels are not installed and the building is undergoing an alteration level 3 classified renovation, then the building shall have a solar ready zone to meet the Colorado Model Electric Ready and Solar Ready Code.
- **Electric Vehicle Charging and Readiness Requirements:** Alteration level 3 classified commercial buildings include R occupancies-sleeping units and dwelling units.
- **Electric Ready:** Alteration level 3 classified commercial buildings shall comply with the Colorado Model Electric Ready and Solar Ready Code. Commercial buildings include R occupancies-sleeping units and dwelling units.

RESIDENTIAL CONSTRUCTION

New Construction

In addition to meeting the 2024 International Residential Code (IRC), International Energy Conservation Code and International Fire Code (IFC), new residential construction shall also meet:

- **Electric Required:** All new residential buildings are required to use electricity for heating, hot water heating, and appliances.
- **Department of Energy Zero Energy Ready Home (ZERH) Certification:** New residential construction will need to achieve ZERH certification which recognizes builders for increasing energy efficiency, improving indoor air quality, and making homes zero energy ready. Click [here](#) to access the ZERO READY HOMES BEST PRACTICES GUIDE.
- **Electric Vehicle Readiness Requirements:** All new residential buildings shall provide one Electric Vehicle Ready parking space per dwelling unit which includes a powered 208/240V, 30A receptacle installed in dwelling units garage or within 6 feet of the dwelling unit's private driveway, and electric service panel that identifies the branch circuit as "Electric Vehicle Charging."
- **Sprinkler Requirements:** All shared wall units including duplexes, triplexes, quadplexes, and multifamily units shall meet the IFC Chapter 9 provisions and IRC Section P2904.
- **Solid Fuel Burning Devices:** All new solid fuel burning devices shall meet the EPA List of Phase 2 Qualified Fireplaces. There is no longer a Town code HERS requirement for solid fuel burning devices.

Remodels

All residential remodels are required to adhere to the 2024 International Existing Building Code (IEBC), as well as:

If you are renovating more than 50% of the work area, the project classifies as a Level 3 alteration, based on the work area definition of "that portion or portions of a building consisting of all reconfigured spaces as outlined on the floorplans, as measured from the inside face of the building envelope. Altered spaces that include replacement of finishes such as flooring cabinets, or electrical or plumbing fixtures that do not require state plumbing or electric permit would not be included in the work area outline.", level 3 residential remodels shall also meet:

- **Optional Home Energy Assessment:** The Town will subsidize home energy assessments for all remodels.
- **Historic Buildings:** Historic buildings classified as an alteration level 3 remodel shall meet the 2024 IECC without damaging the existing historic structure and requires BOZAR and Building Official oversight.
- **Electric Vehicle Readiness Requirements:** Alteration level 3 classified residential buildings shall provide one Electric Vehicle Ready parking space per dwelling unit which includes a powered 208/240V, 30A receptacle installed in dwelling unit's private driveway, and electric service panel that identifies the branch circuit as "Electric Vehicle Charging."
- **Electric Ready:** Alteration level 3 classified residential buildings shall meet the electric ready definition of installing a dedicated electric circuit, panel space, and location for condensate drainage for the gas heating systems and gas hot water heating systems, as well as a dedicated circuit and panel space for gas appliances such as cooking stoves and gas dryers.
- **Solar Ready:** Alterations level 3 classified residential Buildings shall be solar ready to meet the Colorado Electric Ready and Solar Ready Code.