ORDINANCE NO. 056, 2017
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 9 OF THE CODE OF THE CITY
OF FORT COLLINS AND ADOPTING BY REFERENCE THE
2015 INTERNATIONAL FIRE CODE, WITH AMENDMENTS

WHEREAS, the City has previously adopted the 2012 International Fire Code ("IFC"),
with amendments in order to minimize the human suffering and property loss from fire; and

WHEREAS, the 2015 edition of the IFC represents the most current version now
available; and

WHEREAS, a Fire Code Review Committee, formed by the Poudre Fire Authority
("PFA") in 2016 for the purpose of reviewing the 2015 IFC, has unanimously recommended that
the jurisdictions being served by the PFA adopt the 2015 IFC with certain amendments tailored
to the circumstances in Fort Collins and jurisdictions served by the PFA; and

WHEREAS, the Fire Prevention staff of the PFA, working in conjunction with the Fire
Code Review Committee, has also reviewed the 2015 IFC and the amendments proposed by the
Committee and has recommended that the jurisdictions being served by the PFA adopt the 2015
IFC with the local amendments; and

WHEREAS, at its December 13, 2016, meeting, the PFA Board of Directors approved
Resolution 16-16 recommending that the 2015 IFC with the local amendments be adopted by
those jurisdictions being served by the PFA; and

WHEREAS, the City Council has determined that it is in the best interests of the health,
safety and welfare of the City and its citizens that the 2015 IFC with the local amendments in
substantially the form recommended by the Fire Code Review Committee and the PFA staff be
adopted; and

WHEREAS, pursuant to the City Charter II, Section 7, City Council may enact any
ordinance which adopts a code by reference in whole or in part provided that before adoption of
such ordinance the Council hold a public hearing thereon and that notice of the hearing is
published twice in a newspaper of general circulation published in the City, with one of such
publications occurring at least eight (8) days preceding the hearing and the other publication
occurring at least fifteen (15) days preceding the hearing; and

WHEREAS, in compliance with Article II, Section 7, the City Clerk published in the Fort
Collins Coloradoan such notice of hearing concerning adoption of the 2015 International Fire
Code on April 2, 2017, and April 9, 2017; and

WHEREAS, attached as Exhibit "A" and incorporated herein by reference is the Notice
of Public Hearing dated April 2, 2107, that was so published and which the Council hereby finds
meets the requirements of Article II, Section 7 of the City Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
FORT COLLINS as follows:
Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That Section 9-1 of the Code of the City of Fort Collins is hereby repealed in its entirety and reenacted to read as follows:


Pursuant to the authority conferred by Article II, Section 7 of the Charter and by Section 31-16-201 et seq., C.R.S., there is hereby adopted by reference as the fire code of the City, for the purposes of safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, International Fire Code, 2015 Edition, as promulgated by the International Code Council. Except as any portion of this fire code is hereinafter added to, deleted, modified or amended in this Chapter, this fire code shall include all articles and appendices in the International Fire Code, 2015 Edition. Not less than three (3) copies of this fire code shall be on file in the office of the Fire Marshal and may be inspected at regular business hours and purchased from the Fire Prevention Bureau at a price not to exceed one hundred dollars ($100.00) per copy. The provisions of this fire code shall be controlling within the limits of the City of Fort Collins.

Section 3. That Section 9-2 of the Code of the City of Fort Collins is hereby repealed in its entirety and reenacted to read as follows:

Sec. 9-2. Amendments, additions, and deletions.

The following articles, sections, divisions, subsections and appendices of the International Fire Code, 2015 Edition, are hereby added, amended, deleted and renumbered, except as noted, to read as follows:

(1) Section 101.1 Title is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Fort Collins, hereinafter referred to as “this code”.

(2) Section 103.4 Liability and 103.4.1 Legal defense are hereby amended to read as follows:

103.4 Liability. The fire code official, member of the board of appeals, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties, unless such act or omission is willful and wanton, as provided in the Colorado Governmental Immunity Act, CRS Section 24-10-101 et seq.
103.4.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act or omission performed by that officer or employee in the lawful discharge of duties and under the provisions of this code, unless such act or omission is willful and wanton, as provided in the Colorado Governmental Immunity Act, CRS Section 24-10-101 et seq., shall be defended by the legal representatives of the jurisdiction until the final termination of the proceedings. The fire code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of fire prevention, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

(3) Section 108.1 Board of appeals established is hereby amended to read as follows:

108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals to be known as the Fire Board of Appeals. The members of the City of Fort Collins Building Review Board, as appointed from time to time, shall constitute the Fire Board of Appeals. The fire code official shall be an ex officio member of said board but shall not have a vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. Application for an appeal and all process and procedures for an appeal shall be as stipulated in the International Building Code, Section 113, as amended and adopted by the City of Fort Collins. This section shall not be applicable to the appeal of fees or fine amounts, which shall be appealed to the Fire Chief pursuant to established policies in accordance with Section 113.5 of this Code.

(4) Section 108.3 is hereby deleted in its entirety.

(5) Section 109.4 Violation penalties is hereby amended to read as follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor and upon conviction shall be subject to the penalties, costs and orders as provided by Section L-15 of the City Code. Each day that a violation continues is deemed a separate offense.

(6) Section 109.5 Work commencing before permit issuance is hereby added to read as follows:

109.5 Work commencing before permit issuance. In addition to penalties set forth in Section 109.4, any person or firm who, before obtaining the necessary permit(s), commences any construction of, or work on, a building, structure, fire protection system, fire alarm system, fire extinguishing system that is not otherwise exempted from
obtaining a permit, shall be subject to a processing and penalty fine in addition to the standard prescribed permit fee. Such additional fine shall be equal to the permit fee, except that such fine shall not be less than $50 nor more than $1,000 for the first such violation. A person or firm committing the same such violation repeatedly is subject to processing and penalty fines equal to double the amount of the permit fee or double the amount of the preceding violation, whichever is greater, for every same such subsequent violation committed thereafter within any 180-day period.

(7) A new Section 114 Reporting of emergencies and false alarms is hereby added to read as follows:

SECTION 114 - REPORTING OF EMERGENCIES AND FALSE ALARMS

114.1 General. Reporting of emergencies and false alarms shall comply with Section 114.

114.2 Reporting Emergencies. In the event a fire occurs or the discovery of a fire, smoke or unauthorized release of flammable, combustible or hazardous materials on any property occurs, the owner, owner's authorized representative, or occupant shall immediately report such condition to the fire department.

114.3 False Alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(8) Section 202, Definitions, is hereby amended or added in alphabetical sequence in the following respects:

DWELLING. Dwelling shall mean a building used exclusively for residential occupancy and for permitted accessory uses, including single-family dwellings, two-family dwellings and multi-family dwellings. The term dwelling shall not include hotels, motels, homeless shelters, seasonal overflow shelters, tents or other structures designed or used primarily for temporary occupancy. Any dwelling shall be deemed to be a principal building.

DWELLING UNIT. Dwelling unit shall mean one or more rooms and a single kitchen and at least one bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building.

SLEEPING ROOM (BEDROOM). A habitable room within a dwelling or other housing unit designed primarily for the purpose of sleeping. The presence of a bed, cot, mattress, or other similar furnishing used for sleeping purposes shall be prima facie evidence that such space or room is a sleeping room. The presence of closets or similar storage facilities shall not be considered relevant factors in determining whether or not a room is a sleeping room.

TOWNHOUSE. A single-family dwelling unit constructed as part of a group of two or more attached individual dwelling units each of which is separated from the other from
the foundation to the roof and is located entirely on a separately recorded and platted parcel of land bounded by property lines, which parcel is deeded exclusively for such single-family dwelling.

(9) A new subsection 307.2.2 Time and atmospheric restrictions is hereby added to read as follows:

307.2.2 Time and atmospheric restrictions. Open burning shall only be performed when time and atmospheric conditions comply with the limits set forth in the Open Burning Permit.

(10) Section 307.4.1 is hereby amended to read as follows:

307.4.1 Bonfires. A bonfire shall not be conducted within 100 feet (30m) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within 100 feet (30m) of a structure shall be eliminated prior to ignition.

307.4.1.1 Bonfire Size. The fuel package pile for a bonfire must be approved prior to ignition and shall not exceed 10 feet (3048 mm) in diameter and 8 feet (2438 mm) in height unless approved by the fire code official. Based on atmospheric conditions, location, adjacent structures, combustible materials or wildland fire danger ratings, smaller fuel package piles may be required. Fuels for a bonfire shall be clean, dry untreated wood products only. Fuel shall not be added to the bonfire once it is ignited without prior approval of the fire code official.

(11) Section 307.4.3 Portable Outdoor fireplaces is hereby amended to read as follows:

307.4.3 Outdoor fireplaces. Outdoor fireplaces shall be used in accordance with the manufacturer’s instructions. Outdoor fireplaces shall not be placed closer to combustibles than stated in the manufacturer’s instructions. If the manufacturer’s instructions are not available, or do not establish a distance requirement, such fireplaces shall not be operated within 15 feet (4572 mm) of a structure or combustible material. Outdoor fireplaces shall not be operated underneath a structure of any type. Outdoor fireplaces shall be gas or liquid fueled.

Exception: Portable outdoor fireplaces used at one- and two-family dwellings may use approved solid fuels if located at least 15 feet (4572 mm) from a structure or combustible material.

(12) Section 308.1.6.3 Sky lanterns is hereby amended to read as follows:

308.1.6.3 Sky lanterns. A person shall not release or cause to be released a tethered or an untethered sky lantern.

(13) Section 503.1 Where required is hereby amended to read as follows:
503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and Appendix D “Fire Apparatus Access Roads”.

(14) Section 503.2 Specifications is hereby amended to read as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and Appendix D “Fire Apparatus Access Roads”.

(15) Section 503.2.1 Dimensions is hereby amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

(16) Section 505.1 Address identification is hereby amended to read as follows:

505.1 Address Identification. New and existing buildings or facilities shall be provided with approved address identification. The address identification shall be legible, sized in accordance with Table 505.1.3 and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Address identification shall be maintained.

505.1.1 Addresses shall be assigned by the governmental entity having jurisdiction (Fort Collins, Timnath, or County) and shall comply with the Larimer County Street Naming and Addressing Standards as contained in the Larimer County Urban Area Street Standards.

Table 505.1.3

<table>
<thead>
<tr>
<th>Distance from street curb to building</th>
<th>Letter/number size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 100 feet</td>
<td>8 inches</td>
</tr>
<tr>
<td>101 - 150 feet</td>
<td>10 inches</td>
</tr>
<tr>
<td>151 - 200 feet</td>
<td>12 inches</td>
</tr>
<tr>
<td>201 - 350 feet</td>
<td>14 inches</td>
</tr>
<tr>
<td>351 - 500 feet</td>
<td>16 inches</td>
</tr>
<tr>
<td>501 - 700 feet</td>
<td>20 inches</td>
</tr>
<tr>
<td>In excess of 700 feet</td>
<td>As approved by the Fire Code Official</td>
</tr>
</tbody>
</table>

For SI: 1 foot = 304.8mm, 1 inch = 25.4 mm

1 8" - 12" numbers shall be a minimum 1” stroke
2 13" - 20” numbers shall be a minimum 1 ½” stroke
3 21” and larger shall have proportional strokes to ensure visibility
505.1.4 The address numerals for one and two family dwellings shall be a minimum of four inches posted on a contrasting background. If bronze or brass numerals are used, they shall only be posted on a black background for visibility.

505.1.5 Monument signs may be used in lieu of address numerals on the building as approved by the fire code official.

505.1.6 Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in sequential order. Suites, apartments or units located on the first floor shall be identified by numbers within the 100 range or series; suites, apartments or units located on the second floor shall be identified by numbers within the 200 range or series; suites, apartments or units located on the third floor units shall be identified by numbers within the 300 range or series. Higher floors shall follow this same numbering scheme.

505.1.7 Buildings, either individually or part of a multi-building complex, that have emergency access lanes on sides other than on the addressed street side, shall have the address numbers and street name on each side that fronts the fire lane.

505.1.8 Buildings that are addressed on one street, but are accessible from an adjoining street, shall have the address number and street name on each side that is adjacent to that other street.

505.1.9 Approved signage shall be provided in conspicuous locations within buildings to provide clear direction to locate any suite, apartment or unit within the building.

505.1.10 Multiple building complexes shall be provided with approved signage as needed to direct first responders to individual buildings.

505.1.11 Multiple building complexes that have a single street address for the entire complex shall utilize alpha or numeric characters to identify the individual buildings. Such identification shall be assigned to the buildings in a sequential order following a clock-wise direction starting at the main entrance to the complex.

(17) Section 507.2 Type of water supply is hereby amended to read as follows:

507.2 Type of water supply. A water supply shall consist of pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required sustainable fire flow.

(18) Section 507.5 Fire hydrant systems and Section 507.5.1 Where required are hereby amended to read as follows:
507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C.

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (91 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception:

For Group U and one- and two-family dwelling occupancies, the distance requirement shall be 400 feet (121 m).

(18) Subsection 605.11.1.1 Roof access points is hereby amended to read as follows:

605.11.1.1 Roof access points. Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows or doors, and located at strong points of building construction in locations where the access point does not conflict with overhead obstructions such as tree limbs, wires or signs. All access pathways required under this Section 605.11.1.1 shall be provided in a structurally strong location on the building capable of supporting the live load of firefighters accessing the roof.

(19) Subsection 605.11.1.2 Solar photovoltaic systems for Group R-3 buildings is hereby amended to read as follows:

605.11.1.2 Solar photovoltaic systems for Group R-3 buildings. Solar photovoltaic systems for Group R-3 buildings shall comply with Sections 605.11.1.2.1 through 605.11.1.2.5.

Exception: These requirements shall not apply to structures designed and constructed in accordance with the International Residential Code.

605.11.1.2.1 Size of solar photovoltaic array. Each photovoltaic array shall be limited to 150 feet (45,720 mm) by 150 feet (45,720 mm). Multiple arrays shall be separated by a 3-foot-wide (914 mm) clear access pathway.

605.11.1.2.2 Hip roof layouts. Panels and modules installed on Group R-3 buildings with hip roof layouts shall be located in a manner that provides a 3-foot-wide (914 mm) clear access pathway from the eave to the ridge on each roof slope where panels and modules are located. The access pathway shall be at a location on the building capable of supporting the fire fighters accessing the roof.

Exceptions:

1. These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.
2. These requirements shall not apply to roofs where each panel/module array area on the roof is 1,000 square feet (92.90 m²) or less in size, no continuous section of panels/modules is larger than 150 feet (45.7 m) in length or width, a clear access pathway of not less than 12-inch-width (305 mm) is provided along each side of all horizontal ridges, and a clear access pathway of not less than 30-inch-width (762 mm) is provided from the eave to the ridge of one roof slope where panels/modules are located.

3. These requirements shall not apply to roofs where each panel/module array area on the roof is 1,000 square feet (92.90 m²) or less in size, no continuous section of panels/modules is larger than 150 feet (45.7 m) in length or width, a clear access pathway of not less than 12-inch-width (305 mm) is provided along each side of all horizontal ridges, and, where panels/modules are to be placed on both sides of a hip, a clear access pathway of not less than 18-inch-width (457 mm) is provided along each side of such hip.

605.11.1.2.3 Single-ridge roofs. Panels and modules installed on Group R-3 buildings with a single ridge shall be located in a manner that provides two, 3-foot-wide (914 mm) access pathways from the eave to the ridge on each roof slope where panels and modules are located.

Exceptions:

1. This requirement shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.

2. This requirement shall not apply to roofs where each panel/module array area on the roof is 1,000 square feet (92.90 m²) or less in size, no continuous section of panels/modules is larger than 150 feet (45.7 m) in length or width, and a clear access pathway of not less than 12-inch-width (305 mm) is provided along each side of the horizontal ridge provided that:
   a. The total combined area of solar array does not exceed 33%, as measured in plan view, of the total roof area of the structure; or
   b. A 30-inch-wide (762 mm) clear access path is provided from the eave to the ridge of a roof slope where panels/modules are located.

605.11.1.2.4 Roofs with hips and valleys. Panels and modules installed on Group R-3 buildings with roof hips and valleys shall not be located closer than 18 inches (457 mm) to a hip or a valley where panels/modules are to be placed on both sides of a hip or valley. Where panels are to be located on only one side of a hip or valley that is of equal length, the panels shall be permitted to be placed directly adjacent to the hip or valley.

Exceptions:
1. These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.

2. These requirements shall not apply to roofs where a 30-inch-wide (762 mm) clear access pathway is provided from the eave to the ridge as well as 12-inch-wide (305 mm) clear access pathways along each side of any horizontal ridge.

605.11.2.5 Allowance for smoke ventilation operations. Panels and modules installed on Group R-3 buildings shall be located not less than 3 feet (914 mm) from the ridge in order to allow for fire department smoke ventilation operations.

Exception: Panels and modules shall be permitted to be located up to the roof ridge where an alternative ventilation method approved by the fire chief has been provided or where the fire chief has determined vertical ventilation techniques will not be employed.

(20) Subsection 605.11.2 Ground mounted photovoltaic arrays is hereby amended to read as follows:

605.11.2 Ground-mounted photovoltaic arrays. Ground-mounted photovoltaic arrays shall comply with Section 605.11 and this section. Setback requirements shall not apply to ground-mounted, free-standing photovoltaic arrays. A clear, brush-free area of 10 feet (3048 mm) shall be required for ground-mounted photovoltaic arrays with no vegetation in this area exceeding 18 inches (457 mm).

(21) A new subsection 609.5 Solid-fuel fired cooking appliances is hereby added and reads as follows:

Section 609.5 Solid-fuel fired cooking appliances. Solid-fueled commercial cooking appliances shall comply with applicable provisions of NFPA 96.

(22) Section 903.2.1.1 Group A-1 is hereby amended to read as follows:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for fire areas containing Group A-1 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5000 square feet (464.5 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.

(23) Section 903.2.1.3 Group A-3 is hereby amended to read as follows:
903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for fire areas containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5000 square feet (464.5 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

(24) Section 903.2.1.4 Group A-4 is hereby amended to read as follows:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for fire areas containing Group A-4 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5000 square feet (464.5 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

(25) A new Section 903.2.1.8 Group B is hereby added and reads as follows:

903.2.1.8 Group B. An automatic sprinkler system shall be provided for fire areas containing Group B occupancies when the fire area exceeds 5000 square feet (464.5 m²).

(26) Section 903.2.3 Group E is hereby amended to read as follows:

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 5000 square feet (464.5 m²) in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has not fewer than one exterior exit door at ground level.

(27) Section 903.2.4 Group F-1 is hereby amended to read as follows:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
1. A Group F-1 fire area exceeds 5000 square feet (464.5 m²).

2. A Group F-1 fire area is located more than three stories above grade plane.

3. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2500 square feet (232 m²).

(28) A new Section 903.2.4.2 Group F-2 is hereby added and reads as follows:

903.2.4.2 Group F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-2 occupancy where one of the following conditions exists:

1. A Group F-2 fire area exceeds 5000 square feet (464.5 m²).

2. A Group F-2 fire area is located more than three stories above grade plane.

(29) Section 903.2.6 Group I is hereby amended to read as follows:

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

1. An automatic sprinkler system is not required where Group I-4 day care facilities are at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door and the fire area does not exceed 5000 square feet (464.5 m²).

2. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the level of exit discharge, and all floors below the level of exit discharge other than areas classified as an open parking garage.

(30) Section 903.2.7 Group M is hereby amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 5000 square feet (464.5 m²).

2. A Group M fire area is located more than three stories above grade plane.

3. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5000 square feet (464 m²).
(31) Section 903.2.9 Group S-1 is hereby amended to read as follows:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 5000 square feet (464.5 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. A Group S-1 fire area used for the storage of commercial motor vehicle where the fire area exceeds 5000 square feet (464 m²).
4. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2500 square (232 m²).

(32) Section 903.2.9.1 Repair Garages is hereby amended to read as follows:

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as follows:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5000 square feet (464.5 m²).
2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 5000 square feet (464.5 m²).
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5000 square feet (464 m²).

(33) Section 903.2.10 Group S-2 enclosed parking garages is hereby deleted and a new Section 903.2.10 Group S-2 is hereby added to read as follows:

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy where one of the following conditions exists:

1. A Group S-2 fire area exceeds 5000 square feet (464.5 m²).
2. A Group S-2 fire area is located more than three stories above grade plane.

Exception: open parking garages

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(34) A new subsection 903.2.10.2 Group S-2 enclosed parking garages is hereby added to read as follows:

903.2.10.2 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the International Building Code where either of the following conditions exists:

1. Where the fire area of the enclosed parking garage exceeds 5000 square feet (464.5 m²).

2. Where the enclosed parking is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

(35) Section 903.2.11.1.3 Basements is hereby amended to read as follows:

903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

(36) Section 903.3.1.2 NFPA 13R sprinkler systems is hereby amended to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be installed throughout in accordance with NFPA 13 Section 903.3.1.1.

Exception: NFPA 13R is allowed when the following conditions exist:

1. The building does not contain more than 6 individual dwelling units and the units are separated from each other with a 1 hour fire wall.

2. The building does not contain more than 12 individual dwelling units and is divided into no more than 6 individual dwellings units (complying with number 1 above) by a minimum 2 hour fire wall.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from the horizontal assembly creating separate buildings.

(37) A new Subsection 904.12.6.4 Existing automatic fire extinguishing systems is hereby added to read as follows:

904.12.6.4 Existing automatic fire extinguishing systems. Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire extinguishing system shall be required to comply with the applicable provisions of Sections 904.12 through 904.12.4.
Section 907.2.11 Single- and multiple-station smoke alarms is amended by adding a second paragraph thereto to read as follows:

When one or more sleeping rooms are added or created in existing Group R Occupancies, the entire building shall be provided with smoke detectors located and installed as required for new Group R occupancies described herein.

A new subsection 907.8.6, is hereby added to read as follows:

907.8.6 Excessive False Alarms. An excessive number of false alarms shall be defined as 2 alarm activations for a fire alarm system within a 60 day period provided that any such activations are not the result of a cause reasonably beyond the control of the owner, tenant or operator of the building. In the event of an excessive number of false alarms, the fire code official may order the building owner, tenant or operator of the building, or party responsible for the building to take reasonable actions necessary to prevent false alarms. These actions may include: repair or replacement of the faulty alarm components, addition of tamper proof devices, modification of system design, and repair of other building components which affect alarm system performance. The fire code official may also require the building owner, tenant or operator or party responsible for the building to obtain an approved maintenance contract with a qualified fire alarm maintenance technician as required by NFPA 72 to provide continuous maintenance service of the system.

Section 1009.3 Stairways, Exceptions are amended to read as follows:

Exceptions:

1. Exit access stairways providing means of egress from mezzanines are permitted as part of an accessible means of egress.

2. The clear width of 48 inches (1219 mm) between handrails is not required in buildings not more than 4 stories above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

3. The clear width of 48 inches (1219 mm) between handrails is not required for stairways accessed from a refuge area in conjunction with a horizontal exit.

4. Areas of refuge are not required at exit access stairways in buildings not more than 4 stories above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

5. Areas of refuge are not required at stairways serving open parking garages.

6. Areas of refuge are not required for smoke protected assembly seating areas complying with Section 1029.6.2.

7. Areas of refuge are not required at stairways in Group R-2 occupancies.
8. *Areas of refuge* are not required for *stairways* accessed from a refuge area in conjunction with a *horizontal exit*.

(41) *Section 1009.4 Elevators* is amended to read as follows:

**1009.4 Elevators.** In order to be considered part of an *accessible means of egress*, an elevator shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A17.1/CSA B44. Standby power shall be provided in accordance with Section 604 of this code and with Chapter 27 and Section 3003 of the *International Building Code*.

(42) *Section 1009.4 Elevators* is further amended by adding a new exception number 6 to read as follows:

6. Elevators in buildings not more than 4 stories above *grade plane* are not required to be considered an accessible means of egress when the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

(43) *Section 1009.6 Areas of refuge* is hereby amended to read as follows:

**1009.6 Areas of refuge** *Areas of refuge* are not required in buildings not more than 4 stories above *grade plane*. Every required *area of refuge* shall be accessible from the space it serves by an *accessible means of egress*.

(44) *Section 1009.8 Two-way communication* Exception 1 is amended to read as follows:

**Exception:**

1. Two-way communication systems are not required at the elevator of buildings not required to provide *areas of refuge* in accordance with Sections 1009.6.

(45) *Section 1010.1.5 Floor elevation* is amended by adding a second paragraph to read as follows:

All exterior steps, slabs, walks, decks and patios serving as exterior door landings or exterior stairs shall be adequately and permanently secured in place by approved methods to prevent such landings or stairs from being undermined or subject to significant displacement due to improper placement of supporting backfill or due to inadequate anchoring methods.

(46) *Section 1010.1.5 Floor elevation* is further amended by adding a new Exception 7 to read as follows:

7. Exterior doors serving individual *dwelling units*, other than the main entrance door to a *dwelling unit*, may open at one intervening exterior step that is equally spaced between the interior floor level above and exterior landing below, provided that the step has a minimum tread depth of 12 inches (305 mm), a maximum riser height of 7 3/4 inches (7.75") (197 mm), and a minimum width
equal to the door width, and further provided that the door does not swing over
the step.

(47) Section 1010.1.5 Floor elevation is amended by adding a second paragraph after the
exceptions, to read as follows:

All exterior steps, slabs, walks, decks and patios serving as exterior door landings or
exterior stairs shall be adequately and permanently secured in place by approved methods
to prevent such landings or stairs from being undermined or subject to significant
displacement due to improper placement of supporting backfill or due to inadequate
anchoring methods.

(48) Section 1011.11 Handrails is hereby amended to read as follows:

1011.11 Handrails. Stairways of more than 1 riser shall have handrails on each side and
shall comply with Section 1014. Where glass is used to provide the handrail, the handrail
shall also comply with Section 2407 of the International Building Code.

(49) Section 1015.8 Window openings first paragraph is hereby amended to read as follows:

1015.8 Window openings. Windows in Group R-2 and R-3 buildings including dwelling
units, where the top of the sill of an operable window opening is located less than 24
inches (610 mm) above the finished floor and more than 72 inches (1829 mm) above the
finished grade or other surface below on the exterior of the building, shall comply with
one of the following:

(49) A new Section 1015.9 Below grade openings is hereby added and reads as follows:

1015.9 Below grade openings. All area wells, stair wells and light wells attached to any
building that are located less than 36 inches (914 mm) from the nearest intended walking
surface and deeper than 36 inches (914 mm) below the surrounding ground level, creating
an opening with a horizontal dimension greater than 24 inches (610 mm) measured
perpendicularly from the building, with the side walls of such well having a slope steeper
than 2 horizontal to 1 vertical, shall be protected with guardrails conforming to this
Section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

1. The access side of stairways need not be barricaded.

2. Area wells provided for emergency escape and rescue windows may be protected
with approved grates or covers that comply with Section 1029.4 of this code.

3. Covers and grates may be used over stairways and other openings used
exclusively for service access or for admitting light or ventilation.

(50) Section 1030.1 General Exception 1 is hereby amended to read as follows:

Exceptions:
1. *Basements* with a ceiling height of less than 72 inches (1828.8 mm) shall not be required to have emergency escape and rescue openings.

(51) A new *subsection 1030.3.1 Minimum height from floor* is added to read as follows:

**1030.3.1 Minimum height from floor.** *Emergency escape and rescue window openings* that are located more than 72 inches (1829 mm) above the finished grade shall have a sill height of not less than 24 inches (609 mm) measured from the finished interior side floor.

**Exception:**

Emergency escape and rescue openings located over a roof surface with a slope of 4:12 or less and extending a minimum of 5 feet (1524 mm) horizontally outward from the window shall not be required to meet this minimum sill height requirement.

(52) *Section 1030.5 Window Wells* is amended by adding a new exception to read as follows:

**Exceptions:**

With the window in the full open position, the bottom window well step may encroach a maximum of 12 inches (304 mm) into the minimum horizontal projection, provided the well meets the criteria of 1 and 2 below:

1. The bottom of the well is not less than 36 inches wide (914 mm), centered horizontally on the openable portion of the emergency escape and rescue door or window, and

2. An unobstructed clear horizontal projection of 36 inches (914 mm) is maintained at the centerline of the openable portion of the emergency escape and rescue door or window.

(53) A new *Section 1030.5.3 Drainage* is hereby added to read as follows:

**1030.5.3 Drainage.** All window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section 1805.4.2 or by an approved alternative method. The inlet to the drainage system shall be a minimum of 4 inches (101 mm) below the window sill. Where no drains are required, the window well surface shall be a minimum of 4 inches (101 mm) below the window sill.

**Exceptions:**

1. A drainage system for window wells is not required when the foundation is on well-drained soil or sand-gravel mixture soils as determined by the foundation engineer of record.

2. A drainage system is not required for new window wells on additions to existing dwellings.
Section 5001.1 Scope Exception 10 is hereby amended to read as follows:

Exceptions:

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the DISCUS “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities”.

The title of Section 5307 is hereby amended to read as follows:

SECTION 5307
CARBON DIOXIDE (CO2) SYSTEMS

Section 5307.1 is hereby amended to read as follows:

5307.1 General. Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide shall comply with Sections 5307.2 through 5307.5.2.

Section 5601.1.3 is hereby amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Section 5604.

2. The use of fireworks for display as allowed in Section 5608.

Section 5701.2 Nonapplicability 10 is hereby amended to read as follows:

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the DISCUS “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities”.

Section 5704.3.3 Indoor storage Exception 2 is hereby amended to read as follows:

5704.3.3 Indoor storage. Storage of flammable and combustible liquids inside buildings in containers and portable tanks shall be in accordance with Sections 5704.3.3.1 through 5704.3.3.10.

Exceptions:

1. Liquids in the fuel tanks of motor vehicles, aircraft, boats or portable or stationary engines.
2. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the DISCUS "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities".

(60) The exception in Section 6109.13 Protection of Containers is hereby deleted:

**6109.13 Protection of containers.** LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.

(61) *Chapter 80 Referenced Standards* is hereby amended by adding the following additional referenced standard in alphabetical and numerical sequence:

**DISCUS**
Distilled Spirits Council of the United States
1250 Eye Street, NW Suite 400
Washington, DC 20005

<table>
<thead>
<tr>
<th>Standard reference number</th>
<th>Title</th>
<th>Referenced in code section number</th>
</tr>
</thead>
</table>

**NFPA**
National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

<table>
<thead>
<tr>
<th>Standard reference number</th>
<th>Title</th>
<th>Referenced in code section number</th>
</tr>
</thead>
<tbody>
<tr>
<td>96-14</td>
<td>Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations</td>
<td>609.5</td>
</tr>
</tbody>
</table>

(62) *Appendix A* is deleted in its entirety.

(63) *Appendix B* is deleted in its entirety and readopted to read as follows:

**APPENDIX B**
FIRE-FLOW REQUIREMENTS FOR BUILDINGS

**SECTION B101 GENERAL**
B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings.

SECTION B102 DEFINITIONS

B102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows:

FIRE-FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for firefighting.

FIRE-FLOW CALCULATION AREA. The floor area, in square feet ($m^2$), used to determine the required fire flow.

SECTION B103 MODIFICATIONS

B103.1 Decreases. The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

B103.2 Increases. The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.

B103.3 Areas without water supply systems. For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142 or the International Wildland-Urban Interface Code.

SECTION B104 FIRE-FLOW CALCULATION AREA

B104.1 General. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

B104.2 Area separation. Portions of buildings which are separated by fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

B104.3 Type 1A and Type 1B construction. The fire-flow calculation area of buildings constructed of Type 1A and Type 1B construction shall be the area of the three largest successive floors.

Exception:
Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family dwellings shall be 1,000 gallons per minute in urban areas and 500 gallons per minute in rural areas.

Exception:

A reduction in required fire flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>FIRE FLOW REQUIREMENTS' (gpm)</th>
<th>SPACING BETWEEN HYDRANTS (feet)(^{a,b,c})</th>
<th>MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>1500</td>
<td>600</td>
<td>300(^{d})</td>
</tr>
<tr>
<td>Urban - One and Two Family Dwelling</td>
<td>1000</td>
<td>800</td>
<td>400</td>
</tr>
<tr>
<td>Rural - One and Two Family Dwelling</td>
<td>500</td>
<td>800</td>
<td>400</td>
</tr>
</tbody>
</table>

For SI: 1 foot = 304.8 mm, 1 gallon = 3.81 l

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 500 feet (152 m) on each side of the street and be arranged on an alternating basis.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet (305 m) to provide for transportation hazards.

d. For buildings equipped with a standpipe, see Section 507.5.1.1.

B105.3 Water supply for buildings equipped with an automatic sprinkler system.
For buildings equipped with an approved *automatic sprinkler system*, the water supply shall be capable of providing the greater of:

1. The *automatic sprinkler system* demand, including hose stream allowance.

2. The required fire-flow.

**SECTION B106 REFERENCED STANDARDS**

- ICC IBC-15 International Building Code B104.2,
- ICC IFC --- 15 International Fire Code Table B105.1(1) & B105.2
- ICC IWUIC-15 International Wildland-Urban Interface Code B103.3
- ICC IRC --- 15 International Residential Code Table B105.1(1)
- NFPA 1142-12 Standard on Water Supplies for Suburban and Rural Fire Fighting B103.3

(64) Appendix C is deleted in its entirety and readopted to read as follows:

**APPENDIX C**

**FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

**SECTION C101 GENERAL**

**C101.1 Scope.** Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

**SECTION C102 LOCATION**

**C102.1 Fire hydrant locations.** Fire hydrants shall be provided along required *fire apparatus access roads* and adjacent public streets.

**SECTION C103 NUMBER OF FIRE HYDRANTS**

**C103.1 Fire hydrants available.** The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table B105 when applied to *fire apparatus access roads* and perimeter public streets from which fire operations could be conducted.

**SECTION C104 CONSIDERATION OF EXISTING FIRE HYDRANTS**

**C104.1 Existing fire hydrants.** Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless *fire apparatus access roads* extend between properties and easements are established to prevent obstruction of such roads.

**SECTION C105 DISTRIBUTION OF FIRE HYDRANTS**
C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table B105.

Exception:

The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table B105.

(65) Appendix D is deleted in its entirety and readopted to read as follows:

APPENDIX D

FIRE APPARATUS ACCESS ROADS

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 80,000 pounds (36,287 kg).

D102.2 Access road construction. All access roadways must be all weather driving surfaces capable of supporting fire apparatus. Surface shall be asphalt, concrete, or compacted road base and engineered for the imposed loads.

D102.2.1 Temporary emergency access. Compacted road base or chip shall only be used for a temporary emergency access. Temporary access shall be available as long as the site is under construction. Thereafter permanent fire lanes shall be accessible and unobstructed at all times.

D102.2.2 Permanent emergency access. All permanent points of access shall be hard decks consisting of asphalt or concrete designed to HS 20 or support 40 ton (36,287 kg). Compacted road base or other surfaces engineered and capable of supporting the imposed loads may be approved for ground mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

D102.2.2 Installation timing. All required access roads must be installed and serviceable before aboveground construction begins.

SECTION D103 MINIMUM SPECIFICATIONS
D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm) exclusive of shoulders. (See Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire code official. (See section D105.5 for aerial fire apparatus access roads.)

D103.3 Turning radius. The minimum turning radius shall be 25 feet (7.6 m) inside radius and 50 feet (15.2m) outside radius.

D103.4 Angle of Approach/Departure. Grade changes upon a fire apparatus access road or when entering or exiting from or to a fire apparatus access road, shall not exceed a 10% angle of approach or angle of departure.

Figure D103.1
100' DIAMETER
CUL-DE-SAC
FOR USE ON PUBLIC OR PRIVATE PROPERTY

ALTERNATIVE HAMMERHEAD
EMERGENCY ACCESS EASEMENT
(FIRE LANE)
USE: PRIVATE PROPERTY ONLY

EXAMPLE BUILDING

MUST CONNECT TO
PUBLIC R.O.W.
D103.5 **Dead ends.** Dead-end *fire apparatus access roads* in excess of 150 feet (46 m) shall be provided with width and turnaround provisions in accordance with Table D103.4.

### TABLE D103.4
**REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

<table>
<thead>
<tr>
<th>LENGTH (feet)</th>
<th>WIDTH (feet)</th>
<th>TURNAROUNDS REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-150</td>
<td>20</td>
<td>None required</td>
</tr>
<tr>
<td>151-660</td>
<td>20</td>
<td>100-foot hammerhead, 100-foot Cul-de-sac in accordance with Figure D103.1</td>
</tr>
<tr>
<td>Over 660</td>
<td>Special Approval Required</td>
<td></td>
</tr>
</tbody>
</table>

For SI: 1 foot = 304.8 mm

**D103.5.1 Second Point of Access Required.** A second point of access shall be required when the primary access roadway exceeds 660 feet (201 m) in length.

**Exception:** Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved *automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

**D103.5.2 Third Point of Access Required.** A third point of access will be required when any access road exceeds a distance of 1,320 feet (1/4 mile) (402 m) in length.

**Exception:** Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved *automatic sprinkler system* in accordance with Section 903.3.1.1,903.3.1.2 or 903.3.1.3.3, access from only two directions shall be required.

**D103.5.3 Fourth Point of Access Required.** A fourth point of access will be required when access road exceeds a distance of 2,640 feet (1/2 mile) (804 m) in length.

**Exception:** Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved *automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from only three directions shall be required.

**D103.5.4 Access location.** Where two or more points of access are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

**D103.6 **Fire apparatus access road gates.** Gates securing the *fire apparatus access roads* shall comply with all of the following criteria:
1. Where a single gate is provided the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking the gate shall be approved by the fire code official.
7. Manual opening gates shall not be locked with a padlock or chain and padlock unless the padlock is approved by the fire code official and is compatible with the approved Key Boxes in use by the fire department.
8. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
9. Electric gate operators, where provided, shall be listed in accordance with UL325
10. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.7 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D 103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus access road as required by section D103.6.1 or D103.6.2.

D103.7.1 Roads 20 to 26 feet in width. Fire lane signs as specified in D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.7.2 Roads more than 26 feet in width. Fire lane signs as specified in D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D 104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

Exception: Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height may have a single approved fire apparatus access road when the buildings are equipped throughout with approved automatic sprinkler systems.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62 000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.
Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height if the fire apparatus access road is not a dead end. Dead end fire apparatus access roads for aerial apparatus access shall be a minimum of 30 feet (9144 mm) wide.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

D105.5 Grade. Aerial fire apparatus access roads adjacent to the building shall not exceed 5% in grade.

SECTION D 106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1.
D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

SECTION D 107
ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one-family or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and that comply with Section D103.4.

Exceptions: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

The number of dwelling units on a single fire apparatus access road shall not exceed 30 dwelling units unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D108 REFERENCED STANDARDS
ASTM F 2200-05 Standard Specification for Automated Vehicular Gate Construction D103.5
ICC IFC-12 International Fire Code D101.5, D107.1
UL 325-02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through February 2006 D103.5

(66) Appendix F is hereby adopted in its entirety.

(67) Appendix L is hereby adopted in its entirety.

Introduced, considered favorably on first reading, and ordered published this 18th day of April, A.D. 2017, and to be presented for final passage on the 2nd day of May, A.D. 2017.

ATTEST:

City Clerk

Mayor
Passed and adopted on final reading on the 2nd day of May, A.D. 2017.

ATTEST:

City Clerk

Mayor
NOTICE OF PUBLIC HEARING

NOTICE is hereby given of a public hearing to be held before the City Council of the City of Fort Collins, Colorado, on the 18th day of April, A.D., 2017 at 6:00 p.m., or as soon thereafter as the matter may come on for hearing, in the Council Chambers at the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado for the purpose of considering the adoption of an ordinance adopting by reference the 2015 International Fire Code promulgated by the International Code Council, Inc, 4051 West Flossmoor Road, Country Club Hills, IL 60478, with local amendments.

Not less than one (1) copy of said Code has been, and now is on file in the Poudre Fire Authority Fire Prevention Bureau and one copy is on file in the Office of the City Clerk of the City of Fort Collins and is available for public inspection.

The purpose of the International Fire Code adopted by said ordinance is to provide for protection of public health and safety and general welfare regarding fire prevention and suppression.

This notice is given and published by order of the City of Fort Collins, Colorado.

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (V/TDD: Dial 711 for Relay Colorado) for assistance.

Dated at Fort Collins, Colorado this 2nd day of April, A.D. 2017.

Wanda Winkelmann
City Clerk