Scope:
In accordance with the adopted *2012 International Building Code (IBC)* and *International Fire Code (IFC)*, local amendment Section 903.3.1.2, new multi-family building shall be provided with NFPA 13 (full protection) fire-suppression systems. This local amendment was a response to damaging large scale attic fires in multi-family buildings which were protected by only the NFPA 13R (residential) system. **This policy is only applicable in the City of Fort Collins.**

Description:
The local amendment, adopted in March of 2014 requiring the NFPA 13 fire-suppression system, was intended to provide a higher degree of fire protection for the large multi-family buildings with large attics spaces of combustible construction.

The City recognizes that the cost increase from the NFPA 13R (residential) to the NFPA 13 (full protection) fire-suppression system can be better distributed across more dwellings per building. The smaller multi-family building with six (6) or fewer dwellings will be proportionately more expensive than that same building with more than six (6) dwellings.

Policy:
New multi-family buildings of six (6) or fewer dwellings per building will be allowed to be protected with an NFPA 13R fire-suppression system provided:

1. Walls separating dwellings shall be constructed as one-hour rated *Fire Partitions* in accordance with IBC Section 708.

2. Floors separating dwellings shall be constructed as one-hour rated *Horizontal Assemblies* in accordance with IBC Section 711.

3. Buildings containing more than six (6) dwellings but not more than twelve (12) dwellings shall be equally separated by a two-hour rated Fire Wall in accordance with IBC Section 706. The *Fire Wall* shall extend from the foundation to the roof sheathing and through to the end of all projections including adjoined covered patios.
Group R Sprinkler System Notice

In accordance with the adopted 2012 International Building Code (IBC), local amendment Section 903.3.1.2, new multi-family buildings shall be provided with NFPA 13 (full protection) fire-suppression systems. This local amendment was a response to damaging large scale attic fires in multi-family buildings which were protected by only the NFPA 13R (residential) system.

The local amendment, adopted in March of 2014 requiring the NFPA 13 fire-suppression system, was intended to provide a higher degree of fire protection for the large multi-family buildings with large attics spaces of combustible construction.

The City recognizes that the cost increase from the NFPA 13R (residential) to the NFPA 13 (full protection) fire-suppression system can be better distributed across more dwellings per building. The smaller multi-family building with six (6) or fewer dwellings will be proportionately more expensive than that same building with more than six (6) dwellings.

In discussion with the Poudre Fire Authority, this item will be discussed as part of the 2015 Building Code review process and it is likely that the following local amendment will be presented forward.

New multi-family buildings of six (6) or fewer dwellings per building will be allowed to be protected with an NFPA 13R fire-suppression system provided:

- Walls separating dwellings shall be constructed as one-hour rated Fire Partitions in accordance with IBC Section 708.
- Floors separating dwellings shall be constructed as one-hour rated Horizontal Assemblies in accordance with IBC Section 711.
- Buildings containing more than six (6) dwellings but not more than twelve (12) dwellings shall be equally separated by a two-hour rated Fire Wall in accordance with IBC Section 706. The Fire Wall shall extend from the foundation to the roof sheathing and through to the end of all projections including adjoined covered patios.

Michael Gebo CBO
City of Fort Collins
January 21, 2015

Robert Poncelow
Poudre Fire Authority
January 21, 2015