

ORDINANCE NO. 060, 2022
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 9 OF THE CODE OF THE CITY OF FORT COLLINS FOR
THE PURPOSE OF REPEALING THE 2018 INTERNATIONAL FIRE CODE AND
ADOPTING THE 2021 INTERNATIONAL FIRE CODE, WITH AMENDMENTS

WHEREAS, as early as 1958, the City has reviewed, amended and adopted the latest nationally recognized fire protection standards available for the times; and

WHEREAS, the City previously adopted the 2018 *International Fire Code*, with local amendments, to minimize human suffering and property loss from fire; and

WHEREAS, the 2021 edition of the *International Fire Code* represents the most current version now available; and

WHEREAS, a Fire Code Review Committee, formed by the Poudre Fire Authority (“PFA”) in 2021 for the purpose of reviewing the 2021 *International Fire Code*, has recommended unanimously that the jurisdictions being served by PFA adopt the 2021 *International Fire Code* with certain local amendments tailored to the circumstances in Fort Collins; and

WHEREAS, the Fire Prevention Bureau staff of the PFA, working in conjunction with the Fire Code Review Committee, also has reviewed the 2021 *International Fire Code* and the local amendments proposed by the Committee and has recommended that the jurisdictions being served by the PFA adopt the 2021 *International Fire Code* with the local amendments; and

WHEREAS, at its meeting on February 22, 2022, the PFA Board of Directors approved Resolution 22-9 recommending that the 2021 *International Fire Code* with local amendments be adopted by those jurisdictions being served by 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 2021 *International Fire Code*, in substantially the form recommended by the Fire Code Review Committee and the PFA staff, be adopted, with local amendments as set forth in this Ordinance; and

WHEREAS, pursuant to the City Charter Article 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 shall be 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 City Charter, Article II, Section 7, the City Clerk published in the Fort Collins Coloradoan such notice of hearing concerning adoption of the 2021 *International Fire Code* on May 1, 2022, and May 8, 2022; and

WHEREAS, attached as Exhibit “A” and incorporated herein by reference is the Notice of Public Hearing dated May 1, 2022, 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. The City Council hereby repeals the 2018 *International Fire Code* (“IFC”) and hereby adopts the 2021 IFC as amended by this Ordinance.

Section 3. That Section 9-1 of the Code of the City of Fort Collins is hereby amended to read as follows:

Section 9-1. Adoption of the International Fire Code, 2021 Edition.

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, the International Fire Code, 2021 Edition, as promulgated by the International Code Council (hereafter, “this code” or “this fire code”). Except as to any portion of this fire code that is herein after added to, deleted, modified or amended in this Chapter, this fire code shall include all articles and appendices in the *International Fire Code*, 2021 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 4. That Section 9-2 of the Code of the City of Fort Collins is hereby repealed and reenacted to read as follows:

Section 9-2 Amendments and deletions to the 2021 International Fire Code.

The 2021 International Fire Code adopted in §9-1 is hereby amended 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 103.1 Creation of Agency** is hereby deleted in its entirety and replaced with the following:

103.1 Creation of Agency. Pursuant to Section 1.2 of the July 15, 2014, Intergovernmental Agreement establishing the Poudre Fire Authority (“PFA” or “fire department”), the City has granted the Poudre Fire Authority the power and authority to enforce this code and PFA’s Fire Chief, directly or through delegation to the PFA Marshal, shall be known as the *fire code official*. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

3. **Section 104.7 Liability** is hereby amended to read as follows:

104.7 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 civilly or criminally 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 determined by a Court of competent jurisdiction to be willful and wanton, as provided in the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S.

4. **Section 104.7.1 Legal defense** is hereby amended to read as follows:

104.7.1 Legal defense. Any suit or criminal complaint instituted against any PFA 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 determined by a Court of competent jurisdiction to be willful and wanton, as provided in the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., shall be defended by PFA’s legal representative 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 fire prevention bureau, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or because of any act or omission in the performance of official duties in connection therewith.

5. **Section 111.1 Board of Appeals established** is hereby amended to read as follows:

111.1 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 Commission, 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 have no 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 Section 113 of the International Building Code, as amended and adopted by the City of Fort Collins.

6. **Section 111.3 Qualifications** is hereby deleted in its entirety.
7. **Section 112.4 Violation penalties** is hereby amended to read as follows:

112.4 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, commits a civil infraction or misdemeanor, and upon conviction shall be subject to the provisions of Section 1-15 of the City Code. Each day that a violation continues is deemed a separate offense.

8. A new **Section 112.5 Work commencing before permit issuance** is hereby added to read as follows:

112.5 Work commencing before permit issuance. In addition to penalties set forth in Section 112.4, 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, may be subject to a stop work order and a work without *permit* fee in addition to the required *permit* fee as established by the *fire code official*.

9. A new **SECTION 115 REPORTING OF EMERGENCIES AND FALSE ALARMS** is hereby added to read as follows:

**SECTION 115
REPORTING OF EMERGENCIES AND FALSE ALARMS**

115.1 General. Reporting of emergencies, fires and hazardous materials releases shall be in accordance with Section 115.

115.2 Reporting Emergencies. In the event a fire occurs or upon the discovery of a fire, smoke, or unauthorized release of flammable, combustible, or hazardous materials on any property, the owner, the owner's authorized representative, or the occupant shall, without delay, report such condition to the fire department.

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

10. **SECTION 202 DEFINITIONS** is hereby amended to modify, or add, in alphabetical

order, the following definitions:

BARREL. A charred wooden process vessel made of bent staves held together with steel hoops, with the greatest diameter being at the center of the staves, known as the “bilge.” The ends, known as “heads,” are flat, and the rim formed by staves overlapping the heads is known as the “chime.”

CASK. See “Barrel.”

DWELLING. 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. 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*.

PUZZLE ROOM. A puzzle room is a type of *special amusement area* as defined in the *Building Code* of the City of Fort Collins, in which occupants are encouraged to solve a challenge to escape from a room or series of rooms.

ROOM, SLEEPING (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, convertible sofa 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 (site) bounded by property lines, which parcel is deeded exclusively for such single-family dwelling.

11. A new **Section 307.2.2 Time and Atmospheric Restrictions** is hereby added to read as follows:

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

12. **Section 307.4.1 Bonfires** is hereby deleted in its entirety and replaced with the following:

307.4.1 Bonfires. Bonfires are prohibited unless specifically approved and permitted by the *fire code official*.

13. **Section 307.4.2 Recreational Fires** is hereby deleted in its entirety and replaced with the following:

307.4.2 Recreational fires. Recreational fires are prohibited.

Exception: Recreational fires may be conducted at campgrounds, open camping areas, parks, open lands or similar areas in accordance with the rules and restrictions set forth by the authority having *jurisdiction* at such locations, provided that such fires do not have a fuel area that exceeds 2 feet in height and are not conducted within 25 feet of a structure or combustible material.

14. **Section 307.4.3 Portable outdoor fireplaces** is hereby deleted in its entirety and replaced with the following:

307.4.3 Portable and Fixed Outdoor Fireplaces. Portable and fixed outdoor fireplaces, including fire tables, shall be used in accordance with the manufacturer's instructions. Outdoor fireplaces for public use must be listed for commercial use. Outdoor fireplaces shall not be placed closer to combustible materials than what is stated in the manufacturer's instructions. If the manufacturer's instructions are not available or do not establish a distance, outdoor fireplaces shall not be operated within 15 feet (4572 mm) of a combustible structure or combustible material. Outdoor fireplaces shall not be operated underneath a combustible structure of any type. Outdoor fireplaces shall be gas or liquid-fueled unless otherwise approved by the *fire code official*.

Exception: Outdoor fireplaces at one and two-family dwellings may use *approved solid* fuels.

15. **Section 308.1.6.3 Sky lanterns** is hereby amended to read as follows:

308.1.6.3 Sky lanterns. The use of sky lanterns, tethered or untethered, is prohibited.

16. **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.

17. **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.

18. **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).

19. **Section 503.2.4 Turning Radius** is hereby amended to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be 25 feet (7.6 m) inside radius and 50 feet (15.2 m) outside radius.

20. **Section 503.2.7 Grade** is hereby amended to read as follows:

503.2.7 Grade. The grade of the fire apparatus access road shall not exceed 10 percent in grade.

Exception: Where approved by the *fire code official*, grades steeper than 10 percent due to geographic or location conditions may be permitted.

21. **Section 503.2.8 Angles of approach and departure** is hereby amended to read as follows:

503.2.8 Angles of approach and departure. The angles of approach and departure when entering or exiting fire apparatus access roads shall not exceed a 10 percent angle of approach or departure.

22. **Section 503.6 Security gates** is hereby amended to read as follows:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the *fire code official*. Where security gates are installed, they shall have an *approved* means of emergency operation and shall comply with the requirements of Appendix D 103.6.

23. **Section 505.1 Address identification** is hereby amended to read as follows:

Section 505.1 Address identification. New and existing buildings or facilities shall be provided with *approved* address identification. The address identification shall be legible 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.

24. A new **Section 505.1.1 Address assignment and standards** is hereby added to read

as follows:

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

25. A new **Section 505.1.2 Location and size** is hereby added to read as follows:

505.1.2 Location and size. The address numbers and letters for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. The minimum height and stroke shall be in accordance with Table 505.1.2.

A new **TABLE 505.1.2 Location and size** is hereby added to read as follows:

TABLE 505.1.2
LOCATION AND SIZE

Distance from street curb to building	Letter/number height
1 – 100 feet	8 inches ¹
101 – 150 feet	10 inches ¹
151 – 200 feet	12 inches ¹
201 – 350 feet	14 inches ²
351 – 500 feet	16 inches ²
501 – 700 feet	20 inches ²
In excess of 700 feet	As approved by the <i>Fire Code Official</i> ³

¹ 8 in.– 12 in. numbers shall be a minimum 1 in. stroke

² 13 in.– 20 in. numbers shall be a minimum 1 ½ in. stroke

³ 21 in. and larger shall have proportional strokes to ensure visibility

26. A new **Section 505.1.3 Posting on one- and two-family dwellings** is hereby added to read as follows:

505.1.3 Posting on one- and two-family dwellings. The *address* numbers and letters for one- and two-family dwellings shall be a minimum of four inches in height with a minimum ½ inch stroke and shall be posted on a contrasting background. If bronze or brass numerals are used, they shall only be posted on a black background for visibility.

27. A new **Section 505.1.4 Monument signs** is hereby added to read as follows:

505.1.4 Monument signs. Monument signs may be used in lieu of address numbers and letters on the building as approved by the *fire code official*.

28. A new **Section 505.1.5 Unit identifiers** is hereby added to read as follows:

505.1.5 Unit identifiers. Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in sequential order.

1. Suite identifiers accessed from the exterior of the building shall be a minimum of four inches in height with a minimum $\frac{1}{2}$ inch stroke.
2. Suite identifiers accessed from the interior of the building shall be a minimum of two inches in height with a minimum $\frac{1}{4}$ inch stroke.
3. Suites, apartments, or units located on the first floor shall be identified by numbers within the 100 or 1000 range or series; Suites, apartments or units located on the second floor shall be identified by numbers within the 200 or 2000 range or series; Suites, apartments or units located on the third floor shall be identified by numbers within the 300 or 3000 range or series. Higher floors shall follow this same numbering sequence.

29. A new **Section 505.1.6 Multiple address postings** is hereby added to read as follows:

505.1.6 Multiple address postings. 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 a fire lane. Buildings that are addressed on one street but are accessible from another street, shall have the address numbers and street name on each side that is adjacent to another street.

30. A new **Section 505.1.7 Interior wayfinding** is hereby added to read as follows:

505.1.7 Interior wayfinding. *Approved* wayfinding signage shall be posted in conspicuous locations within buildings to provide clear direction to locate any suite, apartment, or unit within the building. Interior wayfinding signage shall be a minimum of two inches in height with a minimum $\frac{1}{4}$ inch stroke.

31. A new **Section 505.1.8 Exterior wayfinding** is hereby added to read as follows:

505.1.8 Exterior wayfinding. Multiple-building complexes must have *approved* signage as needed to direct first responders to individual buildings.

32. A new **Section 505.1.9 Campus addressing** is hereby added to read as follows:

505.1.9 Campus addressing. 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 clockwise direction starting at the main entrance to the complex.

33. **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.

34. **Section 507.5 Fire hydrant systems** is 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 Fire Hydrant Locations and Distribution.

35. **Section 507.5.1 Where required** is hereby amended to read as follows:

507.5.1 Where required. Where a facility or building or portion thereof is 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*.

Exceptions:

For Group R-3 one and two-family dwellings and Group U occupancies, the distance requirement shall be 400 feet (121 m).

36. A new **Section 606.5 Solid fuel-fired cooking appliances** is hereby added to read as follows:

606.5 Solid fuel-fired cooking appliances. Solid fuel-fired commercial cooking appliances shall comply with applicable provisions of National Fire Protection Association (NFPA) 96.

37. **Section 901.4.7.1 Access** is hereby amended to read as follows:

901.4.7.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with *ready access*. Where located in a fire pump room or automatic sprinkler system riser room, the door shall be permitted to be locked provided that the key is available at all times. The clear door opening shall be 32 inches wide and 80 inches high, or a size large enough to accommodate the largest piece of equipment, whichever is larger.

38. **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 throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the *levels of exit discharge* serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 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 multiple-theater complex.

39. **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 throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the *levels of exit discharge* serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 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.

40. **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 throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the *levels of exit discharge* serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 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.

41. A new **Section 903.2.1.8 Group B** is hereby added to read as follows:

903.2.1.8 Group B. An *automatic sprinkler system* shall be provided for *fire areas* containing Group B occupancies where the *fire area* exceeds 5,000 square feet (464.5 m²).

42. **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 5,000 square feet (464.5 m²).

2. The Group E *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

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

3. The Group E *fire area* has an *occupant load* of 300 or more.

43. **Section 903.2.4 Group F-1** is hereby amended to read as follows:

903.2.4 Groups F-1 and F-2. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 or F-2 occupancy where one of the following conditions exists:

1. A Group F-1 or F-2 *fire area* exceeds 5,000 square feet (464.5 m²).
2. A Group F-1 or F-2 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group F-1 or F-2 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

44. **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 5,000 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.

45. **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 5,000 square feet (464.5 m²).
2. A Group M *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

46. **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 5,000 square feet (464.5 m²).
2. A Group S-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 5,000 square feet (464.5 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464.5 m²).

47. **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 shown:

1. Buildings having two or more stories above *grade plane*, including *basements*, with a *fire area* containing a repair garage exceeding 5,000 square feet (464.5 m²).
2. Buildings not more than one story above *grade plane*, with a *fire area* containing a repair garage exceeding 5,000 square feet (464.5 m²).
3. Buildings with repair garages servicing vehicles parked in *basements*.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

48. **Section 903.2.10 Group S-2 enclosed parking garages** is hereby amended 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 any of the following conditions exists:

1. A Group S-2 *fire area* exceeds 5,000 square feet (464.5 m²).
2. Where the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, is located beneath other groups.

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

3. Where the *fire area* of the open parking garage, in accordance with Section 406.5 of the *International Building Code*, exceeds 48,000 square feet (4460 m²).
4. A Group S-2 *fire area* is located more than three stories above *grade plane*.

49. **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*.

50. **Section 903.3.1.2.3 Attics** is hereby amended only to add numbered item 5 and its Exceptions to read as follows:

...

5. In buildings containing dwelling or sleeping units.

Exceptions (to item 5 only):

1. Buildings that do not contain more than 6 individual dwelling units or sleeping units and the units are separated from each other with a 1-hour fire barrier.
2. Buildings that do not contain more than 12 individual dwelling units or sleeping units and is divided into no more than 6 individual dwellings units (complying with number 1 above) by a minimum 2-hour fire wall.
3. Buildings containing only Group R-3 occupancy.

51. A new **Section 903.3.1.4 Core and shell buildings** is hereby added to read as follows:

Section 903.3.1.4 Core and shell buildings. Automatic fire sprinkler systems in buildings constructed to house future tenant spaces that are not assigned an occupancy shall have minimum hazard classification of Ordinary Hazard 2 in accordance with NFPA 13.

52. **Section 907.2.11 Single-and multiple-station smoke alarms** is amended to read as follows:

907.2.11 Single- and multiple-stations smoke alarms. *Listed* single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72. Where 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.

53. A new **Section 907.8.5 Excessive false alarms** is hereby added, to read as follows:

907.8.5 Excessive false alarms. An excessive number of false alarms shall be defined as two (2) alarm activations for a fire alarm system within a sixty (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, 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* also may require the building owner, tenant, operator of the building 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.

54. A new **SECTION 918 EMERGENCY RESPONDER COMMUNICATION COVERAGE** is hereby added, to read as follows:

**SECTION 918
EMERGENCY RESPONDER COMMUNICATION COVERAGE**

918.1 General. In-building two-way emergency responder communication coverage shall be provided in all new buildings in accordance with Section 510.

55. **Section 1010.1.4 Floor elevation** is amended to read as follows:

1010.1.4 Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope). 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.

Exceptions:

1. At doors serving individual *dwelling units* or *sleeping units* in Groups R-2 and R-3, a door is permitted to open at the top step of an interior flight of stairs, provided that the door does not swing over the top step.
2. At exterior doors serving Groups F, H, R-2 and S and where such doors are not part of an accessible route, the landing at an exterior door shall be not more than 7 inches (178 mm) below the landing on the egress side of the door, provided that the door, other than an exterior storm or screen door, does not swing over the landing.
3. At exterior doors serving Group U and individual *dwelling units* and *sleeping units* in Groups R-2 and R-3, and where such units are not required to be Accessible units, Type A units or Type B units, the landing at an exterior doorway shall be not more than 7¾ inches (197 mm) below the landing on the egress side of the door. Such doors, including storm or screen doors, shall be permitted to swing over either landing.
4. Variations in elevation due to differences in finish materials, but not more than ½ inch (12.7 mm).
5. Exterior decks, patios or balconies that are part of Type B *dwelling units* or *sleeping units*, that have impervious surfaces and that are not more than 4 inches (102 mm) below the finished floor level of the adjacent interior space of the *dwelling unit* or *sleeping unit*.
6. Doors serving equipment spaces not required to be accessible in accordance with Section 1103.2.9 of the *International Building Code* and serving an *occupant load* of five or less shall be permitted to have a landing on one side to be not more than 7 inches (178 mm) above or below the landing on the egress side of the door.
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 (30.48 cm), a maximum riser height of 7¾ inches (19.68 cm), and a minimum width equal to the door width and, provided further that the door does not swing over the step.

56. **Section 1011.11 Handrails** is hereby amended only as to the first paragraph to read as follows:

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

...

57. **Section 1015.8 Window openings** 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 clear opening 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:

1. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
2. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
3. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
4. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1.

58. **A new Section 1015.9 Below grade openings** is hereby added to read as follows:

1015.9 Below grade openings. All area wells, stair wells, window wells and light wells attached to any *building* that are located less than 36 inches from the nearest intended walking surface and deeper than 30 inches below the surrounding ground level shall have guards or *approved* covers for fall protection.

59. **Section 1031.2 Where required** is hereby amended only as to Exceptions numbered items 1 and 5 to read as follows:

...

Exceptions:

1. *Basements* with a ceiling height of less than 72 inches (1828.8 mm) and that do not contain habitable space, shall not be required to have *emergency escape and rescue openings*.

...

5. Within individual *dwelling* and *sleeping units* in Groups R-2 and R-3, where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, sleeping rooms in *basements* shall not be required to have *emergency escape and rescue openings* provided that the *basement* has one of the following:

- 5.1. One means of egress and one emergency escape and rescue opening.
- 5.2. Two means of egress.

60. A new **Section 1031.3.4 Minimum height from floor** is hereby added to read as follows:

1031.3.4 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.

61. A new **Section 1031.7 Drainage** is hereby added to read as follows:

1031.7 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 of the *International Building Code* 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 area wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group I Soils, in accordance with Section 1803.5.1 of the *International Building Code*.
 2. A drainage system is not required for new window wells on additions to existing dwellings where no foundation drainage system exists.
62. **Section 1205.3 Other than Group R-3 buildings** is hereby amended to read as follows:

1205.3 Other than Group R-3 buildings. Access to systems for buildings, other than those containing Group R-3 occupancies, shall be provide in accordance with Sections 1205.3.1 through 1205.3.3.

Exception: Where it is determined by the *fire code official* that the roof configuration is similar to that of a Group R-3 occupancy, and the building does not exceed three stories and does not require aerial fire apparatus access in accordance with Appendix D, the residential access and ventilation requirements in Section 1205.2.1.1 through 1205.2.1.3 are a suitable alternative.

63. **Section 3312.1 Stairways required** is hereby amended to read as follows:

[BE] 3312.1 Stairways required. Where building construction exceeds 20 feet (6096 mm) or one-story in height above the lowest level of fire department vehicle access, a

temporary or permanent *stairway* shall be provided to all floors that have secured decking or flooring. As construction progresses, such *stairway* shall be extended to within one floor of the highest point of construction having secured decking or flooring.

64. **Section 5001.1 Scope** is hereby amended only as to Exceptions numbered item 10 to read as follows:

...

10. The production, processing and storage of beer, distilled spirits and wines in *barrels* and *casks* when the facility is in conformance with the Distilled Spirits Council of the United States (“DISCUS”) “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities” and NFPA 13.

...

65. **Section 5601.1.3 Fireworks** 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 fireworks displays as allowed in Section 5608.

66. **Section 5701.2 Nonapplicability** is hereby amended only as to Exceptions numbered item 10 to read as follows:

...

10. The production, processing and storage of beer, distilled spirits and wines in *barrels* and *casks* when the facility is in conformance with the DISCUS “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities” and NFPA 13.

...

67. **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited** is hereby amended to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in accordance with the City of Fort Collins Land Use Code.

68. **Section 5706.2.4.4 Locations where above-ground tanks are prohibited** is hereby amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in accordance with the City of Fort Collins Land Use Code.

69. **Section 5806.2 Limitations** is hereby amended to read as follows:

5806.2 Limitations. Storage of flammable *cryogenic fluids* in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in accordance with the City of Fort Collins Land Use Code.

70. **Section 6104.2 Maximum capacity within established limits** is hereby amended to read as follows:

6104.2 Maximum capacity with established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L) in accordance with the City of Fort Collins Land Use Code.

71. **Section 6109.13 Protection of containers** is hereby amended to read as follows:

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.

72. **CHAPTER 80 REFERENCED STANDARDS** is hereby amended by adding the following additional referenced standards:

**CHAPTER 80
REFERENCED STANDARDS**

DISCUS

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

Standard Reference	Title	Code Reference
4 th Edition, February 2020 Protection Practices	Recommended Fire For Distilled Spirits Beverage Facilities	5001.1, 5701.2

LCUASS

Larimer County Engineering

200 W Oak Street
Fort Collins, CO 80524

Standard Reference	Title	Code Reference
Enacted August 1, 2021	Larimer County Urban Area Street Standards	D105.6

73. A new **CHAPTER 68 APPENDIX ADOPTION STATUS** is hereby added to read as follows:

APPENDIX	TITLE	STATUS
A	Board of Appeals	Not Adopted
B	Fire-flow Requirements for Buildings	Adopted, with amendments
C	Fire Hydrant Locations and Distribution	Adopted, with amendments
D	Fire Apparatus Access Roads	Adopted, with amendments
E	Hazard Categories	Adopted as Reference
F	Hazard Ranking	Adopted
G	Cryogenic Fluids—Weights and Volume Equivalents	Adopted as Reference
H	Hazardous Materials Management Plan (HMMP)	Adopted as Reference
I	Fire Protection Systems—Non-compliant Conditions	Not Adopted
J	Building Information Sign	Not Adopted
K	Construction Requirements for Existing Ambulatory Care Facilities	Not Adopted
L	Requirements for Fire Fighter Air Replenishment Systems	Adopted
M	High-rise Buildings—Retroactive Automatic Sprinkler Requirements	Not Adopted
N	Indoor Trade Shows and Exhibitions	Adopted

74. **Section B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses** is hereby amended to read as follows:

B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum *fire-flow* and flow duration requirements for one- and two-family *dwellings*, Group R-3 and R-4 buildings and *townhouses* shall be 1000 gpm with residual pressure of 20 psi for a duration of one (1) hour.

Exception: One- and two-family *dwellings*, Group R-3 and R-4 buildings and townhouses located outside of the City of Fort Collins Growth Management Area shall provide a minimum *fire-flow* of 500 gpm with residual pressure of 20 psi for a duration of one (1) hour.

75. Table B105.1(1) is hereby deleted in its entirety.

76. Table B105.1(2) is hereby retained in its entirety.

77. **Section B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses** is hereby amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum *fire-flow* and flow duration for buildings other than one- and two-family *dwellings*, Group R-3 and R-4 buildings and *townhouses* shall be as specified in Tables B105.1(2).

Exception: A reduction in required fire flow of up to 75%, as *approved*, is allowed when the building is protected with an automatic fire suppression system in accordance with section 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 gpm for the prescribed duration as specified in Table B105.1(2).

78. **TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES** is hereby deleted in its entirety.

79. **APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION** is hereby deleted in its entirety and replaced with the following:

**APPENDIX C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

**SECTION C101
GENERAL**

C101.1 Scope. In addition to the requirements of Section 507.5.1, fire hydrants shall be provided along public roads and required fire apparatus access roads in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

**SECTION C102
NUMBER OF FIRE HYDRANTS**

C102.1 Fire hydrants available. The number of fire hydrants available to a building, complex or subdivision shall be not less than that determined by spacing requirements listed in Table C102.1 when applied to fire apparatus access roads and adjacent public streets from which fire operations could be conducted.

TABLE C102.1

APPLICATION	FIRE FLOW REQUIREMENTS (gpm)	SPACING BETWEEN HYDRANTS (feet) ^{a,b,c}	MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet) ^e
Commercial/ Multifamily	Value as calculated in accordance with section B105.2	600	300 ^d
One- & Two-Family Dwelling - Urban	1,000	800	400
One- & Two-Family Dwelling - Rural	500	800	400

- 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 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 to provide for transportation hazards.
- d. For buildings equipped with a standpipe, see Section 507.5.1.1.
- e. For the purposes of determining distance from a building to a hydrant, hydrants located across 2- and 4-lane arterial roads shall not be considered available unless the building is protected with an *approved* automatic fire suppression system. Hydrants located across 6 lane arterial roads shall not be considered available.

**SECTION C103
FIRE HYDRANT SPACING**

C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table C102.1. 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 C102.1.

Exception: The *fire code official* 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.

**SECTION C103
CONSIDERATION OF EXISTING FIRE HYDRANTS**

C103.1 Existing fire hydrants. Existing fire hydrants on public streets are allowed to be considered as available to meet the requirements of Sections C102 and C103. 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.

80. **APPENDIX D FIRE APPARATUS ACCESS ROADS** is hereby deleted in its entirety and replaced with the following:

**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* adopted by the City of Fort Collins, including all local amendments.

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 to support 80,000 pounds (36,287 kg). Compacted road base or other surfaces engineered and capable of supporting the imposed loads may be *approved* by the *fire code official* for ground mounted solar installations, cell towers and similar isolated facilities and structures.

D102.2.3 Installation timing. All required access roads must be installed and serviceable before above-ground construction begins unless otherwise *approved* by the *fire code official*.

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 (7,925 mm), exclusive of shoulders.

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.)

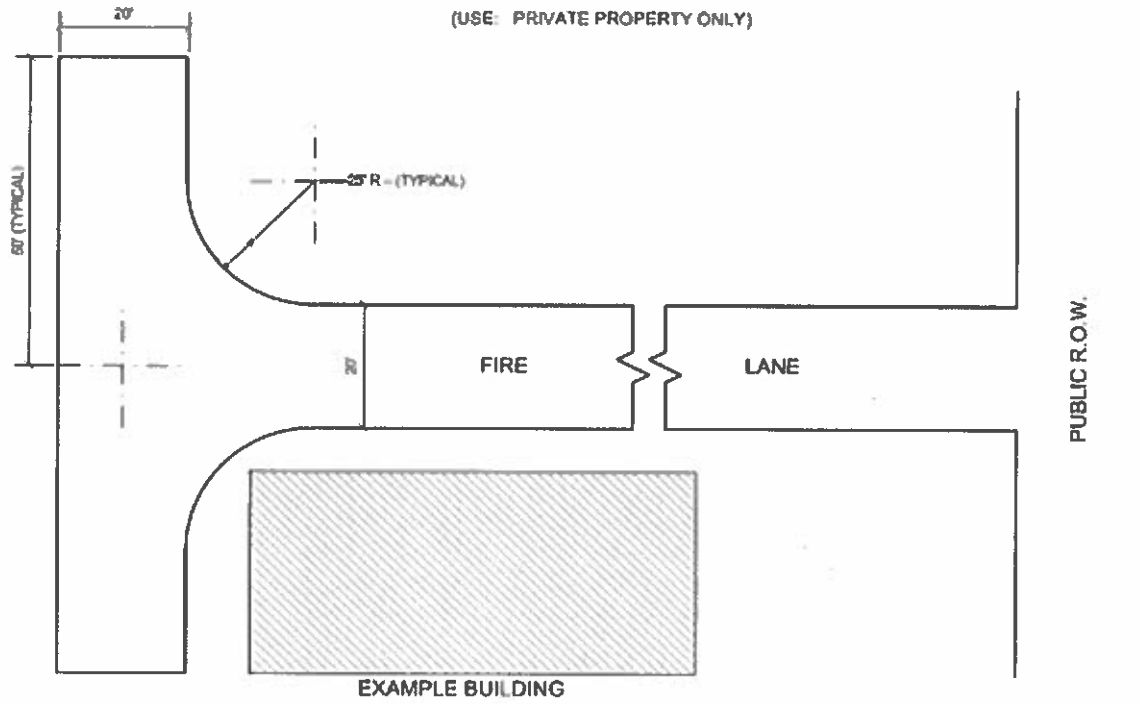
D103.3 Turning radius. The minimum turning radius shall be 25 feet inside radius and 50 feet outside radius.

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 percent angle of approach or angle of departure.

Figure D103.1

100' HAMMERHEAD
EMERGENCY ACCESS EASEMENT

(USE: PRIVATE PROPERTY ONLY)



**100' DIAMETER
CUL-DE-SAC**
FOR USE ON PUBLIC OR PRIVATE PROPERTY

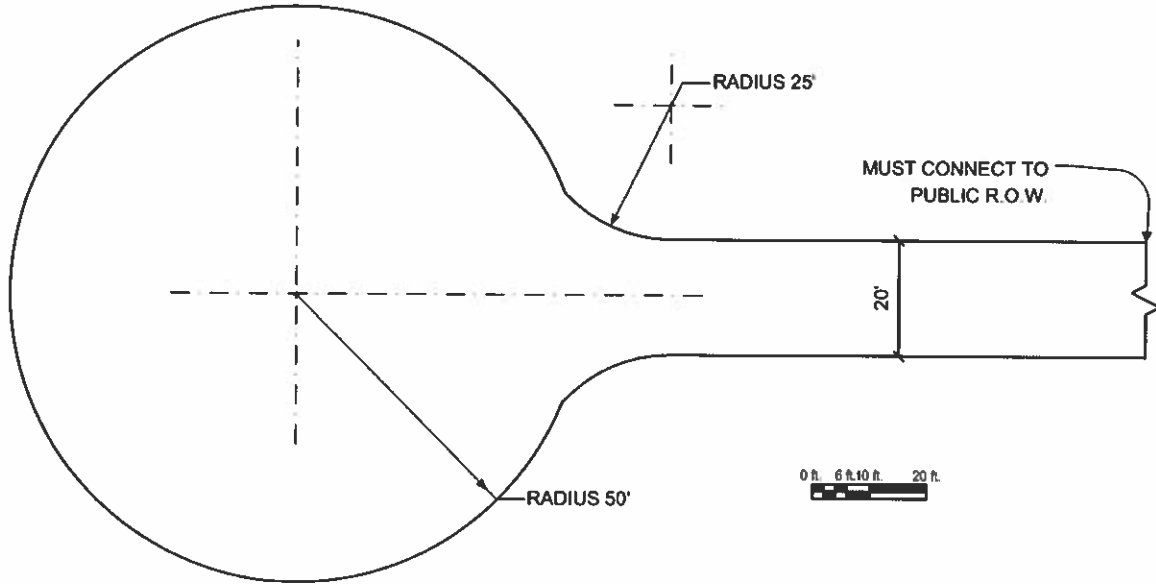
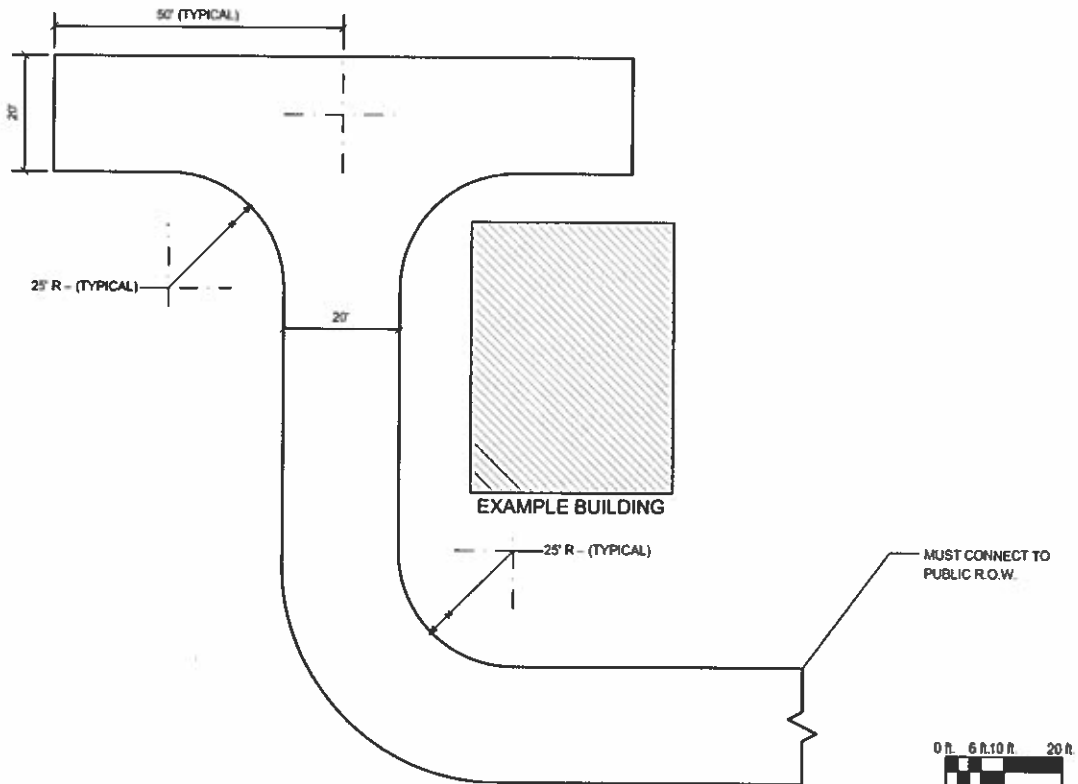


Figure D103.1 (cont'd)
**ALTERNATIVE HAMMERHEAD
EMERGENCY ACCESS EASEMENT
(FIRE LANE)**
USE: PRIVATE PROPERTY ONLY



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 D103.5.

**TABLE 103.5
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-660	20	100-foot hammerhead, 100-foot cul-de-sac in accordance with Figure D103.1
Over 660	Special Approval Required	

D103.5.1 Additional Points of Access Required. Additional points of access shall be required where a required access roadway exceeds 660 feet (201 m) in length.

Exception: Where the access road does not exceed 1320 feet (402 m) in length and 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 access from two directions shall not be required.

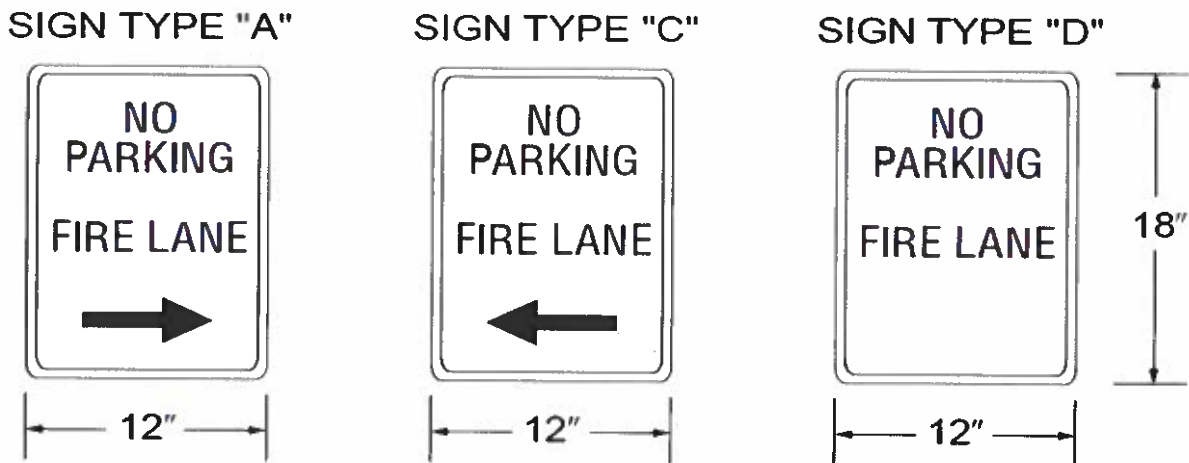
D103.5.2 Remoteness. Where two or more points of access are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

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 (6,096 mm). Where a fire apparatus road consists of a divided roadway, the gate shall be not less than 12 feet (3,658 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 must be *approved by the fire code official*.

6. Methods of locking the gate must 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 or other *approved* sign. 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 road as required by Sections D103.7.1 or D103.7.2.



**FIGURE D103.7
FIRE LANE SIGNS**

D103.7.1 Roads 20 to 26 feet in width. *Fire lane* signs as specified in D103.7 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6,096 to 7,925 mm).

D103.7.2 Roads more than 26 feet in width. *Fire lane* signs as specified in D103.7 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7,925 mm) and less than 32 feet wide (9,754 mm).

D103.8 Minimum Overhead Clearance. Fire access roads shall have a minimum overhead clearance for the entire width of the access road of not less than 14 feet (4,267 mm).

SECTION D104 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 that have a single *approved* fire apparatus access road where 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 520m²) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two fire apparatus 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 (9,144 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 the building or portion thereof 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. One or more 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 may be permitted to be placed only if *approved* by the *fire code official*.

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

D105.6 Road type. Aerial fire apparatus access roads shall not be located on an arterial street with six or more through lanes as defined by the LCUASS standards for arterials.

SECTION D106 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 or 903.3.1.2.

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*.

D106.3 Remoteness. Where two fire apparatus 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 D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads that comply with Section D103.5.2.

Exception: Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road not exceeding 1320 feet (402 m) in length 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.

D107.2 Future connection. 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*.

D107.3 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 D108
REFERENCED STANDARDS**

D108.1 General. See Table D108.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, standard title, and the section or sections of this appendix that reference the standard.

**TABLE D108.1
REFERENCED STANDARDS**

STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
ASTM F 2200—14	<i>Standard Specification for Automated Vehicular Gate Construction</i>	D103.5
UL 325—02	<i>Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through May 2015</i>	D103.5

Section 5. The City Attorney and the City Clerk are authorized to modify the formatting and to make such other amendments to this Ordinance as necessary to facilitate publication in the Fort Collins Municipal Code; provided, however, that such modifications and amendments shall not change the substance of the Code provisions.

Introduced, considered favorably on first reading, and ordered published this 17th day of May, A.D. 2022, and to be presented for final passage on the 7th day of June, A.D. 2022.

Mayor *Juni Smith*

ATTEST:

Heather L. Wall

City Clerk, *Deputy*



Passed and adopted on final reading on this 7th day of June, A.D. 2022.

Mayor *Juni Smith*

ATTEST:

Heather L. Wall

City Clerk, *Deputy*



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 17th day of May, A.D., 2022, 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 ordinances adopting by reference the *2021 International Fire Code*, together with local amendments, promulgated by the International Code Council.

Not less than one (1) copy of said Codes has been, and now 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.

Individuals who wish to address Council via remote public participation can do so through Zoom at <https://zoom.us/j/98241416497>. (The link and instructions are also posted at www.fcgov.com/councilcomments.) Individuals participating in the Zoom session should watch the meeting through that site, and not via FCTV, due to the streaming delay and possible audio interference.

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.

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

Dated at Fort Collins, Colorado this 1st day of May, A.D. 2022.



Anissa Hollingshead
City Clerk

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact (970) 221-6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide 48 hours advance notice when possible.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.