

ORDINANCE NO. 201, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING CHAPTER 9, ARTICLE I OF THE CODE OF THE CITY OF FORT
COLLINS FOR THE PURPOSE UPDATING LOCAL AMENDMENTS TO THE 2024
INTERNATIONAL FIRE CODE

A. Since 1924, the City has reviewed, amended and adopted the latest nationally recognized fire protection standards available for the times.

B. Upon recommendation of City staff, the City Council has determined that it is in the best interests of the City to align eleven interconnected basic construction codes under one publication year.

C. The eleven interconnected basic construction codes are the International Building Code, International Residential Code, International Mechanical Code, International Fuel Gas Code, International Energy Conservation Code, International Property Maintenance Code, International Swimming Pool and Spa Code, International Existing Building Code, International Plumbing Code, International Fire Code, and the International Wildland-Urban Interface Code to the extent adopted by the Colorado Wildfire Resiliency Code.

D. On June 17, 2025, City Council adopted Ordinance No. 051, 2025, and the 2024 International Fire Code with local amendments.

E. The 2024 International Fire Code and local amendments were initially adopted separately from the other ten interconnected basic construction codes, which were still undergoing review.

F. Now that the other ten interconnected basic construction codes have been reviewed and are ready for adoption concurrently with this Ordinance, the City's local amendments to the 2024 International Fire Code require some corrections to align with the other ten codes.

G. The City Council has determined that it is in the best interest of the health, safety and welfare of the City and its residents that the local amendments to the 2024 International Fire Code be updated, as set forth in this Ordinance.

H. Pursuant to 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.

I. 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 2024 *International Fire Code* on February 23, 2025, and March 2, 2025.

J. Exhibit “A,” attached and incorporated herein by reference is the Notice of Public Hearing dated February 23, 2025, that was so published and which the Council hereby finds meets the requirements of Article II, Section 7 of the City Charter

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. Section 9-2 of the Code of the City of Fort Collins is hereby amended as follows:

Section 9-2. Amendments and deletions to the 2024 International Fire Code

Section 2. That Section 9-1 of the Code of the City of Fort Collins is amended to read as follows:

Section 9-1. - Adoption of the International Fire Code, 2024 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, 2024 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*, 2024 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 repealed and reenacted to read as follows:

Section 9-2 - Amendments and deletions to the 2024 International Fire Code.

The 2024 *International Fire Code* adopted in §9-1 is amended to read as follows:

1. **Section 101.1 Title** is 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 fire code.”

- 2. Section 103.1 Creation of Agency** is deleted in its entirety and replaced with the following:

103.1 Creation of agency. Pursuant to Section 1.2 of the January 1, 2025, Intergovernmental Agreement establishing the Poudre Fire Authority (“PFA” or “fire department”), the City has granted PFA the power and authority to enforce this code, and PFA’s Fire Chief, directly or through delegation to the PFA Fire Marshal, shall be known as the *fire code official*. The function of PFA shall be the implementation, administration, and enforcement of the provisions of this code.

- 3. Section 104.8 Liability** is amended to read as follows:

104.8 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 personally liable, either civilly or criminally, 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 104.8.1 Legal defense** is deleted in its entirety and amended to read as follows:

104.8.1 Legal defense. Any civil suit instituted against any PFA director, officer or employee, including the *fire code official*, because of an act or omission performed by that director, officer, employee, or *fire code official*, PFA shall provide for the defense of such individual to the extent required or permitted by the Colorado Government Immunity Act, Section 24-10-101, *et seq.*, C.R.S.

- 5. Section 112.1 General** is amended to read as follow:

112.1 General. 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. The board of appeals shall be appointed by the applicable governing authority in accordance with Appendix A and shall hold office at its pleasure. The board shall conduct business and procedures in accordance with Appendix A.

6. **Section 202 General Definitions** is 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.

...

FALSE ALARM. See Unwanted Alarm.

...

MALICIOUS ALARM. Any unwanted activation of an alarm initiating device caused by a person acting with malice.

...

MAZE. Temporary or permanent passageways constructed within agricultural crops such as corn, or within vegetation such as hedges, or constructed such as with hay bales, or by other means and methods, and where passageways are occupied for amusement, entertainment, and are arranged in a manner to intentionally confound or bewilder identification of the means of egress, or otherwise make the means of egress path not readily available because of the nature of the attraction or mode of conveyance

through passageways.

...

NUISANCE ALARM. Any unwanted activation of a signaling system or an alarm initiating device in response to a stimulus or condition that is not the result of a potentially hazardous condition. This includes such matters as mechanical failure, malfunction, improper installation or lack of proper maintenance, or an alarm for which the cause cannot be determined.

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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.

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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.

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UNWANTED ALARM. Any alarm that occurs that is not the result of a potentially hazardous condition. This includes malicious alarms, nuisance alarms, and unintentional alarms in accordance with National Fire Protection Association (NFPA) 72.

...

UNINTENTIONAL ALARM. An unwanted activation of an alarm initiating device caused by a person acting without malice.

...

7. **Section 304.1.1 Valet trash** is amended to read as follows:

304.1.1 Valet Trash. *Valet trash collection* shall be prohibited.

8. A new **Section 307.2.2 Time and Atmospheric Restrictions** is 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.

9. **Section 307.4.1 Bonfires** is 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*.

10. **Section 307.4.2 Recreational Fires** is 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.

11. **Section 307.4.3 Portable outdoor fireplaces** is 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.

12. **Section 308.1.7 Sky lanterns** is amended to read as follows:

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

13. **Section 401.3 Emergency Responder Notification** is amended to read as follows:

401.3 Emergency Responder Notification. Notification of emergency responders shall be in accordance with Sections 401.3.1 through 401.3.4.

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401.3.4 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.

14. **Section 401.5 Making false report** is deleted in its entirety and replaced with the following:

401.5 Making false report. False alarms shall be subject to enforcement in accordance with Section 401.9 Unwanted alarms.

15. A new **Section 401.9 Unwanted alarms** is added to read as follows:

401.9 Unwanted alarms. Any alarm that occurs that is not the result of a potentially hazardous condition shall be considered an unwanted alarm. Unwanted alarms shall include malicious alarms, nuisance alarms, and unintentional alarms in accordance with NFPA 72. All unwanted alarms shall be subject to enforcement as per the Poudre Fire Authority's policies and procedures and adopted fee schedule.

16. **Section 402.1 Definitions** is amended to read as follows:

402.1 Definitions. The following terms are defined in Chapter 2:

EMERGENCY EVACUATION DRILL.

LOCKDOWN.

MALICIOUS ALARAM.

NUISANCE ALARAM.

UNINTENTIONAL ALARM.

UNWANTED ALARM.

17. **Section 503.1 Where required** is 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.

18. Section 503.1.1 Buildings and facilities is amended to read as follows:

...

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) up to 300 feet (91440 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. Group U occupancies.

2. Where *approved by the fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

19. Section 503.2 Specifications is 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.

20. Section 503.2.1 Dimensions is 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).

21. Section 503.2.4 Turning Radius is 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.

22. **Section 503.2.7 Grade** is 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.

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

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

24. **Section 503.6 Security gates** is 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 D103.5.

25. **Section 505.1 Address identification** is 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.

26. A new **Section 505.1.1 Address assignment and standards** is 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, Weld County, 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.

27. A new **Section 505.1.2 Location and size** is 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 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

28. A new **Section 505.1.3 Posting on one- and two-family dwellings** is 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 4 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.

29. A new **Section 505.1.4 Monument signs** is 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. The address numbers and letters for monument signage shall be a minimum of four (4) inches in height with a minimum ½ inch stroke unless otherwise approved by the fire code official. The address letters and numbers shall also be located at a minimum height of 22 inches above the surface or grade directly below.

30. A new **Section 505.1.5 Unit identifiers** is 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 4 inches in height with a minimum ½ inch stroke.

2. Suite identifiers accessed from the interior of the building shall be a minimum of 2 inches in height with a minimum ¼ 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.

- 31.** A new **Section 505.1.6 Multiple address postings** is 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.

- 32.** A new **Section 505.1.7 Interior wayfinding** is 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 one inch in height with a minimum ¼ inch stroke. Directory type signage intended to provide general listings or wayfinding to groups of occupants shall not be subject to the dimensional requirements of this section.

- 33.** A new **Section 505.1.8 Exterior wayfinding** is 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.

- 34.** A new **Section 505.1.9 Campus addressing** is 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.

35. Section 507.2 Type of water supply is 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.

36. Section 507.5 Fire hydrant systems is 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.

37. Section 507.5.1 Where required is amended to read as follows:

507.5.1 Where required. Where the furthest portion of a facility or building or portion thereof 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:

1. For Group R-3, one- and two-family dwellings, and Group U occupancies, the distance requirement shall be 400 feet (121 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the fire code official is authorized to extend the distance requirement up to 600 feet (183 m).

37.1 Section 510.1 Emergency responder communications enhancement systems in new buildings is amended to read as follows:

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided in all new buildings. In-building ERCES within the building shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the fire code official and the frequency license holder(s). This section shall not require improvement of the existing public safety communications systems.

Exceptions:

. . .

4. In all buildings not exceeding 10,000 square feet and any Type V construction building not exceeding 15,000 square feet.

38. Section 605.3 Chimneys and vents is amended to read as follows:

605.3 Chimneys and vents. Masonry chimneys shall be constructed in accordance with the International Building Code. Factory-built chimneys and vent systems serving solid-fuel-fired appliances or oil-fired appliances shall be installed in accordance with the International Mechanical Code. Metal chimneys shall be constructed and installed in accordance with the International Mechanical Code. Factory-built chimneys and vent systems serving gas-fired appliances shall be installed in accordance with the International Fuel Gas Code. Means for arresting sparks must be in compliance with the Wildland Urban Interface (WUI) Code.

39. Section 606.3 Operations and maintenance is amended to read as follows:

606.3 Operations and maintenance. Commercial cooking systems shall be operated, inspected and maintained in accordance with Sections 606.3.1 through 606.3.4. As outlined in NFPA 96, cooking appliances shall not be moved, modified, or rearranged without prior re-evaluation of the fire extinguishing system by the system installer or qualified servicing agent, unless otherwise allowed by the design of the fire extinguishing system. Any movement, modification, or rearrangement of system components shall require an approved permit from PFA prior to the work being conducted.

40. A new Section 606.5 Solid fuel-fired cooking appliances is 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.

41. Section 901.4.7.1 Access is 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.

42. Section 903.2.1.1 Group A-1 is 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).

...

43. Section 903.2.1.3 Group A-3 is 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).

...

44. Section 903.2.1.4 Group A-4 is 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).

...

45. Section 903.2.2 Group B is amended to read as follows:

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

46. Section 903.2.3 Group E is 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) in area.

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.

47. Section 903.2.4 Group F-1 is 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).

...

48. Section 903.2.6 Group I is 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 installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.

2. 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).

3. 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.

49. Section 903.2.7 Group M is 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).

50. Section 903.2.9 Group S-1 is 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).

...

51. Section 903.2.9.1 Repair garages is 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).

5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m²).

- 52. Section 903.2.10 Group S-2 parking garages** is amended to read as follows:

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

Where a Group S-2 fire area exceeds 5,000 square feet (464 m²).

...

- 53. Section 903.2.11.1.3 Basements** is 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.

- 54. Section 903.3.1.2.3 Attics** is amended to add subsection 5 and its Exceptions to read as follows:

...

5. In buildings containing dwelling or sleeping units, the automatic fire sprinklers system shall be designed and installed in accordance with NFPA 13, regardless of the fire sprinkler installation standard allowed for other portions of the building.

Exceptions:

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 barrier to the roof deck.
3. Buildings containing only Group R-3 occupancy.

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

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.

56. **Section 903.4.3 Alarms** is amended only as to the Exception to read as follows:

903.4.3 Alarms.

...

Exception: Automatic sprinkler systems protecting one- and two-family dwellings, unless such dwellings are arranged so that it is unclear which automatic sprinkler system has activated, and for these conditions an approved audible and visual sprinkler waterflow device, located on the exterior of the building in an approved location shall be provided for each fire sprinkler system installed.

57. **Section 906.1 Where required,** Exception 1 in paragraph 1 is deleted in its entirety and replaced to read as follows:

906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:

...

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required in approved common spaces that are readily accessible to the occupants of dwelling units. Portable fire extinguishers shall have a minimum rating of 2-A:10-B:C, with a maximum travel distance of 75 feet (22860 mm) as measured from the entry doors of dwelling units to the mounted portable fire extinguisher. Unless otherwise specified by a law or regulation, it shall be the responsibility of the property owner of their authorized designee to maintain portable fire extinguishers in accordance with this code and NFPA 10.

...

58. **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, NFPA 72 and the manufacturer's instructions. 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.

59. **Section 907.5.2.1.3.2 Smoke alarm signal in sleeping rooms** is amended to read as follows:

907.5.2.1.3.2 Smoke alarm signal in sleeping rooms. In sleeping rooms of Group R-1, R-2 and I-1 occupancies that are required by Section 907.2.8 or 907.2.9 to have a fire alarm system, the audible alarm signal activated by single- or multiple-station smoke alarms in the dwelling unit or sleeping unit shall be a 520-Hz signal complying with NFPA 72.

Where a sleeping room smoke alarm is unable to produce a 520-Hz alarm signal, the 520-Hz alarm signal shall be provided by a listed notification appliance or an alternative means approved by the fire code official.

60. A new **Section 907.8.5 Excessive false alarms** is 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 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.

61. **Chapter 10 MEANS OF EGRESS** is deleted in its entirety and replaced with the following:

CHAPTER 10 MEANS OF EGRESS SECTION 1001 ADMINISTRATION

1001.1 General. Any buildings or portions thereof regulated by this code shall be provided with a means of egress system as required by Chapter 10 of the adopted International Building Code.

62. **Section 1103.2 Emergency responder communications enhancement in existing buildings** is amended to read as follows:

1103.2 Emergency responder communications enhancement in existing buildings. Existing buildings other than Group R-3 that do not have approved in-building emergency response communications enhancement for emergency responders in the building based on existing coverage levels of the public safety communication systems, shall be equipped with such coverage according to one of the following:

1. Where an existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with Section 510.1, Exception 1.

2. All buildings exceeding 10,000 square feet and any Type V construction exceeding 15,000 square feet.

...

63. **Section 1205.3 Other than Group R-3 buildings** is amended only as to the Exception to read as follows:

...

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.

...

64. **Section 3102.1 Definitions** is amended to read as follows:

3102.1 Definitions. The following terms are defined in Chapter 2:

...

MAZE.

65. A new **Section 3105.9 Mazes** is added to read as follows:

3105.9 Mazes. Mazes, including but not limited to, outdoor corn stalk or hedge-mazes, or similar indoor or outdoor conditions, shall be in accordance

with requirements established by the fire code official and the PFA's special event policies and procedures.

66. Section 3307.1.2 Stairways required is amended to read as follows:

3307.1.2 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.

67. Section 5001.1 Scope is amended only as to Exception 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.

68. Section 5601.1.3 Fireworks is 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.

69. Section 5701.2 Nonapplicability is amended only as to 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.

...

70. **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited** is 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.

71. **Section 5706.2.4.4 Locations where above-ground tanks are prohibited** is 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.

72. **Section 5806.2 Limitations** is 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.

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

6104.2 Maximum capacity with established limits. For the protection of heavily populated or congested areas, storage of liquified petroleum gas shall not exceed an aggregate capacity in any one installation of 2,000 gallons (7570 L) within the limits established by law as set forth in the fire code adoption and in accordance with the City of Fort Collins Land Use Code.

74. **Section 6109.13 Protection of containers** is 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.

75. A new **CHAPTER 68 APPENDIX ADOPTION STATUS** is 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
O	Valet Trash and Recycling Collection in Group R-2 Occupancies	Not Adopted

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

...

DISCUS

Distilled Spirits Council of the United States

1250 Eye Street, NW Suite 400
Washington, DC 20005

Standard Reference
Reference

Title

Code

4th Edition, February 2020
Protection Practices

Recommended Fire

5701.2

For Distilled Spirits Beverage Facilities5001.1,

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

77. **APPENDIX A BOARD OF APPEALS** is deleted in its entirety and replaced with the following:

APPENDIX A BOARD OF APPEALS

Section A101 General

A101.1 Scope. Pursuant to the provisions of Section 112 of this code, upon the filing of an application for appeal of a decision of the fire code official as to the application and/or interpretation of this code, a board of appeals shall be established in accordance with Section A101.3. The board shall be established and operated in accordance with this Section A101 and shall be authorized to hear evidence from appellant(s) and the fire code official pertaining to the application and intent of this code for the purpose of issuing a decision pursuant to these provisions.

A101.2 Application for appeal. Any person or entity shall have the right to appeal a decision of the fire code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted thereunder have been incorrectly interpreted and/or applied, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board has the right to dismiss an application for appeal upon receipt which on its face does not demonstrate plausible grounds that the fire code official made an incorrect interpretation and/or application, the provisions of this code do not fully apply, or an equivalent or better form of construction should be considered. A person wishing to submit an appeal shall request an application via email or letter to the fire code official. The completed application shall be filed within 90 days after the date the fire code official's decision was issued. The board will not consider an appeal that is not filed within 90 days of the fire code official's decision.

A101.2.1 Limitation of authority. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

A101.2.2 Stays of enforcement. Appeals of notice and orders, other than Imminent Danger notices, shall stay the enforcement of the notice and order until the board dismisses the application for appeal pursuant to Section A101.2, or it issues a decision on the appeal.

A101.3 Membership of board. The board shall consist of no less than three voting members appointed by the fire code official. Each member will be selected based on their expertise in the field of which the appellant is challenging the application and/or interpretation of this code. The board members will be selected within 20 business days of the fire code official's receipt of the appellant's application for appeal. The fire code official shall be an ex officio member of the board but shall not vote on any matter before the board.

A101.3.1 Qualifications. The board shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions, or fire protection systems, and are not employees of the jurisdiction.

A101.3.2 Chairperson. The board shall select one of its members as the chairperson of the board. The chairperson will present in writing the board's dismissal of or decision on an appeal.

A101.3.3 Secretary. The fire code official shall designate a qualified clerk to serve as secretary to the board. The secretary shall submit a detailed record of all proceedings to the chief appointing authority and the fire code official, which shall set forth the reasons for the board's decision, the vote of each member, the absence of a member, and any members abstaining from voting.

A101.3.4 Conflict of interest. A member with any personal, professional, or financial interest in a matter before the board shall declare such interest and shall recuse themselves from the board with respect to that matter.

A101.3.5 Compensation of members. Compensation of members shall be determined by law.

A101.3.6 Board decision and dissolution. The board's decision shall be promptly submitted in writing to the fire code official and the individual(s), entity, or entities that initiated the appeal. The board shall automatically dissolve 10 business days after it issues its decision if no post-decision issues have been brought to its attention. The board's decision is final and conclusive for purposes of exhaustion of administrative remedies.

A101.4 Rules and procedures. The board shall follow the applicable policies and procedures of the PFA in carrying out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be presented.

A101.5 Notice of meetings. The board shall meet upon notice from the chairperson within 20 calendar days of the last board member being selected by the fire code official or at stated periodic intervals.

78. **APPENDIX B FIRE-FLOW REQUIREMENTS** is adopted in its entirety, with the following amendments:

...

Section B105.1 One-and two-family dwellings, Group R-3 and R-4 buildings and townhouses is amended to read as follows, with Table B105.1(1) being deleted in its entirety:

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 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.

Section B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses is amended to read as follows, with Table B105.2 being deleted in its entirety:

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).

79. **APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION** is 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 – REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS.^f			
APPLICATION	FIRE FLOW REQUIREMENTS (gpm)	SPACING BETWEEN HYDRANTS (feet)^{a,b,c}	MAXIMUM DISTANCE FROM FURTHEST 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.
- f. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

SECTION C103 FIRE HYDRANT SPACING

C103.1 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 C104 CONSIDERATION OF EXISTING FIRE HYDRANTS

C104.1 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 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, construction, 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. All access roads must be an all-weather driving surface constructed of asphalt, concrete, or compacted road base and engineered to support the imposed load of fire apparatus weighing at least 80,000 pounds (36,287 kg).

D102.2 [Reserved].

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.

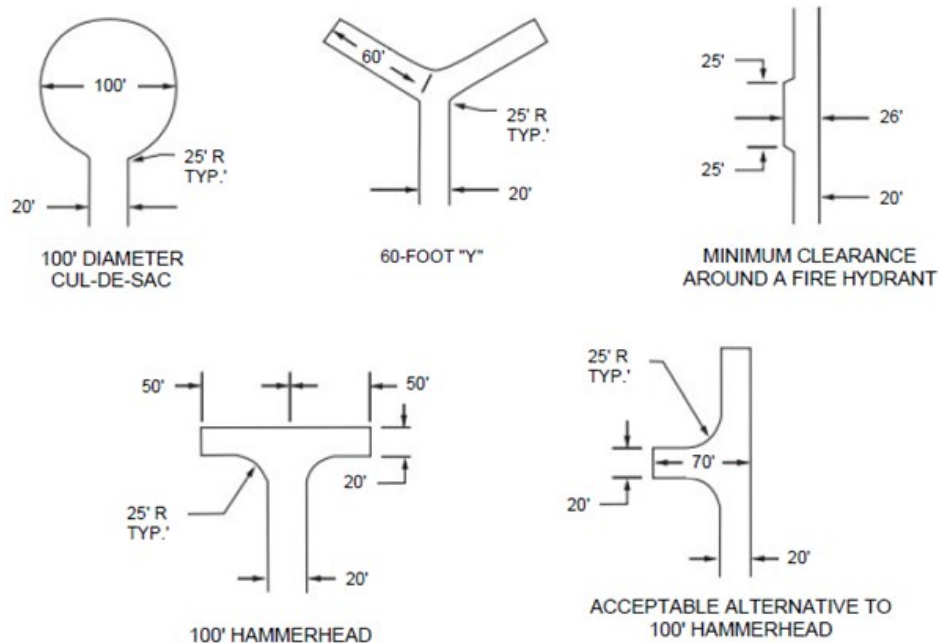
D102.2.2 Permanent emergency access. All permanent points of access shall be hard decks consisting of asphalt or concrete designed to HS 20 or to support 80,000 pounds (36,287 kg). Compacted road base or other surfaces engineered and capable of supporting the imposed loads may be approved by the fire 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 (see Figure D103.1).

FIGURE D103.1 – DEAD END FIRE APPARATUS ACCESS ROAD TURNAROUND



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 and 18 inches of clearance from the curb is required.

D103.4 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		
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	

D103.4.1 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.

D103.4.2 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.

D103.5 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 access 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.

D103.6 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 D103.8.1 or D103.8.2.

FIGURE D103.6 – FIRE LANE SIGNS



D103.6.1 Roads 20 to 26 feet in width. Fire lanes 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).

D103.6.2 Roads more than 26 feet in width. Fire lanes signs as specified in D103.6 shall be posted on one side of the fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

D103.7 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.

SECTION D103.8 FIRE LANE SIGNS

D103.8.1 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 (6,096 to 7,925 mm).

D103.8.2 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 (7,925 mm) and less than 32 feet wide (9,754 mm).

D103.9 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).

D103.10 Fire Apparatus Access Roads. Fire apparatus access roads shall not be located on an arterial street, as defined by the LCUASS Standards for arterial roads.

Exception: Buildings, structures, facilities and premises located on multiple arterial roads may use one arterial road defined as less than six lanes.

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.

Exception: Where approved by the fire code official, building of Type IA, Type IB or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having firefighter access through an enclosed stairway with Class I Standpipe from the lowest level of fire department vehicle access to all roof surfaces.

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 roads 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 access 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 5 percent in grade.

D105.6 Road type. Aerial fire apparatus access roads shall not be located on arterial streets as defined by the LCUASS standards for arterials.

Exception: Buildings or facilities located on multiple arterial roads can use one arterial road defined as less than 6 lanes or approved by the fire code official.

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 dwellings 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 D109 SCHOOL EMERGENCY IDENTIFICATION NUMBERS AND EMERGENCY RESPONSE MAP

D109.1 Scope. New and existing buildings, structures, mobile rooms, and auxiliary buildings as part of any public school, institute charter school, and junior college meeting 8 CCR 1507-30, shall be provided with approved emergency identification numbering and an approved emergency response map. Emergency identification numbers shall be placed on the exterior, top left corner of each door in an approved clockwise sequence for each building or structure. Numbers shall be Arabic and numerically displayed as opposed to spelled out. Each number shall be a minimum of 5 inches (127 mm) high with a minimum stroke of 3/4 inch (19.05 mm). Emergency identification numbers which serve doors that do not have electronic access are permitted to be of any color scheme other than the color red, provided the numbers contrast with their background and are readily distinguishable. Emergency identification numbers which serve doors that do have electronic access shall have numbers that are green in color with a white background and shall be of a reflective quality. Emergency identification numbers shall be permanent and durable. Emergency identification numbers shall be maintained.

D109.2 Emergency Response Map. An emergency response map shall be required to be provided to the PFA and any responding law enforcement agency. The map shall display an aerial view of all buildings and structures. The boundary of each building or structure shall be clearly distinguishable with the corresponding emergency identification numbers displayed.

Exceptions:

1. Where it is impractical to post emergency identification numbers on or above a door frame, such as for glass doors, posting in the top left corner of the glass or spandrel panel within the door is permissible.
2. Where more than one door is provided as part of an assembly, only one door is required to have an emergency identification number.
3. Where multiple doors or assemblies of doors are provided, they occur along the same wall, and they serve the same common area, only one door is required to have an emergency identification number.
4. Doors which serve floors above the first floor or primary access level, shall have an emergency identification number to correspond with the number of the door in closest proximity on the first floor or primary access level.
5. Doors which do not provide access to the greater interior portion of any building or structure, such as for electrical or mechanical access, shall not require an emergency identification number but shall be identified on the emergency response map and labeled as a utility room with a designation as (UR).

6. Elevators shall not require an emergency identification number but shall be identified on the emergency response map and labeled as an elevator with a designation as (ELV).

Section 3. The codifier of the Code of the City of Fort Collins is hereby directed to amend all existing cross references in the City Code and the Land Use Code in accordance with the provisions of this ordinance

Section 4. The City Attorney and the City Clerk are hereby authorized to modify the formatting and to make such other amendments to this Ordinance as necessary to facilitate publication in the Fort Collins City Code; provided, however, that such modifications and amendments shall not change the substance of the Code provisions.

Section 5. Violations of the City Code provisions set forth above, on or after April 1, 2026, shall be subject to enforcement

Introduced, considered favorably on first reading on December 2, 2025, and approved on second reading for final passage on December 16, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 26, 2025
Approving Attorney: Madelene Shehan

Exhibit: None