

**TOWN OF TIMNATH, COLORADO  
ORDINANCE NO. 23, SERIES 2025**

**AN ORDINANCE AMENDING CHAPTER 18, ARTICLE  
6, OF THE TOWN MUNICIPAL CODE  
TO ADOPT CERTAIN AMENDMENTS TO THE INTERNATIONAL FIRE CODE,  
PROMULGATED BY THE INTERNATIONAL CODE COUNCIL, 2024 EDITION,  
ADOPTED BY REFERENCE BY THE TOWN**

**WHEREAS**, the Town of Timnath (the "Town") is a home rule municipality operating under the Timnath Home Rule Charter (the "Charter") adopted on November 7, 2006, as amended, and the Town's Municipal Code (the "Code"). Pursuant to the Charter, the Code and the authority given home rule municipalities, the Town may adopt and amend ordinances; and

**WHEREAS**, pursuant to Ordinance No. 11, Series 2025, the Town of Timnath Town Council ("Town Council") has heretofore by ordinance adopted the International Fire Code, promulgated by the International Code Council, 2024 Edition, ("2024 International Fire Code") with amendments, for application in the Town of Timnath; and

**WHEREAS**, the Board of Directors of the Poudre Fire Authority and the Board of Directors of the Poudre Valley Fire Protection District have requested that the Town of Timnath Town Council pass an ordinance adopting additional amendments to the 2024 International Fire Code, applicable to the Town of Timnath; and

**WHEREAS**, the Town Council has authority to adopt certain uniform codes by reference, with or without amendment, including the subject 2024 International Fire Code, pursuant to Sec. 3.7 of the Town Charter; and

**WHEREAS**, the Town Council has considered the recommendations of the Poudre Fire Authority and recommendations of Town staff and finds that adoption of the amendments to the International Fire Code set forth herein will protect the public health and safety of residents and visitors to the Town.

**NOW, THEREFORE, THE COUNCIL OF THE TOWN OF TIMNATH, COLORADO, ORDAINS:**

**ARTICLE 1 - International Fire Code Amended.**

The Town Council hereby amends the 2024 International Fire Code, to adopt the amendments set forth in Exhibit A attached hereto and incorporated herein, which shall be in addition to the amendments adopted pursuant to Ordinance No. 11, Series 2025. The Town Council hereby amends Sec. 18-6-30 of the Timnath Municipal Code to insert the amendments set forth in Exhibit A in numerical order of the 2024 International Fire Code section being amended. In the event of any conflicts between the amendments set forth in Ordinance No. 11, Series 2025 and this Ordinance, the amendments adopted by this Ordinance shall control.


**ARTICLE 2 - Effective Date**

This Ordinance shall take effect upon adoption at second reading, as provided in Section 3.5.5 of the Charter. The Town Clerk shall certify the passage of this ordinance and make not less than one copy of the adopted Code and its amendments available for inspection by the public during regular business hours.

**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING ON NOVEMBER 11, 2025 AND SET FOR PUBLIC HEARING AND SECOND READING AT 6 PM ON DECEMBER 9, 2025 AT THE TIMNATH ADMINISTRATION BUILDING, 4750 SIGNAL TREE DRIVE, TIMNATH COLORADO AND ORDERED PUBLISHED BY ITS TITLE THIS 11TH DAY OF NOVEMBER, 2025.**

**MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON DECEMBER 9TH, 2025.**

TOWN OF TIMNATH, COLORADO



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Robert Axmacher, Mayor

ATTEST:

  
Milissa Peters-Garcia, MMC  
Town Clerk



**EXHIBIT A**  
2024 Fire Code Amendments

Chapter 18, Article 6-30 is hereby repealed and reenacted to read as follows:

18-6-30: Amendments, additions, and deletions.

The following articles, sections, divisions, subsections and appendices of the International Fire Code, 2024 Edition, are hereby added, amended, deleted and renumbered, except as noted, to read as follows:

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

**101.1 Title.** These regulations shall be known as the Fire Code of the Town of Timnath, 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 4.1 of the July 20, 2005 Intergovernmental Agreement establishing the Poudre Fire Authority (“PFA” or “fire department”), the District has granted PFA the power and authority to enforce this code, and, in conjunction with Section 32-1- 1002(3), C.R.S, PFA’s Fire Chief, directly or through delegation to PFA’s Fire Marshal, and the official in charge thereof 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 hereby 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 any 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, CRS Section 24-10-101 et seq.

(4) Section 104.8.1 Legal defense is hereby amended to read as follows:

**104.8.1 Legal defense.** Any suit or criminal complaint instituted against any officer or employee because of an act or omission performed by that officer or employee in the lawful discharge of duties and under the provisions of this code, unless such act or omission is determined by a court of competent jurisdiction to be willful and wanton, as provided in the Colorado Governmental Immunity Act, CRS Section 24-10-101 et seq, shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The *fire code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the fire prevention bureau, acting in good faith and without malice, shall be free from liability

for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

- (5) Section 108.4 Work commencing before permit issuance is hereby amended to read as follows:

**108.4 Work commencing before permit issuance.** A person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority, which shall be subject to a processing and penalty fee in addition to the standard prescribed permit fee. In addition to penalties set forth in Section 113.4, such additional fee shall be equal to the permit fee, except that such fee shall not be less than \$50 or more than \$1,000 for the first such violation. A person or firm committing the same such violation repeatedly is subject to processing and penalty fees equal to double the amount of the permit fee or double the amount of the preceding violation, whichever is greater, for every same such subsequent violation committed thereafter within any 180-day period.

- (6) Section 112.1 General is hereby amended to read as follows:

**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.

- (7) Section 113.4 Violation penalties is hereby amended to read as follows:

**113.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved* construction documents or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be subject to prosecution under the provisions of the Town Code.

- (8) Section 202, DEFINITIONS. is hereby amended to modify, or add, in alphabetical order, the following definitions:

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**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". Ends, known as "heads", are flat, and the rim formed by staves overlapping the heads is known as the "chime".

...

**CASK.** See "Barrel".

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**FALSE ALARM.** The willful and knowing initiation or transmission of a signal, message or other notification of an event of fire when no such danger exists. See *Unwanted Alarm*.

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**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.

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**NUISANCE ALARM.** An alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, or an alarm activated by a cause that cannot be determined. 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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**UNINTENTIONAL ALARM.** An unwanted activation of an alarm initiating device caused by a person acting without malice.

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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.

(9) Section 304.1.1 Valet trash is hereby amended to read as follows:

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

(10) A new Section 307.2.2 Time and Atmospheric Restrictions is hereby added and reads as follows:

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

(11) 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*.

- (12) Section 307.4.2 Recreational fires is hereby amended to read as follows:

**307.4.2 Recreational fires.** *Recreational fires* shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition. Recreational fires must be *approved* prior to ignition and shall have a permit as required in accordance with Section 307.2.

- (13) Section 307.4.3 Potable 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 shall be listed for commercial use. Outdoor fireplaces shall not be placed closer to combustibles than stated in the manufacturer's instructions. If the manufacturer's instructions are not available or do not establish a distance, they 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.

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

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

- (15) Section 401.3 Emergency Responder Notification is hereby amended and added 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.

- (16) Section 401.5 Making false report is hereby amended to read as follows:

**401.5 Making false report.** A person shall not give, signal or transmit a false alarm. False alarms shall be subject to enforcement in accordance with Section 401.9 *Unwanted alarms*.

- (17) 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.

(18) Section 402.1 Definitions is hereby amended to read as follows:

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

*EMERGENCY EVACUATION DRILL.*

*LOCKDOWN.*

*MALICIOUS ALARM.*

*NUISANCE ALARM.*

*UNINTENTIONAL ALARM.*

*UNWANTED ALARM.*

(19) 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.

(20) 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.

(21) 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).

(22) 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.

(23) Section 503.2.7 Grade is hereby amended and added Exception 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 shall be permitted.

(24) 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.

(25) 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 road shall be *approved* by the *fire code official*. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times and shall comply with the requirements of Appendix D.

(26) Section 505.1 Address identification is hereby amended and added 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.

(27) 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, 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. The *approved* address numbers and letters shall be visible from the street fronting the property and posted on a contrasting background.

(28) 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

(29) Section 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 size
1 — 100 feet	8 inches <sup>1</sup>
101 — 150 feet	10 inches <sup>1</sup>
151 — 200 feet	12 inches <sup>1</sup>
201 — 350 feet	14 inches <sup>2</sup>
351 — 500 feet	16 inches <sup>2</sup>
501 — 700 feet	20 inches <sup>2</sup>
In excess of 700 feet	As approved by the <i>fire code official</i> <sup>3</sup>

<sup>1</sup> 8" - 12" numbers shall be a minimum 1" stroke

<sup>2</sup> 13" - 20" numbers shall be a minimum 1 ½" stroke

<sup>3</sup> 21" and larger shall have proportional strokes to ensure visibility

(30) 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” 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.

(31) 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.

(32) 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 ½ stroke.
2. Suite identifiers accessed from the interior of the building shall be a minimum of two inches in height with a minimum ¼ 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.

(33) 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.

(34) 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 one inch in height with a minimum 1/4 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.

(35) Section 505.1.8 Exterior wayfinding is hereby added to read as follows:

**505.1.8 Exterior wayfinding.** Multiple-building complexes shall be provided with *approved* signage as needed to direct first responders to individual buildings.

(36) 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.

(37) 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 reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required sustainable fire flow.

(38) 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

(39) Section 507.5.1 Where required is hereby amended to read as follows:

**507.5.1 Where required.** Where the furthest portion of a facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (91 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by Appendix C or 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 to 600 feet (183m).

(40) 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 type v construction building not exceeding 15,000 square feet.

(41) Section 605.3 Chimneys and vents is hereby 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.

(42) Section 606.3 Operations and maintenance is hereby 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.

(43) A new subsection 606.5 Solid fuel-fired cooking appliances is hereby added and reads as follows:

**606.5 Solid fuel-fired cooking appliances.** Solid-Fuel Commercial Cooking Appliances shall comply with applicable provisions of NFPA 96.

(44) 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.

(45) 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 m<sup>2</sup>).
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.

(46) 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 m<sup>2</sup>).
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.

(47) 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 m<sup>2</sup>).
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.

(48) Section 903.2.2 Group B is hereby 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 m<sup>2</sup>) and as required in Sections 903.2.2.1 and 903.2.2.2.

...

(49) 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 area* exceeds than 5,000 square feet (464.5 m<sup>2</sup>) 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.

(50) 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 m<sup>2</sup>).
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 m<sup>2</sup>).
4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.
5. A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

(51) 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* 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 m<sup>2</sup>).
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.

(52) 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 m<sup>2</sup>).
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 m<sup>2</sup>)

(53) 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 m<sup>2</sup>).
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 m<sup>2</sup>)
4. A Group S-1 *fire area* used for the storage of commercial motor vehicle where the *fire area* exceeds 5,000 square feet (464.5m<sup>2</sup>)
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 m<sup>2</sup>).

(54) 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 m<sup>2</sup>).
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 m<sup>2</sup>).
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 m<sup>2</sup>).
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 m<sup>2</sup>).

(55) Section 903.2.10 Group S-2 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 one of the following conditions exists:

1. A Group S-2 *fire area* exceeds 5,000 square feet (464.5 m<sup>2</sup>).
2. Where an 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 an open parking garage, in accordance with Section 406.5 of the *International Building Code*, exceeds 48,000 square feet (4460 m<sup>2</sup>)
4. A Group S-2 *fire area* is located more than three stories above *grade plane*.

(56) 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*.

(57) Section 903.3.1.1.4 Core and Shell buildings is hereby added to read as follows:

**Section 903.3.1.1.4 Core and Shell buildings.** *Automatic 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.

(58) Section 903.3.1.2.3 Attics is hereby amended to add numbered item 5 and Exceptions to read as follows:

5. In buildings containing dwelling or sleeping units, the automatic fire sprinkler 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.

(59) Section 903.4.3 Alarms Exception is hereby amended 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.

(60) 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.

(61) Section 907.2.11 Single- and multiple-station smoke alarms is hereby 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.

...

(62) 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 signal, the 520-Hz alarm signal shall be provided by a *listed* notification appliance or an alternative means approved by the *fire code official*.

(63) Section 907.8.6 Excessive false alarms is hereby added to read as follows:

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

(64) Section 2. Chapter 10 of the 2024 International Fire Code, entitled "MEANS OF EGRESS," along with all its local amendments are hereby deleted in their entirety and replaced with the following local amendment:

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.

- (65) Section 1103.2 Emergency responder communications enhancement in existing buildings Exception #2 is hereby deleted in its entirety and replaced with the following:

...

**Exception:**

...

2. In all buildings exceeding 10,000 sq ft and any Type V construction exceeding 15,000 sq ft

- (66) Section 1205.3 Other than Group R-3 Buildings Exception is hereby amended 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 3 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.

- (67) Section 3102.1 Definitions is amended to read as follows:

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

*AIR-INFLATED STRUCTURE.*

*AIR-SUPPORTED STRUCTURE.*

*MAZE.*

*MEMBRANE STRUCTURE.*

*TEMPORARY SPECIAL EVENT STRUCTURE.*

*TENT.*

- (68) Section 3105.9 Mazes is hereby added and to reads 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.

- (69) Section 3307.1.2 Stairways required is hereby 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 are provided with 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.

(70) Section 5001.1 Scope item #10 is hereby deleted in its entirety and replaced with the following:

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.

(71) Section 5601.1.3 Fireworks Exceptions is hereby amended to read as follows:

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

**Exceptions:**

1. Storage and handling of fireworks as allowed in Section 5604.
2. The use of fireworks for display as allowed in Section 5608.

(72) Section 5701.2 Nonpalatability item #10 is hereby deleted in its entirety and replaced with the following:

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.

(73) 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 Town of Timnath zoning requirements.

(74) 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 Town of Timnath zoning requirements.

(75) 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 Town of Timnath zoning requirements.

(76) Section 6104. 2 Maximum capacity with established limits is hereby deleted in its entirety and replaced following:

**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 Town of Timnath zoning requirements.

(77) Section 6109.13 Protection of Containers Exception is hereby deleted 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.

(78) Chapter 80 Referenced Standards is hereby amended by adding the following additional referenced standard:

**CHAPTER 80  
REFERENCED STANDARDS**

**DISCUS**

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

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

**LCUASS**

Larimer County Engineering  
200 W Oak Street  
Fort Collins, CO 80524

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

(79) APPENDIX ADOPTION STATUS

APPENDIX	TITLE	STATUS
A	Board of Appeals	Adopted as Amended
B	Fire-flow Requirements for Buildings	Adopted as Amended
C	Fire Hydrant Locations and Distribution	Adopted as Amended
D	Fire Apparatus Access Roads	Adopted as Amended
E	Hazard Categories	Adopted as Reference
F	Hazard Ranking	Adopted
C	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	Deleted
J	Building Information Sign	Deleted
K	Construction Requirements for Existing Ambulatory Care Facilities	Deleted
L	Requirements for Fire Fighter Air Replenishment Systems	Adopted
M	High-rise Buildings—Retroactive Automatic Sprinkler Requirements	Deleted
N	Indoor Trade Shows and Exhibitions	Adopted
O	Valet Trash and Recycling Collection in Group R-2 Occupancies	Deleted

(80) Appendix A Board of Appeals is deleted in its entirety and replaced with the following:

**APPENDIX A - BOARD OF APPEALS**

**SECTION - 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.

(81) Appendix B Fire-Flow Requirements is adopted in its entirety with the following amendments:

(82) 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 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 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 and Town of Timnath Growth Management Areas shall provide a minimum fire-flow of 500 gpm with residual pressure of 20 psi for a duration of 1 hour.

(83) Table B105.1(1) is hereby deleted.

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

(85) Section B105.2 Buildings other than one- and two-family dwellings is hereby amended to read as follows:

**B105.2 Buildings other than one- and two-family dwellings.** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1(2).

**Exception:** A reduction in required fire flow of up to 75%, as *approved*, is allowed when the building is protected with an *automatic sprinkler 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).

(86) Table B105.2 is hereby deleted.

(87) Appendix C is hereby adopted in its entirety with the following amendments:

**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.

**C102.1 Fire hydrants available.** The number of fire hydrants available to a building, complex or subdivision shall not be 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.

(88) Table C102.1 is hereby deleted in its entirety and replaced with the following.

<b>TABLE C102.1- SPACING OF FIRE HYDRANTS</b>			
<b>APPLICATION</b>	<b>FIRE FLOW REQUIREMENTS (gpm)</b>	<b>SPACING BETWEEN HYDRANTS (feet)<sup>a,b,c</sup></b>	<b>MAXIMUM DISTANCE FROM THE FURTHEST POINT ON A BUILDING TO A HYDRANT (feet)<sup>e</sup></b>
Commercial/Multifamily	Value as calculated in accordance with section B105.2	600	300 <sup>d</sup>
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 sprinkler system*. Hydrants located across 6 lane arterial roads shall not be considered available.

### **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. 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.

(89) Appendix D 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 this code.

## SECTION - D102 REQUIRED ACCESS

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

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

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

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

**D102.2.3 Installation timing.** All required access roads must be installed and serviceable before aboveground 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 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).

**D103.3 Grade.** *Fire apparatus access roads* shall not exceed 10 percent in grade.

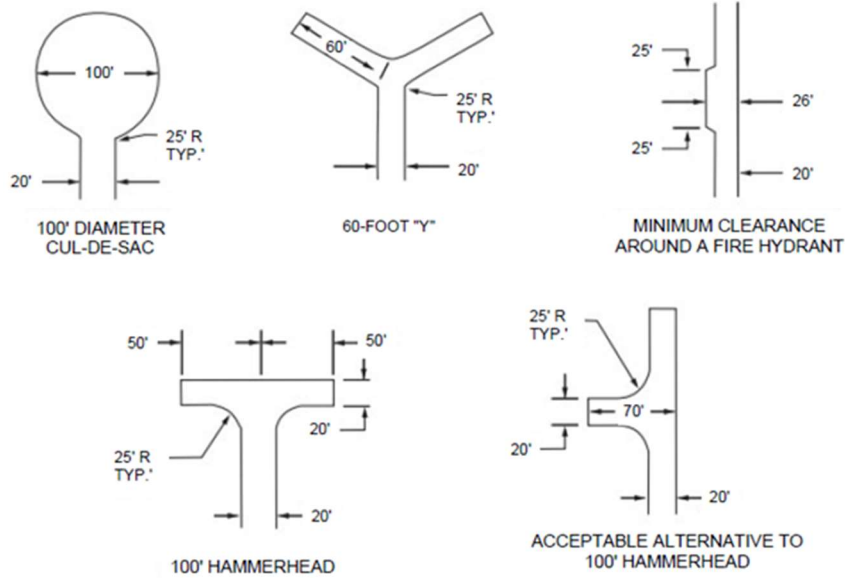
**Exception:** Grades steeper than 10 percent as *approved* by the fire code official. (See section D105.5 for aerial fire apparatus access roads.)

**D103.4 Turning radius.** The minimum turning radius shall be 25 feet inside radius and 50 feet outside radius.

**D103.5 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.

**D103.6 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 D103.6.

**Figure D103.6 – DEAD END FIRE APPARATUS ACCESS ROAD TURNAROUND**



<b>TABLE D103.6 - DEAD END FIRE APPARATUS ACCESS ROADS</b>		
<b>LENGTH (feet)</b>	<b>WIDTH (feet)</b>	<b>TURNAROUNDS REQUIRED</b>
0-150	20	None required
151-660	20	100-foot hammerhead, 100-foot Cut-de-sac in accordance with Figure D103.6
Over 660		Special Approval Required

**D103.6.1 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 (402m) 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 903.3.1.3.3, access from two directions shall not be required.

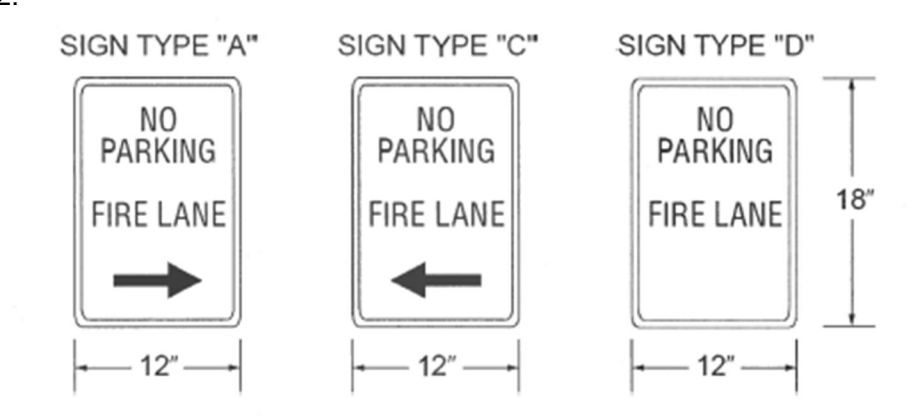
**D103.6.2 Remoteness.** Where two or more points of access are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

**D103.7 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 shall be *approved* by the *fire code official*.
6. Methods of locking the gate shall be *approved* by the *fire code official*.
7. Manual opening gates shall not be locked with a padlock or chain and padlock unless the padlock is *approved* by the *fire code official* and is compatible with the *approved* Key Boxes in use by the fire department.
8. Gate design and locking device specifications shall be submitted for *approval* by the *fire code official* prior to installation.
9. Electric gate operators, where provided, shall be listed in accordance with UL325.
10. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.

**D103.8 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 D103.8 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 section D103.8.1 or D103.8.2.



**FIGURE 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).

## **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 md) 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 (11520m<sup>2</sup>) 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 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*, buildings 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 a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

**D105.2 Width.** *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. 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 shall be permitted to be placed with the approval of the *fire code official*.

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

**D105.6 Road type.** *Aerial fire apparatus access roads* shall not be located on an arterial street with 6 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 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* and 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 903.3.1.3.3, 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 – REFERENCE STANDARDS		
STAND ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
ASTM F 2200—14	Standard Specification for Automated vehicular Gate Construction	D103.7

UL 325—02	Door Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through May 2015	D103.7
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## **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).