

ORDINANCE NO. 4

AN ORDINANCE ADOPTING THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE WITH AMENDMENTS THERETO

Resolution 2015-375

WHEREAS, in 2006 the Board of County Commissioners adopted the International Fire Code, 2006 Edition, as Ordinance No. 4; and,

WHEREAS, pursuant to § 30-15-401.5(2), C.R.S., the Neighborhood Services Department, the Adams County Fire Code Adoption and Revision Commission, and the Adams County Board of Fire Code Appeals has recommended that the Board of County Commissioners adopt the 2012 edition of the International Fire Code, with certain amendments; and,

WHEREAS, the Board of County Commissioners is authorized under § 30-15-401.5, et seq., C.R.S., to adopt an ordinance for the provision of fire safety standards; and,

WHEREAS, the 2012 edition of the International Fire Code is consistent with the 1988 edition of the Uniform Building Codes, as promulgated by the International Code Council.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners, County of Adams, State of Colorado, that the 2006 edition of the International Fire Code be repealed and Ordinance No. 4, the 2012 edition of the International Fire Code, with certain amendments thereto, the full text of which is available at the Adams County Building Safety Division, and which is fully incorporated herein by this reference, be enacted and adopted.

BE IT FURTHER ORDAINED by the Board of County Commissioners, County of Adams, State of Colorado, that:

Section 1. ADOPTION

The Board of County Commissioners of Adams County hereby adopts, by reference, the International Fire Code, 2012 edition, with amendments as described in Section 5, and including the following appendices: Appendix B, Fire-Flow Requirements for Buildings; Appendix C, Fire Hydrant Locations and Distribution; Appendix D, Fire Apparatus Access Roads; Appendix E, Hazard Categories; and Appendix F, Hazard Ranking.

Section 2. CODE DESCRIBED

The International Fire Code, 2012 edition, is published by the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

Section 3. APPLICABILITY

Pursuant to § 30-28-201, et seq., C.R.S., this Ordinance shall apply to all of the unincorporated areas of Adams County and shall not be embraced within the limits of any incorporated city or town. The provisions of this Ordinance shall not overrule or otherwise restrict the authority of the Board of

County Commissioners or any other applicable official of Adams County in authorizing land uses or otherwise acting under the authority of any other adopted codes or regulations of Adams County or enforcing the provisions thereof.

Section 4. BOARD OF APPEALS

The “Board of Appeals,” as described in Section 108 of the International Fire Code, 2012 edition, shall be the Adams County Board of Fire Code Appeals as appointed by the Board of County Commissioners. Whenever the fire code official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the intent of the Code has been incorrectly interpreted, the provisions of the Code do not fully apply, or an equivalent method of protection or safety is proposed, the applicant may appeal the decision of the fire code official to the Adams County Board of Fire Code Appeals within thirty days from the date the decision being appealed was made.

Section 5. AMENDMENTS

Any portion not listed as amended is adopted as written

(a) CHAPTER 1 ADMINISTRATION

Section 101.1, Title, is amended to read as follows:

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

Section 102.5 Application of residential code, is amended as follows:

Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions: Provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access, and water supplies. Where this code addresses fire sprinklers in residential occupancies, it refers to residential occupancies constructed pursuant to both the International Building Code and the International Residential Code. Construction permits for systems and equipment utilized in the interior or exterior of the structure shall also apply. EXCEPTION: Dwelling unit fire sprinkler systems, or portions thereof, installed in accordance with Section P2904 of the 2012 International Residential Code do not require a permit. Nevertheless, dwelling unit fire sprinkler systems, or portions thereof, installed in accordance with NFPA 13D require a permit pursuant to Section 105.7.1 of this code.

2. Administrative, operational, and maintenance provisions: All such provisions of this code shall apply.

References in this code to Group R-3 or U occupancies or one and two family dwellings shall apply to structures under the scope of the International Residential Code where

appropriate.

Section 102.7, Referenced codes and standards, is amended by adding the following sentence:

Where this code refers to the ICC Electrical Code it means the latest edition of the National Electrical Code adopted by the State of Colorado.

Section 105.4.1, Submittals, is amended to read as follows:

105.4.1 Submittals. Construction documents shall be submitted in one of more sets and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional when said documents are submitted in support of an application for a construction permit required by Sections 105.7.1, 105.7.3, 105.7.6, 105.7.7, 105.7.9, 105.7.15, 105.7.17. When requested, qualification statements shall be submitted to the fire code official for the registered design professional to demonstrate compliance with the professional qualifications defined in Section 202.

Section 105.7.6, Fire alarm and detection systems and related equipment, is amended to read as follows:

105.7.6 Fire alarm and detection systems and related equipment. A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment, including emergency alarm systems (Section 908) and smoke control systems (Section 909). Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

A new section, 105.7.17, Explosion control, is added to read as follows:

105.7.17 Explosion control. A construction permit is required to install or modify explosion control provided as required in Section 911.

Section 109.4 Violation penalties, is amended to read as follows:

109.4 Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not less than fifty dollars or more than two hundred and fifty dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.4, Failure to comply, is amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than fifty dollars or more

than two hundred and fifty dollars.

(b) CHAPTER 2 DEFINITIONS

Section 202, General definitions, of the 2012 International Fire Code is amended by defining “REGISTERED DESIGN PROFESSIONAL” to read as follows:

REGISTERED DESIGN PROFESSIONAL. An engineer, licensed to practice professional engineering, as defined by the statutory requirements of the professional licensure laws of the State of Colorado, who shall be responsible and accountable to possess the required knowledge and skills to perform design, analysis, and verification in accordance with provisions of this code and applicable professional standards of practice.

(c) CHAPTER 5 FIRE SERVICE FEATURES

Section 503.2.1, Dimensions, is amended to read as follows:

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of no less than thirteen (13) feet six (6) inches.

Section 503.2.2, Authority, is amended to read as follows:

The fire code official shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations. The fire code official shall have the authority to reduce minimum access widths and vertical clearances based on the fire department’s apparatus.

Section 504.3, Stairway access to roof, is amended to read as follows:

504.3 Stairway access to roof. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. When an exit enclosure is required by Section 1022, the stairway to the roof shall be located within an exit enclosure. Stairway access to the roof shall be in accordance with Section 1009.13. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as requires for such occupancy classification.

A new section, 511, Fire protection in recreational vehicle, mobile home, and manufactured housing parks, sales lots, is added to read as follows:

511 Recreational vehicle, mobile home, and manufactured housing parks, sales lots, and storage lots. Recreational vehicle, mobile home, and manufactured housing parks, sales lots, and storage lots shall provide and maintain access roads and fire hydrants in accordance with Section 503 and 507.

EXCEPTION: Recreational vehicle parks located in remote areas shall be provided with protection and access roadways as required by the fire code official.

(d) CHAPTER 6 BUILDING SERVICES AND SYSTEMS

A new section, 603.10, Carbon monoxide alarm and detector maintenance, inspection, and testing, is added to read as follows:

603.10 Carbon monoxide alarm and detector maintenance, inspection, and testing. The building owner shall be responsible to maintain all carbon monoxide alarms and detectors in an operable condition at all times. Maintenance, inspection, and testing shall be performed in accordance with manufacturer's instructions or nationally recognized standards. A written record shall be maintained and shall be made available to the fire code official upon request.

Section 605.11.3, Access and pathways, is amended to read as follows:

605.11.3.2 Residential systems for Group R-3 buildings. Access to residential systems for Group R-3 buildings shall be provided in accordance with Sections 605.11.3.2.1 through 605.11.3.2.4.

605.11.3.3 Other than residential buildings. Access to systems for occupancies other than Group R-3 buildings shall be provided in accordance with Section 605.11.3.3 through 605.11.3.3.3.

EXCEPTION: Where it is determined by the fire code official that the roof configuration is similar to that of Group R-3, the residential access and ventilation requirements in Sections 605.11.3.2.1 through 605.11.3.2.4 shall be permitted to be used.

(e) CHAPTER 9 FIRE PROTECTION SYSTEMS

Section 903.2.5, General, is amended to read as follows:

An approved automatic sprinkler system shall be provided throughout all buildings containing Group H occupancy.

Section 903.2.6, Group I, is amended to read as follows:

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

A new section, 903.2.6.1, Group I-1, is added to read as follows:

903.2.6.1 Group I-1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.3.1.3 shall be allowed in Group I-1 facilities.

EXCEPTION: An automatic sprinkler system installed in accordance with

Section 903.3.1.1 shall be provided throughout Group I-1 facilities that meet the federal Fair Housing Act definition of senior housing or housing for older persons.

Section 903.2.8, Group R, is amended to read as follows:

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

EXCEPTION 1: An automatic sprinkler system need not be installed in detached single-family homes where the Group R-3 fire area does not exceed 3,600 square feet and the home is within 1,000 feet of a hydrant having the required fire flow and on an approved fire access road, unless such system is required pursuant to other sections of this code.

EXCEPTION 2: An automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be provided throughout all Group R-2 occupancies that meet the federal Fair Housing Act definition of senior housing or housing for older persons.

Section 903.2.11.1.3, Basements, is amended to read as follows:

Where any portion of a basement is located more than 75 feet (22860mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

(f) CHAPTER 56 EXPLOSIVES AND FIREWORKS

Section 5601.1.3, Fireworks, is amended to add a fifth and sixth **EXCEPTION** to read as follows:

5. The sale or use of permissible fireworks, as defined under section 12-28-101(8), as amended, of the Colorado Revised Statutes.

6. The sale of permissible fireworks from temporary stands in accordance with Adams County Development Standards and Regulations, Chapter 4, section 4-05-02-06, as amended.

(g) CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS

Section 5704.2.9.6.1, Locations where above-ground tanks are prohibited, is amended to read as follows:

Locations where above-ground tanks are allowed. Storage of Class I and II liquids in above-ground tanks outside of buildings is allowed when such storage complies with Sections 5704.2.9.6.1 through 5704.2.9.6.3.

Section 6. PENALTIES

Pursuant to § 30-15-402, C.R.S., any person who violates the provisions of this Ordinance commits a class 2 petty offense and, upon conviction thereof, shall be punished by a fine of not more than one thousand dollars for each separate violation.

Section 7. REPEAL OF CONFLICTING BUILDING CODES

All conflicting building codes previously adopted by the Adams County Board of County Commissioners are hereby repealed in their entirety and re-enacted in accordance with the provisions of this Ordinance.

Section 8. SEVERABILITY

The Board of County Commissioners hereby declares that should any article, section, paragraph, sentence, clause, or phrase of this Ordinance be held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of County Commissioners hereby declares that it would have passed this Ordinance, and each part or parts thereof, irrespective of the fact that any one part or parts be declared invalid or unconstitutional.


Section 9. SAFETY CLAUSE

The Board of County Commissioners hereby finds, determines, and declares that this Ordinance is necessary for the preservation of the public health, safety, and welfare.

Section 10. DATE OF EFFECT

The Board of County Commissioners of Adams County, Colorado, hereby determines that this Ordinance shall become effective on September 21, 2015.

Adopted this 18th day of August, 2015.


~~Charles "Chaz" Tedesco~~, Chairman *Steven T. Davis*
Board of County Commissioners
Adams County, Colorado

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Tedesco _____ Aye
O'Dorisio _____ Aye
Henry _____ Aye
Hansen _____ Aye
Pawlowski _____ Aye
Commissioners

CERTIFICATE OF ATTESTATION

STATE OF COLORADO)
County of Adams)

I, Stan Martin, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

The foregoing text is authentic text of Adams County Ordinance No. 4. The first reading of said Ordinance took place on July 28, 2015, at a regular Board of County Commissioners meeting. It was published in full in a newspaper of general circulation at least ten days before its adoption; to wit, in the Denver Post on August 6, 2015. The Ordinance was adopted on second reading at a regular Board of County Commissioners meeting on August 18, 2015, and published in the Denver Post for a second time on August 20, 2015. The Ordinance shall become effective on September 21, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 18th day of August, A.D. 2015.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Stan Martin:

By:



Deputy