

TOWN OF SILVERTHORNE

ORDINANCE 2013-15

2012 INTERNATIONAL FIRE CODE AND AMENDMENTS

AMENDING CHAPTER 4 COMMUNITY DEVELOPMENT, ARTICLE XI: BUILDING CODE ENFORCEMENT, OF THE SILVERTHORNE TOWN CODE

Whereas, the Town Council is authorized to adopt regulations regarding building construction in the Town of Silverthorne pursuant to its home rule authority and general police powers for the purpose of preserving the health, safety, and general welfare of the Silverthorne community; and,

Whereas, Section 4.7 of the Home Rule Charter of the Town of Silverthorne and C.R.S. Section 31-16-201 et. seq. authorizes the Town to adopt codes by reference; and,

Whereas, the Town Council finds that the passage of this ordinance shall promote the health, safety, and general welfare of the Silverthorne community;

NOW, THEREFORE, THE COUNCIL OF THE TOWN OF SILVERTHORNE, COLORADO, ORDAINS:

Section 1: CODE ADOPTION

Division 5. Fire Safety

Sections 4-11-81 Adoption of Standards, and 4-11-82 Amendments, of the Silverthorne Town Code are hereby deleted in their entirety and replaced with the following language:

Sec. 4-11-81. Adoption of standards

The following standard codes, as hereinafter amended, are hereby adopted by reference:

International Fire Code, 2012 edition, including Appendix Chapters B, C, D, E, F, G, H, I, and J published by the International Code Council, Inc.

Sec. 4-11-82. Amendments

The following sections of the International Fire Code, 2012 edition, are amended:

Section 4

AMENDMENTS

1) 102.4 Amend the section to read **Application of Building Code**. The design and construction of new structures shall comply with the *International Building Code* and the *International Fire Code*, and any alterations, additions, changes in use or changes in structures required by this code, which are within the scope of the *International Building Code*, shall be made in accordance therewith.

2) 102.7 Amend the first sentence to read **Referenced codes and standards.** The codes and standards referenced in this code shall be the most currently published edition of those that are listed in Chapter 80, and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

History: Amendment approved last code cycle.

3) 105.1.2 Amend the second condition to read **Types of permits.** 2. Construction permits. A construction permit allows the applicant to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, the likes of which are regulated by this code. A construction permit also allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.7.

4) 105.4.1 Amend the section to read **Submittals.** *Construction documents* and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the *fire code official*. The *construction documents* shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5) 105.7 Amend the section to read **Required Construction Permits.** The fire code official is authorized to issue construction permits for work the likes of which are regulated by this code and as set forth in Section 105.7.1 through 105.7.16.

6) 108.1.1 Add the following section **Procedures.** To request a hearing before the board of appeals, the applicant shall file a request in writing to the fire chief. The fire chief shall arrange for the board of appeals to meet within 10 working days from the receipt of the request. All applicable fees as stated in the fire district fee schedule shall be paid at the time the written request is made.

7) 108.3 Amend the section to read **Qualifications.** The board of appeals 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.

8) 109.4 Amend the section to read **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 the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment as determined by the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

9) 111.4 Amend the section to read **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 [AMOUNT] dollars or more than [AMOUNT] dollars as determined by the court and shall be subject to a fee per fire district or metropolitan district resolution.

10) **GENERAL DEFINITIONS** Amend the following definitions **FIRE AREA.** The aggregate floor area enclosed and bounded by fire walls meeting the requirements of the International Building Code and fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above. For buildings constructed under the *International Residential Code*, the fire area is the aggregate floor area enclosed and bounded by exterior walls of a building.

OCCUPANCY CLASSIFICATION.

Institutional Group I-1 – Five or fewer persons receiving care. A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or International Residential Code Section P2904.

Institutional Group I-2 - Five or fewer persons receiving care. A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.

Residential Group R-3 – Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.

11) 304.1.2 Amend the section to read **Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with the *International Wildland-Urban Interface Code* local codes, policies, and ordinances.

12) 304.3.3 Add Exception #3 to read 3. Storage in a structure shall not be prohibited where the structure is in compliance with local codes, policies, and ordinances as mandated by the authority having jurisdiction.

13) 304.3.4 Add Exception #3 to read 3. Storage in a structure shall not be prohibited where the structure is in compliance with local codes, policies, and ordinances as mandated by the authority having jurisdiction.

14) 308.1.4 Amend Exception #3 to read and add #4 3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 1/2 48 pounds [nominal 1 20 pound (0.454 9.1 kg) LP-gas capacity]. 4. Where a more restrictive code, policy, ordinance, or covenant exists.

15) 315.3 Amend the section to read **Storage in buildings.** Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur. Storage room doors shall be provided with approved signs.

16) 315.3.3 Amend the section to read **Equipment rooms.** Combustible material shall not be stored in boiler rooms, mechanical rooms, or electrical equipment rooms, and other rooms where a potential ignition source exists, as determined by the fire code official.

17) 505.1 Amend the section to read **Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in

a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) 5 inches (127 mm) high with a minimum stroke width of .5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or sign or other means shall be used to identify the structure. Address numbers shall be maintained.

18) 508.1 Amend the section to read **Features**. Where required by other sections of this code and in all buildings classified as high-rise buildings by the *International Building Code*, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.5. A Fire Command Center shall be required in buildings, structures, or facilities that are more than 4 stories (including basements) in height or are greater than 50,000 square feet (4645 m²) within surrounding exterior walls. The fire command center shall be provided and comply with Sections 508.1.1 through 508.1.5.

19) 603.6.6 Add a section to read **Chimneys & Heating Appliances**. Chimneys and fireboxes for solid, fuel burning appliances shall be inspected annually by a qualified individual or company. They shall be inspected for soundness, corrosion, proper support, and freedom from combustible deposits. A certificate of inspection in a form acceptable to the fire code official shall be forwarded to the fire department upon completion.

20) 603.9 Amend the section to read **Gas & utility meters**. Above-ground gas & utility meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an approved manner. Gas & utility meters and piping shall be protected from snow & ice shedding from a roof area. Snow & ice build-up around gas & utility meters shall be kept clear at all times.

21) 607.6 Add a section to read **Communication**. All elevators shall be equipped with two-way communication equipment and the equipment shall be operable at all times.

22) 901.4.2 Amend the section to read **Non-required fire protection systems**. Any fire protection system or portion thereof not required by this code or the *International Building Code* shall be allowed to be furnished for partial or installed throughout a building for complete protection provided such installed system meets the applicable requirements of this code and the *International Building Code*.

23) 901.4.3 Amend the section to read **Fire areas**. Where buildings, or portions thereof, constructed under the *International Building Code*, are divided into fire areas so as not to exceed the limits established for requiring a fire protection system in accordance with this chapter, such fire areas shall be separated by fire barriers walls constructed in accordance with Section 707 of the *International Building Code* or horizontal assemblies constructed in accordance with Section 711 of the *International Building Code*, or both, having a fire-resistance rating of not less than that determined in accordance with Section 707.3.9 of the *International Building Code*.

24) 901.7 Amend the section to read **Systems out of service**. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and where required by the fire code official department, the building shall either be

evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service.

25) 901.9 Amend the section to read **Termination of monitoring services**. For fire alarm protection systems required to be monitored by this code the authority having jurisdiction, notice shall be made to the fire code official whenever alarm system monitoring services are terminated. Notice shall be made in writing, to the fire code official by the monitoring service provider being terminated.

26) 903.2.1 Amend this section by deleting the last portion **Group A**. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1, A-2, A-3 and A-4 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

27) 903.2.1.1 Amend the first two conditions to read **Group A-1**. 1. The fire area exceeds 12,000 6,000 square feet (1,115 557 m²). 2. The fire area has an occupant load of 300 50 or more.

28) 903.2.1.2 Amend the second condition to read **Group A-2**. 2. The occupancy has an occupant load of 100 50 or more.

29) 903.2.1.3 Amend the first two conditions to read **Group A-3**. 1. The fire area exceeds 12,000 6,000 square feet (1,115 557 m²). 2. The occupancy has an occupant load of 300 50 or more.

30) 903.2.1.4 Amend the first two conditions to read **Group A-4**. 1. The fire area exceeds 12,000 6,000 square feet (1,115 557 m²). 2. The fire area has an occupant load of 300 50 or more.

31) 903.2.2 Amend this first section to read and delete the last section **Ambulatory care facilities**. An automatic sprinkler system shall be installed throughout the entire floor building containing an ambulatory care facility where either of the following conditions exist at any time: 1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable. 2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor where such care is provided as well as all floors below, and all floors between the level of ambulatory care and the nearest level of exit discharge, including the level of exit discharge,

32) 903.2.3 Amend the first two conditions to read and delete the Exception **Group E**. 1. Throughout all Group E fire areas greater than 12,000 6,000 square feet (1,858 557 m²) in area. 2. Throughout every portion of educational buildings above and below the level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

33) 903.2.4 Amend this section to read All **Group F-1**. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists: 1. Where a Group F-1 fire area exceeds 12,000 6,000 square feet (1,115 557 m²). 2. Where a Group F-1 fire area is located more than three two stories above grade plane. 3. Where the combined area of all Group F-1 fire areas on all floors, including mezzanines and basements exceeds 24,000 6,000 square feet (2230 557 m²). 4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

34) 903.2.6 Amend this section to read **Group I. Exception 4**. 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 throughout the building. on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.

35) 903.2.7 Amend conditions 1 through 3 to read **Group M**. 1. A Group M fire area exceeds 12,000 6,000 square feet (1115 557 m²). 2. A Group M fire area is located more than three two stories above grade plane. 3. The combined area of all Group M fire areas on all floors, including all mezzanines and basements exceeds 24,000 6,000 square feet (2230 557 m²).

36) 903.2.9 Amend conditions 1 through 3 to read **Group S-1**. 1. A Group S-1 fire area exceeds 12,000 6,000 sq. ft. (1115 557 m²). 2. A Group S-1 fire area is located more than three two stories above grade plane. 3. The combined area of all Group S-1 fire areas on all floors including mezzanines and basements, exceeds 24,000 6,000 square feet (2230 557 m²).

37) 903.2.9.1 Amend the first two conditions to read **Repair garages** 1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 6,000 square feet (929 557 m²). 2. Buildings no more than one-story above grade plane with a fire area containing a repair garage exceeding 12,000 6,000 square feet (1115 557 m²).

38) 903.2.9.2 Amend the section to read **Bulk storage of tires**. Buildings and structures where the area for the storage of tires exceeds 20,000 10,000 cubic feet (566 283 m³) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

39) 903.2.10 Amend the first condition and delete the **Exception Group S-2 enclosed parking garages**. 1. Where the fire area of the enclosed parking garage exceeds 12,000 6,000 square feet (1115 557 m²); or

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

40) 903.2.11.1.3 Amend the section to read **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, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the basement building shall be equipped throughout with an approved automatic sprinkler system.

41) 903.2.13 Add a new section to read **Group B or Mixed Occupancies**. An automatic sprinkler system shall be provided throughout all buildings containing Group B or mixed occupancies where one of the following conditions exists: 1. The fire area exceeds 6,000 sq. ft. (557 m²). 2. Where the combined fire areas of Group B and mixed occupancies on all floors including mezzanines and basements is greater than 6,000 sq. ft. (557 m²).

42) 903.2.14 Add a new section to read **Buildings Constructed under the International Residential Code**. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all detached one and two-family dwellings and multiple single-family dwellings (townhouses), complying with the requirements of the International Residential Code, whose total aggregate fire area exceeds 6,000 square feet (557 m²).

Exception: Unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat notes.

43) 903.4 Delete Exceptions # 2, # 3, & # 5 **Sprinkler system supervision and alarm**. **Exceptions:** 2. Limited area systems serving fewer than 20 sprinklers. 3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided. 5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.

44) 905.3.1 Amend the section to read **Height**. Class III I standpipe systems shall be installed throughout buildings where the floor level of the highest story is more than 30 20 feet (9144 6035 mm) above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 20 feet (9144 6035 mm) below the highest level of fire department vehicle access.

45) 905.3.1.1 Add a new section to read **Building Area**. In buildings exceeding 10,000 sq. ft. (929 m²) within surrounding exterior walls, an approved Class I standpipe system shall be provided where any portion of the building's interior is more than 150 feet (46 m) of travel, vertically and/or horizontally, from the nearest point of fire department vehicle access.

46) 907.6.5 Amend the section to read & delete Exception #3 **Monitoring**. Fire alarm protection systems required by this chapter or by the International Building Code shall be monitored by an approved supervising station in accordance with NFPA 72. **Exception:** Monitoring by a supervising station is not required for: 3. Automatic sprinkler systems in one- and two- family dwellings.

47) 1008.1.9.3 Amend the first sentence of Item # 2.2 to read 2.2. A readily visible, durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED DURING BUSINESS HOURS.

48) 1103.5 Amend the section to read **Sprinkler systems**. An automatic sprinkler system shall be provided in existing buildings in accordance with Sections 1103.5.1 and 1103.5.2 through 1103.5.3.

49) 1103.5.3 Add a new section to read **Additions and alterations to existing buildings**. Existing buildings constructed prior to adoption of this code, with a fire area exceeding 6,000 square feet (557 m²), undergoing additions, alterations or remodel work shall be evaluated under the International Fire Code, for the need for additional fire protection. Portions of

buildings separated by approved fire walls as outlined in the International Building Code may be considered as separate buildings.

50) 1103.5.3.1 Add a new section to read **Existing buildings with a fire area not exceeding 6,000 sq. ft. (557 m²)**. An automatic sprinkler system shall be provided throughout a building undergoing an addition and/or alteration work whose new aggregate fire area of the building exceeds 6,000 square feet (557 m²).

51) 1103.5.3.2 Add a new section to read **Existing buildings with a fire area exceeding 6,000 sq. ft. (557 m²)**. An automatic sprinkler system shall be provided throughout a building undergoing addition work that increases the fire area of the existing building.

52) 1103.5.3.3 Add a new section to read **Alterations to existing buildings with a fire area exceeding 6,000 sq. ft. (557 m²)**. An automatic sprinkler system shall be provided throughout a building when the area undergoing alterations equals or exceeds 50% of the aggregate fire area of the building.

Exception: Alterations limited to the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using the same materials, elements, equipment or fixtures that serve the same purpose.

53) 1103.6.1 Amend the section to read **Existing multi-story buildings**. Existing buildings with occupied floors located more than 50 40 feet (15240 12192 mm) above the lowest level of fire department access or more than 50 40 feet (15240 12192 mm) below the highest level of fire department access shall be equipped with standpipes.

54) 3103.2 Amend this section to read and delete exception #2 **Approval required**. Tents and membrane structures having an area in excess of 400 200 square feet (37 19 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.

Exception: 2. Tents open on all sides which comply with all of the following: 2.1. Individual tents having a maximum size of 700 square feet (65 m²). 2.2. The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet (3658 mm), not exceeding 700 square feet (65 m²) total. 2.3. A minimum clearance of 12 feet (3658 mm) to all structures and other tents.

55) 3103.6 Amend the section to read **Construction documents**. A detailed site and floor plan for tents or membrane structures with an occupant load of 50 or more shall be provided with each application for approval. The tent or membrane structure floor plan shall indicate details of the means of egress facilities, seating capacity, arrangement of the seating and location and type of heating and electrical equipment. See fire code official for additional local requirements.

56) 5001.1 Amend exception #10 to read **Exceptions:** 10. The storage of distilled spirits and wines in wooden barrels and casks.

57) 5701.2 Amend condition #10 to read **Nonapplicability**. 10. The storage of distilled spirits and wines in wooden barrels and casks.

Section 2: PENALTIES

The penalties for any violation of this Ordinance and for violation of the codes adopted by reference shall be those as set forth in Sec. 1-1-19 Violations and Penalties, Sec. 4-1-51 Violations and Penalties, Sec. 4-1-52 Enforcement, Sec. 4-1-53 Violations; remedies, as may be amended from time to time, and / or suspension or revocation of license

Section 3: SAFETY CLAUSE

The adoption of this Ordinance will promote the health, safety, and general welfare of the Silverthorne community.

Section 4: SEVERABILITY

If any provision of this ordinance or portion thereof is held by a court of competent jurisdiction to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect any other provision which can be given effect without the invalid portion.

Section 5: CONFLICTS

All prior ordinances, resolutions, or other acts, or parts thereof, by the Town of Silverthorne in conflict with this Ordinance are hereby repealed, except that this repealer shall not be construed to revive any previously repealed or expired act, ordinance or resolution, or part thereof.

Section 6: EFFECTIVE DATE

This Ordinance shall be effective upon adoption, as provided by the Charter.

Read, moved and passed on first reading on the 23rd day of October, 2013.

TOWN COUNCIL

By: _____

Dave Koop, Mayor

ATTEST:

By: _____
Michele Miller, Town Clerk

Approved on first reading: _____, 2013.
Published by title only on first reading: _____, 2013.
Approved on second reading: _____, 2013.
Published by title only on second reading: _____, 2013.

