

**TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 5, SERIES 2014**

**AN ORDINANCE AMENDING CHAPTER 18, ARTICLE 5, OF THE TOWN
CODE ADOPTING BY REFERENCE THE INTERNATIONAL FIRE CODE PROMULGATED
BY THE INTERNATIONAL CODE COUNCIL,
2012 EDITION, WITH AMENDMENTS**

WHEREAS, the Town of Timnath Town Council has heretofore by ordinance adopted the International Fire Code, 2006 Edition, for application in the Town of Timnath within the Poudre Valley Fire Protection District in Larimer County; and

WHEREAS, the Board of Directors of the Poudre Fire Authority and the Board of Directors of the Poudre Valley Fire Protection District has requested that the Town of Timnath Town Council adopt an ordinance making the International Fire Code, 2012 Edition with amendments, applicable to the Town of Timnath within the Poudre Valley Fire Protection District in Larimer County; and

WHEREAS, the Town of Timnath Town Council has authority to adopt certain uniform codes by reference, including the subject 2012 International Fire Code, pursuant to the provisions of CRS 31-16- 201, et. seq., and

WHEREAS, in compliance with CRS 31-16-203, notice of a public hearing on the proposed adoption of the 2012 International Fire Code was published twice in a newspaper of general circulation in the Town of Timnath, fifteen and eight days preceding the hearing, respectively.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF TIMNATH as follows:

Section 1. International Fire Code Adopted.

Chapter 18, Article 5.1 of the Timnath Town Code is hereby repealed and reenacted to read as follows.

18.5.1: Adoption of the International Fire Code, 2012 Edition.

Pursuant to the authority conferred by Article II, Section 7 of the Charter and by Section 31-16-201 et seq., C.R.S., there is hereby adopted by reference as the fire code of the town, for the purposes of safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, International Fire Code, 2012 Edition, as promulgated by the International Code Council. Except as any portion of this fire code is herein after added to, deleted, modified or amended in this Chapter, this fire code shall include all articles and appendices in the International Fire Code, 2012 Edition. Not less than three (3) copies of this fire code shall be on file in the office of the Fire Marshal and may be inspected at regular business hours and purchased from the Fire Prevention Bureau at a price not to exceed ninety seven dollars (\$97.00) per copy. The provisions of this fire code shall be controlling within the limits of the Town of Timnath.



Section 2 Amendments

Chapter 18, Article 5.2 is hereby repealed and reenacted to read as follows:

18.5.2: Amendments, additions, and deletions.

The following articles, sections, divisions, subsections and appendices of the International Fire Code, 2012 Edition, are hereby added, amended, deleted and renumbered, except as noted, to read as follows:

(1) Section 101.1 is 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 103.4 and 103.4.1 is amended to read as follows:

"103.4 Liability. The fire code official, officer or employee charged with the enforcement of this code, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or omission occurring during the performance of their duties and within the scope of their employment, unless such act or omission is willful and wanton, as provided in the Colorado Governmental Immunity Act, CRS Section 24-10-101 *et seq*".

"103.4.1 Legal defense. Any suit instituted against any officer or employee because of an act or omission performed by that officer or employee during the performance of his or her duties and within the scope of his or her employment, unless such act or omission is willful and wanton and under the provisions of this code shall be defended, consistent with the Colorado Governmental Immunity Act, CRS Section 24-10-101 *et seq.*, 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 department of fire prevention, 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."

(3) Section 108.1 is deleted and readopted for the Town Code to read as follows:

"108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals to be known as the Fire Board of Appeals. The members of the Town of Timnath Board of Appeals shall constitute the Fire Board of Appeals. The fire code official shall be an ex officio member of the Fire Board of Appeals, but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with duplicate copies to the fire code official and the Town Clerk."

(4) Section 108.3 is deleted in its entirety.

(5) Section 109.4 is amended to read as follows.

“109.4 Violations and penalties. Any person convicted of violation of this Article shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for a period not exceeding one (1) year, or both such fine and imprisonment; provided, however, that no person under the age of eighteen (18) years shall be subjected to imprisonment for violation of this Article. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this Article is committed, continued or permitted by any such person and shall be punished accordingly.”

(6) Section 109.5 is hereby added to read as follows:

“109.5 Work commencing before permit issuance. In addition to penalties set forth in Section 109.4, any person or firm who, before obtaining the necessary permit(s), commences any construction of, or work on, a building, structure, fire protection system, fire alarm system, fire extinguishing system that is not otherwise exempted from obtaining a permit, shall be subject to a processing and penalty fee in addition to the standard prescribed permit fee. Such additional fee shall be equal to the permit fee, except that such fee shall not be less than \$50 nor 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.”

(7) Section 202, Definitions, is hereby amended in the following respects:

A definition of "FIRE-CONTAINMENT AREA" is hereby added, to read in its entirety as follows:

“FIRE CONTAINMENT AREA is a portion of a story or basement which is totally enclosed by not less than one-hour fire-resistive construction and as prescribed in Section 708, entitled 'Fire Partitions' and Section 709, entitled 'Smoke Barriers' of the International Building Code as adopted by the Town of Timnath.

Openings other than doors and ducts shall be protected as specified in Section 716 of the International Building Code as adopted by the Town of Timnath and shall be limited to a maximum of 25 percent of any one (1) wall. Self-closing devices may be used in place of automatic closing devices on doors unlikely to be fixed open during normal conditions. Examples are doors at toilet rooms, closets and small storage rooms and similar areas.”

(8) Section 307.2.2 is hereby added to read 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.”

(9) Section 507.2 is hereby amended to read as follows:

“507.2 Type of water supply. A water supply shall consist of pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required sustainable fire flow.”

(10) Section 605.11.3.2.1 is hereby amended to read as follows:

“605.11.3.2.1 Residential buildings with hip roof layouts. Panels/modules installed on residential buildings with hip roof layouts shall be located in a manner that provides a 3-foot-wide (914 mm) clear access pathway from the eave to the ridge on each roof slope where panels/modules are located.”

Exceptions:

1. These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.
2. These requirements shall not apply to roofs where each panel/module array area on the roof is 1,000 square feet (92.90 m²) or less in size, no continuous section of panels/modules is larger than 150 feet in length or width, a clear access pathway of not less than 12-inch-width is provided along each side of all horizontal ridges, and a clear access pathway of not less than 30-inch-width is provided from the eave to the ridge of one roof slope where panels/modules are located.
3. These requirements shall not apply to roofs where each panel/module array area on the roof is 1,000 square feet (92.90 m²) or less in size, no continuous section of panels/modules is larger than 150 feet in length or width, a clear access pathway of not less than 12-inch-width is provided along each side of all horizontal ridges, and, where panels/modules are to be placed on both sides of a hip, a clear access pathway of not less than 18-inch-width is provided along each side of such hip.

These requirements shall not apply to roofs where the total combined area of solar array does not exceed 33% as measured in plan view of the total roof area of the structure,

(11) Section 605.11.3.2.2 is hereby amended to read as follows:

“605.11.3.2.2 Residential buildings with a single ridge. Panels/modules installed on residential buildings with a single ridge shall be located in a manner that provides two, 3-foot-wide (914 mm) clear access pathways from the eave to the ridge on each roof slope where panels/modules are located.”

Exceptions:

1. This requirement shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.
2. This requirement shall not apply to roofs where each panel/module array area on the roof is 1,000 square feet (92.90 m²) or less in size, no continuous section of panels/modules is larger than 150 feet in length or width, and a clear access pathway of not less than 12-inch-width is provided along each side of the horizontal ridge provided that:
 - a. The total combined area of solar array does not exceed 33% as measured in plan view of the total roof area of the structure; or

- b. A 30-inch-wide clear access path is provided from the eave to the ridge of a roof slope where panels/modules are located.

(12) Section 605.11.3.2.3 is hereby amended to read as follows:

"605.11.3.2.3 Residential buildings with roof hips and valleys. Panels/modules installed on residential buildings with roof hips and valleys shall be located no closer than 18 inches (457 mm) to a hip or a valley where panels/modules are to be placed on both sides of a hip or valley. Where panels are to be located on only one side of a hip or valley that is of equal length, the panels shall be permitted to be placed directly adjacent to the hip or valley. In addition, a 12-inch-wide clear access pathway shall be provided along each side of any horizontal ridge."

Exceptions:

1. This requirement shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.
2. These requirements shall not apply to roofs where a 30-inch-wide clear access pathway is provided from the eave to the ridge as well as 12-inch-wide clear access pathways along each side of any horizontal ridge.

(13) Section 605.11.3.2.5 is hereby amended to read as follows:

"605.11.3.2.5 Pathways. All access pathways required under this Section 605.11.3.2 shall be provided in a structurally strong location on the building capable of supporting the live load of firefighters accessing the roof."

(14) A new definition of "FIRE-CONTAINMENT AREA" is hereby added to Section 702, Definitions, to read in its entirety as follows:

"FIRE CONTAINMENT AREA is a portion of a story or basement which is totally enclosed by not less than one-hour fire-resistive construction and as prescribed in Section 709, entitled 'Fire Partitions' and Section 710, entitled 'Smoke Barriers' of the International Building Code as adopted by the Town of Timnath.

Openings other than doors and ducts shall be protected as specified in Section 716 of the International Building Code as adopted by the Town of Timnath and shall be limited to a maximum of 25 percent of any one (1) wall. Self-closing devices may be used in place of automatic closing devices on doors unlikely to be fixed open during normal conditions. Examples are doors at toilet rooms, closets and small storage rooms and similar areas."

(15) Table 903.1 Maximum Allowable Fire Containment is hereby added as follows:

**TABLE 903.1
MAXIMUM ALLOWABLE FIRE-CONTAINMENT AREA
(IN SQUARE FEET)**

Types of Construction

<i>Occupancy</i>	<i>I A</i>	<i>I B</i>	<i>II A</i>	<i>II B</i>	<i>III A</i>	<i>III B</i>	<i>IV-HT</i>	<i>V A</i>	<i>V B</i>
A1	10,000	10,000	NP	NP	NP	NP	NP	NP	NP
A2,	10,000	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
A3, 4	10,000	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
B, F1, S1, S2, M, U	10,000	10,000	7,000	5,000	7,000	5,000	7,000	7,000	5,000
F2	20,000	20,000	10,000	7,000	10,000	7,000	10,000	10,000	5,000
E	10,000	10,000	7,000	5,000	7,000	5,000	7,000	7,000	5,000

NP = Not Permitted

EXCEPTION:

S2 Open parking garages in accordance with Section 406.5.

(16) Section 903.2 Where required, is hereby amended by adding a second exception to read as follows:

"2. Except for Group R Occupancies an automatic sprinkler system shall be installed in all buildings which are not divided into fire containment areas as specified in Table 903.1."

(17) 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, ~~or where walls, partitions or other obstructions are installed that restrict the application of water from these streams,~~ the *basement* shall be equipped throughout with an *approved automatic sprinkler system.*"

(18) Section 904.11.6.4, is hereby amended to read as follows:

"904.11.6.4 Existing automatic fire extinguishing systems. Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire extinguishing system shall be required to comply with the applicable provisions of Sections 904.11 through 904.11.4."

(19) Section 907.8.6, is hereby amended 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."

- (20) Section 1013.2 is amended by adding a second paragraph before the exceptions as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier."

- (21) Section 1029.5.1 is amended by the addition of the following paragraphs:

"For all building permits issued after the effective date of Ordinance (1997 UBC Adoption), all escape and rescue windows requiring a window well pursuant to the International Building Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of Ordinance (1997 UBC Adoption) for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town."

- (22) Section 5601.1.3 Fireworks, is hereby amended to read as follows:

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

Exceptions:

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

- (23) Appendix A is deleted in its entirety:

(24) Appendix B is hereby deleted in its entirety and readopted to read as follows:

APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

SECTION B101 GENERAL

“B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings.”

SECTION B102 DEFINITIONS

“B102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows:

FIRE-FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for firefighting.

FIRE-FLOW CALCULATION AREA. The floor area, in square feet (m²), used to determine the required fire flow.”

SECTION B103 MODIFICATIONS

“B103.1 Decreases. The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.”

“B103.2 Increases. The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.”

“B103.3 Areas without water supply systems. For information regarding water supplies for firefighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142 or the *International Wildland-Urban Interface Code*.”

SECTION B104 FIRE-FLOW CALCULATION AREA

“B104.1 General. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.”

“B104.2 Area separation. Portions of buildings which are separated by fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.”

“B104.3 Type 1A and Type 1B construction. The fire-flow calculation area of buildings constructed of Type 1A and Type 1B construction shall be the area of the three largest successive floors.”

Exception:

Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor

SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

“B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family dwellings shall be 1,000 gallons per minute in urban areas and 500 gallons per minute in rural areas.”

Exception:

A reduction in required fire flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

“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.”

Exception:

A reduction in required fire-flow of up to 75 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.

TABLE B105

APPLICATION	FIRE FLOW REQUIREMENTS (gpm)	SPACING BETWEEN HYDRANTS (feet)	MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO A HYDRANT (feet)
Commercial	1500	600	300
Urban Residential	1000	800	400
Rural Residential	500	800	400

SECTION B106 REFERENCED STANDARDS

ICC IBC—12 International Building Code B104.2, Table B105.1

ICC IWUIC—12 International Wildland-Urban Interface Code B103.3

NFPA 1142—12 Standard on Water Supplies for Suburban and Rural Fire Fighting B103.3

(25) Appendix C is hereby deleted in its entirety and readopted to read as follows:

SECTION C101 GENERAL

“C101.1 Scope. Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed.”

SECTION C102 LOCATION

“C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.”

SECTION C103 NUMBER OF FIRE HYDRANTS

“C103.1 Fire hydrants available. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table B105 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.”

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.”

SECTION C105 DISTRIBUTION OF FIRE HYDRANTS

“C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table B105.”

Exception:

The fire chief 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.

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 B105.”

(26) Appendix D is hereby deleted in its entirety and readopted to read as follows.

APPENDIX D FIRE APPARATUS ACCESS ROADS

SECTION D101 GENERAL

“D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.”

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.

- a. 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.
- b. All permanent points of access shall be hard decks consisting of asphalt or concrete designed to HS 20 or support 40 ton.
- c. All required access roads must be installed and serviceable before aboveground construction begins.”

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 (7925 mm) exclusive of shoulders. (See Figure D103.1).”

“D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception:

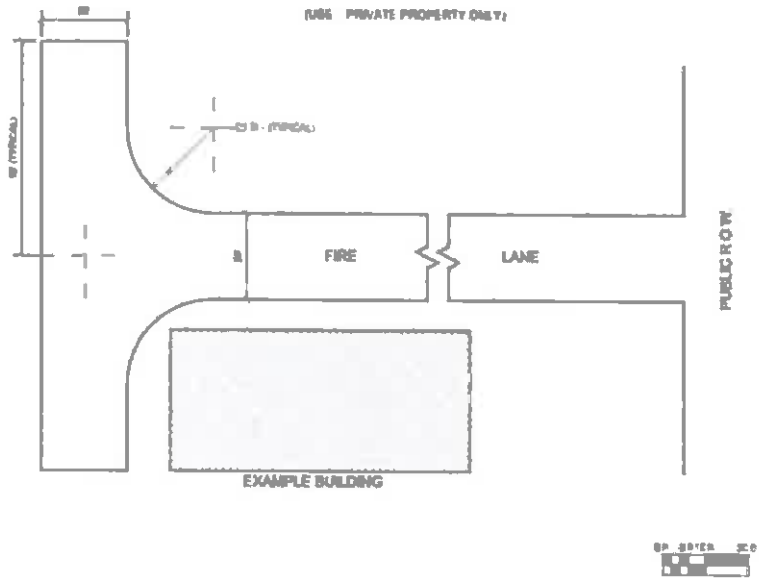
Grades steeper than 10 percent as approved by the fire code official.”

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

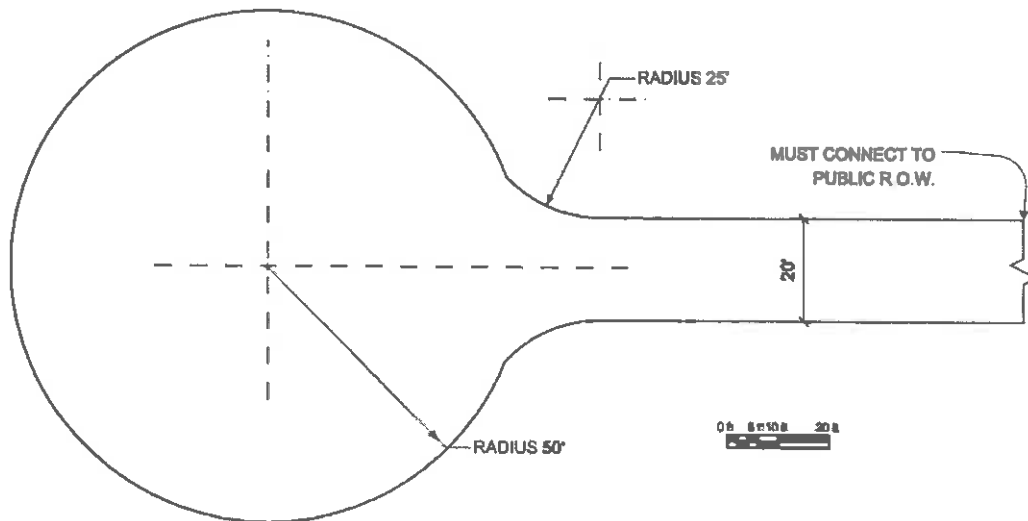
Figure D103.1

**100' HAMMERHEAD
EMERGENCY ACCESS EASEMENT**

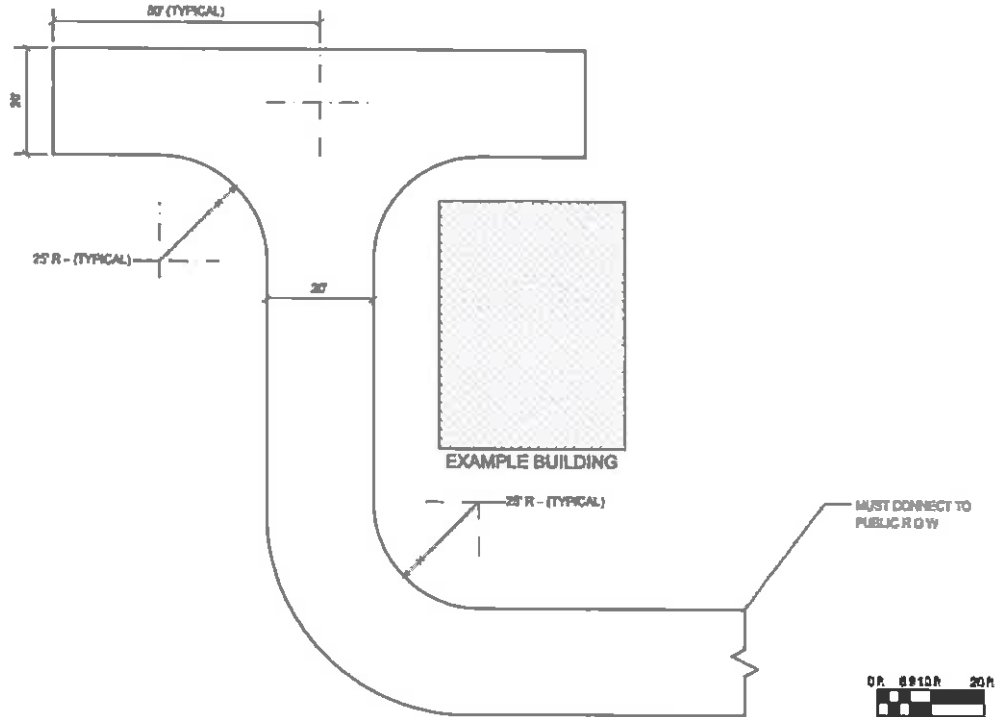
(USE PRIVATE PROPERTY ONLY)



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



**ALTERNATIVE HAMMERHEAD
EMERGENCY ACCESS EASEMENT
(FIRE LANE)
USE: PRIVATE PROPERTY ONLY**



“D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.”

**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

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

“D103.4.1 Second Point of Access Required. A second point of access shall be required when the primary access roadway exceeds 660 feet in length.”

“D103.4.2 Third Point of Access Required. A third point of access will be required when any access road exceeds a distance of 1,320 feet (1/4 mile) in length.”

“D103.4.3 Fourth Point of Access Required. A fourth point of access will be required when access road exceeds a distance of 2,640 feet (1/2 mile) in length.”
Note: Distances are measured as the hose would lay.”

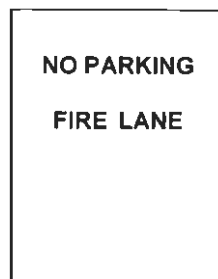
“D103.4.4 Access location. Where two or more points of access are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.”

“D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 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. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
8. Electric gate operators, where provided, shall be listed in accordance with UL325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.”

“D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. 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.”

Figure D103.6



“D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.”

“D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754mm) shall be posted on one side of the road as a fire lane.”

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 provide fire apparatus access for each structure at least 30 feet in width.”

“D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.”

Exception:

Projects having a gross building area of up to 124,000 square feet (11,520 m²) that have a single approved fire apparatus access road when 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 property 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 (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.”

“D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 30 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.”

“D105.3 Proximity to building. At least one 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.”

“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*.”

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.”

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 separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.”

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road 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.
2. 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.

SECTION D108 REFERENCED STANDARDS

ASTM F 2200—05 Standard Specification for Automated Vehicular Gate Construction
ICC IFC—12 International Fire Code
UL 325—02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through February 2006

- (40) Appendix H is hereby adopted in its entirety.
(41) Appendix I is hereby adopted in its entirety.
(42) Appendix J is hereby deleted in its entirety.

Section 3. Code Revision

Because this Ordinance revises an article of the Municipal Code, minor changes such as format, numbering and other changes necessary to unify the revised Code may be necessary. The Town Clerk is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

Section 4. Severability

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is 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 Council hereby declares that it would have passed this Ordinance and each part of parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

Section 5. Penalty Clause

Any person or corporation who violates a provision of this Code or this Chapter or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of the Code or Chapter shall be subject to the penalties referenced in Chapter 1, Article 4: General Penalty of the Town of Timnath Municipal Code.


Section 6. Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code 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 MARCH 25, 2014, AND SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON APRIL 8, 2014 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY THIS TITLE THIS 25th DAY OF MARCH 2014.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON APRIL 8, 2014.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk

