AGENDA
Timnath Town Council
Meeting
6:00 PM - Tuesday, March 12, 2019
4800 Goodman Street, Timnath, Colorado

1. CALL TO ORDER AND ROLL CALL

2. AMENDMENTS TO THE AGENDA

3. PUBLIC COMMENT

4. CONSENT AGENDA
   4.1. Approval of the February 26, 2019, Town Council Meeting Minutes
        Town Council - 26 Feb 2019 - Minutes
   4.2. March 12, 2019 Check Register
        March 12, 2019 Check Register
   4.3. ORDINANCE NO. 5, SERIES 2019, An Ordinance Amending Chapter 18, Article 6 of the Code of the Town of Timnath and Adopting by Reference the 2018 International Fire Code, with Amendments - First Reading and Setting the Public Hearing for March 26, 2019
        Staff Report - Pdf
        Ordinance 5
        PFA Board of Directors Resolution 18-16
        Fire Code Committee Members and Resolution 18-6
        PFA Board Meeting Minutes November 13, 2018
        Fire Code Committee minutes
        Staff Report - Pdf
        Ordinance 6
        Northern Colorado Community Current Code

5. REPORTS
   5.1. Mayor and Council Reports

6. BUSINESS
   6.1. RESOLUTION NO. 14, SERIES 2019, A Resolution Approving and Ratifying a Lease Agreement With Charley Blom

Page 1 of 93
7. ADJOURNMENT

DISCLAIMER

ADA Disclaimer: The Town of Timnath will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. If you need reasonable accommodation please notify us 24 hours in advance of the service, program or activity. Please call 970-224-3211 (TTY: Dial 711 or 800-659-3656 for Relay Colorado assistance).
1 CALL TO ORDER AND ROLL CALL 6:00 P.M.

2 AMENDMENTS TO THE AGENDA

3 PUBLIC COMMENT
   a) Mayor Grossman-Belisle made an announcement about public comments and asked that any person making a public comment approach the podium, state their name and address and hand any handouts to the Town Manager, April Getchius, for Council distribution. She also instructed the public not to approach the Council table directly.

      • Eric Sutherland approached Council and gave each Councilmember a handout, contrary to the Mayor’s instructions. Mr. Sutherland was asked repeatedly by the Mayor to step back to the podium but he continued to ignore her instructions to stop, then was asked to leave and escorted out by Timnath Police.

4 CONSENT AGENDA
   a) Approval of the February 12, 2019, Town Council Meeting Minutes

   b) February 26, 2019 Check Register

      Councilmember Bill Neal made a motion to approve the consent agenda. Councilmember Lisa Laake seconded the motion. CARRIED - unanimously.
5 REPORTS

a) Mayor and Council Reports

- March 5th Planning Commission Town Center Building tour at 5:00 p.m. If Council members would like to attend, please let staff know.
- April 27th is the Town Cleanup and Beautification Day. There will be one drop off location this year at Bethke Elementary.
- Timnath Elementary will be celebrating 100 years with an open house from 10 a.m.-12 p.m. on April 27th.
- April 11th is the Elected Officials dinner in Wellington at 5:30 p.m. Please let staff know if you plan on attending.
- Phil Goldstein has been elected to the Poudre Heritage Alliance Board of Directors.
- Harmony Road closure expected over spring break between Club Drive and Latham Parkway. Dates to be announced.

b) Finance Update Report

Included in the packet.

c) Engineering & Public Works Report

Included in the packet.

d) Community Development Reports

Included in the packet.

e) Timnath Police Department Staff Report

Included in the packet.

f) Town Manager Report

Included in the packet.

6 BUSINESS

a) RESOLUTION NO. 12, SERIES 2019, PUBLIC HEARING, A Resolution approving the Harmony Subdivision Final Plat Filing 6

Councilmember Collins recused himself from the discussion and left the meeting.

Mr. Koelbel spoke to Council about the proposed resolution.

Mr. Merritt spoke to Council about the proposed final plat.

Mayor Grossman-Belisle opened the public hearing at 6:14 p.m.
No public comments.

Mayor Grossman-Belisle closed the public hearing at 6:14 p.m.

Councilmember Bill Neal made a motion to approve RESOLUTION NO. 12, SERIES 2019, A Resolution approving the Harmony Subdivision Final Plat Filing 6. Councilmember Lisa Laake seconded the motion. CARRIED – 4-0

Councilmember Collins returned to the meeting.

b) RESOLUTION NO. 13, SERIES 2019, A Resolution Approving the Purchase of a 2018 Dodge Ram 3500 Truck

Mr. Taranto spoke to Council about the proposed resolution.

Mayor Pro Tem Aaron Pearson made a motion to approve RESOLUTION NO. 13, SERIES 2019, A Resolution Approving the Purchase of a 2018 Dodge Ram 3500 Truck. Councilmember Lisa Laake seconded the motion. CARRIED - unanimously.

7 ADJOURNMENT 6:18 P.M.

Mayor

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Total FORT COLLINS LOVELAND WATER DIST: 477.77

Front Range Pest Control

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JAN 2019

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Total Front Range Pest Control: 2,065.00

LARIMER COUNTY SHERIFF’S DEPT.

19-0109

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Total LARIMER COUNTY SHERIFF’S DEPT.: 19,933.86

Maxey Companies, Inc

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Mar 05, 2019 09:39AM

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Dated: ______________________________________________________

Mayor: ______________________________________________________

City Council: ______________________________________________________

City Recorder: ______________________________________________________
DESCRIPTION
An Ordinance Amending Chapter 18, Article 5 of the Code of the Town of Timnath and Adopting by Reference the 2018 International Fire Code, with Amendments - First Reading and Setting the Public Hearing for March 26, 2019

SUMMARY
The purpose of this item is to adopt the 2018 International Fire Code as amended. The International Code Council (ICC) publishes updated codes every three years. The Poudre Fire Authority Board of Directors has reviewed and approved this code package and is requesting the code be adopted as amended.

Poudre Fire Authority (PFA) is responsible for the enforcement and administration of the International Fire Code (IFC) within the Town of Timnath. Every three years, the IFC is updated by the ICC with the most recent update published in 2018. PFA routinely reviews new codes, proposes local amendments, and seeks adoption of the code changes by the Town Board. The proposed amendments, developed in conjunction with the local Fire Code Review Committee, include several changes to the local code. There were a few significant changes to the published code including provisions related to Mobile Food Vendors, Higher Education Laboratories, Plant Material Processing and Extraction (Cannabis), Mobile Fueling Service, Energy Systems and the retroactive installation of fire suppression systems in eating and drinking establishments with an occupant load in excess of 299. New local amendments were limited with one
significant change that mandated at least one means of egress (stairs) be provided in buildings under construction that exceed one story in height.

PLANNING COMMISSION ACTION

RECOMMENDATION
Staff recommends approval of the Ordinance.

KEY POINTS
At its June 2018 PFA Board meeting, the PFA Board adopted Resolution 18-6 Appointing the Fire Code Review Committee (FCRC). (Attachment 2) This volunteer committee was asked to review the 2018 IFC and the proposed amendments.

The FCRC completed its work on Thursday, October 18, 2018 with a unanimous recommendation to adopt the 2018 IFC along with the accompanying amendments. (Attachment 4) At its November 13, 2018 meeting, the PFA Board unanimously approved the IFC adoption and amendments with Resolution 18-16. (Attachment 1)

The FCRC met for several two-hour sessions to review the IFC. PFA Fire Prevention staff participated in this review with the FCRC, which included detailed discussions of every significant code change and all current and proposed amendments. Existing language and new published changes to the IFC were reviewed along with current local and proposed IFC amendments. This process provides both staff and committee members important insights about community issues/concerns and the appropriate application of the IFC. The hard work and commitment shown by the FCRC has provided PFA with a quality community safety resource, tailored to local community needs.

Since the Town of Timnath adopts many other International Codes, including the International Building Code, and includes their own amendments, staff has included these amendments in the IFC amendment packages that are relevant to both codes. Similar processes occur with PFA’s other fire and life safety partners including the City of Fort Collins and Larimer and Weld Counties.

Since Chapter 9 (Fire Protection Systems) and Chapter 10 (Means of Egress) is the same in the IBC and IFC as published by the ICC, it is essential that local amendments between the IBC and IFC be correlated and, as the building department is primarily tasked with the enforcement of Chapter 10, it makes sense for the IFC to be amended in the same way the local building official amended the IBC.

The committee’s primary goal was the reduction of local amendments to the code. They were able to reduce the total number, as well as focus the amendments that were brought forward on local community needs. The local amendment for fire sprinklers has
been maintained as it has been since the 1980’s and as it is adopted by the local building departments. Of note, many other fire jurisdictions in Northern Colorado have, or are considering, similar amendments to specify fire suppression systems as a vital fire safety provision.

New code provisions exist for the regulation of Mobile Food Vendors. This is in direct response to several significant fires and explosions across the country involving food trucks. Cooking fires have always been a leading cause of fires and brick and mortar restaurants must comply with special safety requirements due to the hazard. This includes adequate ventilation, extinguishing systems, special fire extinguishers, and of course, egress for the kitchen staff if an incident happens. The new code provisions mirror these basic life safety regulations that are in place for restaurants and the new regulations were developed in conjunction with the National Food Truck Association, which strongly supports fire and life safety for their members.

The new chapter in the IFC addressing plant extraction processes is primarily aimed at the cannabis industry and places in code local amendments and policy that have been in effect since local legalization. In fact, many of these provisions were developed in conjunction with the industry here in Colorado and with heavy involvement from PFA staff.

New hazards are often identified as new technology develops and society evolves, and two significant changes to the IFC are the result. As the electrical energy distribution system adapts to growth and demand, one option to provide peak demands or to meet high demands is the use of electrical storage systems. This includes batteries and capacitors, often using new battery chemistries as part of the system. These batteries can be small enough to mount in a home garage or as large as semi-trailers and, depending on the actual battery chemistry, can catch on fire (as was seen with Li-Ion batteries in cell phone and hover boards most recently). These large batteries are subject to overheat and ignition and often cannot be extinguished using conventional firefighting means; the new chapter provides guidance on the safe installation and maintenance of this emerging technology.

Mobile Fueling service is a societal change that may also increase community risk. This service includes a truck with a tank and pump on board that brings the gas station to the customer. While not yet in Timnath, this practice is present in other parts of the country. The risk of a spill and fire is increased since the normal safety provisions found at a fueling station may not be present. The new code provisions set minimum standards to perform the fueling operations safely.

Historically, the United States has suffered some of the largest multiple life-loss fires in Assembly occupancies. Dating back to 1929, when 22 people died in the Study Nightclub fire, through the 1940’s where over 800 people died in the Rhythm Club and Coconut Grove fires, and continuing to this century when 100 died in 2003 at the Station Nightclub and 36 perished at the Ghost Ship Collective in 2016. Assembly occupancies that serve alcohol have historically presented an increased risk to communities. PFA
has experienced fatalities in these occupancies with two citizens losing their lives in the Peoples Bar fire in late 1986.

The National Institute of Standards (NIST) completed a study of fires in Assembly occupancies and the risk to communities today, and recommended the following:

“NIST recommends that model codes require sprinkler systems, and that state and local authorities adopt and aggressively enforce this provision:

a) For all new nightclubs regardless of size, and

b) For existing nightclubs with an occupancy limit greater than 100 people”

The ICC reviewed a code change proposal from NIST to accomplish this recommendation; however, that proposal was modified to maintain the current code language that requires fire suppression when the occupant load exceeds 100 for new assemblies that serve alcohol, and to include a new provision to require retroactive installation of a fire suppression system when an existing assembly that serves alcohol has an occupant load in excess of 299 people.

Staff recognizes this will be a significant financial impact on those establishments with more than 299 occupants that currently do not have fire suppression systems. Due to PFA’s long standing requirement to sprinkle buildings over 5,000 square feet, and provisions within the code since 2000 that require new eating and drinking assemblies to have fire suppression when the occupant load exceeds 99 (about 1,500 square feet), it is not anticipated to impact a significant number of businesses. Staff will work with each establishment to develop a plan and timeline for compliance; there are fewer than five establishments that may be subject to these provisions. The Town of Timnath does not have any establishments where this will be a factor.

The Poudre Valley Fire Protection District (PVFPD) adopted the 2018 IFC at its December 10, 2018 meeting, covering the unincorporated areas of Larimer and Weld Counties. The PVFPD adoption is currently awaiting ratification by the Larimer and Weld County Commissioners. The City of Fort Collins is also in the process of adopting the recommended code and amendments. The amendments for these other adoptions are very similar to this amendment package, with the primary differences being in the correlation of the amendments that were made to the IBC by the other jurisdictions. Additionally, the restrictions on the sale and possession of fireworks are not part of the PVFPD (Larimer and Weld County) Adoption due to restrictions in Colorado Revised Statutes that limit a fire district’s ability to regulate fireworks.

The Poudre Fire Authority Board of Directors reviewed these amendments at its November 13, 2018 meeting and unanimously passed Resolution 18-16, recommending adoption of the 2018 IFC as amended to the City of Fort Collins, Town of Timnath and the Poudre Valley Fire Protection District (PVFPD).
Adoption of the 2018 IFC as Amended has been unanimously recommended by the Fire Code Review Committee (Attachment 4) and the Poudre Fire Authority Board of Directors. (Attachment 3)

PUBLIC/REFERRAL COMMENTS
The Fire Code Review Committee was appointed by the PFA Board of Directors and provided a cross section of code users and those impacted by the codes. This group met five times and unanimously supported the final adoption and amendments. The PFA Board of Directors reviewed, and by resolution, recommended that the 2018 IFC as Amended be adopted by the City of Fort Collins, the Town of Timnath and the Poudre Valley Fire Protection District. The PVFPD unanimously adopted the code and amendments at their December 10, 2018 meeting. Fort Collins is in the process of adoption for the code and it is being submitted to Larimer and Weld Counties for Ratification.

ADVANTAGES
1. Consistent with adjacent communities – standardization
2. Builders are familiar with the 2018 codes and can utilize plans across communities

FINANCIAL IMPLICATIONS
1. Potential increase in the cost of construction to achieve code compliance

RECOMMENDED MOTION

ATTACHMENTS
1. Ordinance
2. PFA Board of Directors Resolution 18-16
3. Fire Code Committee Members and Resolution 18-6
4. PFA Board minutes, November 13, 2018
5. Fire Code Committee minutes, October 18, 2018
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 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, the Town of Timnath Town Council has heretofore by ordinance adopted the International Fire Code, 2015 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, 2018 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 2018 International Fire Code,

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

ARTICLE 1 - International Fire Code Adopted.

Chapter 18, Article 6 of the Timnath Town Code is hereby repealed and reenacted to read as follows.


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, 2018 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, 2018 Edition. Not less than three (3) copies of this fire code shall be on file in the office of the Fire Marshal and may be inspected at regular business hours and purchased from the Fire Prevention Bureau at a price not
to exceed ONE HUNDRED dollars ($100.00) per copy. The provisions of this fire code shall be controlling within the limits of the Town of Timnath.

ARTICLE 2 - Amendments

See Exhibit A

ARTICLE 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.

ARTICLE 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.

ARTICLE 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.

ARTICLE 6 - Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided 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 12, 2019,
AND SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M.
ON MARCH 26, 2019 AT THE TIMNATH ADMINISTRATION BUILDING,
4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED
PUBLISHED BY THIS TITLE THIS 12th DAY OF MARCH, 2019.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING
FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL
ON MARCH, 26, 2019.

TOWN OF TIMNATH, COLORADO

__________________________________
Jill Grossman-Belisle, Mayor

ATTEST:

__________________________________
Milissa Peters-Garcia, CMC
Town Clerk
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, 2018 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** 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 109.1** is deleted and readopted for the Town Code to read as follows:

“109.1 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 109.3** is deleted in its entirety.
(5) **Section 110.4 is amended to read as follows.**

“110.4 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 110.5 is hereby added to read as follows:**

“110.5 Work commencing before permit issuance. In addition to penalties set forth in Section 110.4, 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) **A New Section 114 is hereby added and reads in its entirety as follows:**

**SECTION 114 – REPORTING OF EMERGENCIES AND FALSE ALARMS**

114.1 General. Reporting of fires and hazardous materials releases shall be in accordance with Section 114.

114.2 Reporting Emergencies. In the event a fire occurs or the discovery of a fire, smoke, or unauthorized release of flammable, combustible, or hazardous materials on any property occurs, the owner, owners authorized representative, or occupant shall, without delay, report such condition to the fire department.

114.3 False Alarms. False alarms shall not be given, signaled, or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

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

**IFC Section 202** IFC section 202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms, and other similar habitable areas that are
so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

(9) **A new subsection 307.2.2 is hereby added and reads in its entirety 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.

(10) **Section 307.4.1 is hereby revised and reads in its entirety as follows:**

**307.4.1 Bonfires.** A bonfire shall not be conducted within 50 100 feet (15 30 m) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within 50 100 feet (15 30 m) of a structure shall be eliminated prior to ignition.

**307.4.1.1 Bonfire Size.** The fuel package pile for a bonfire must be approved prior to ignition and shall not exceed 10 feet (3048 mm) in diameter and 8 feet (2438 mm) in height, unless approved by the Fire Code Official. Based on atmospheric conditions, location, adjacent structures, combustible materials or wildland fire danger ratings, smaller fuel package piles may be required. Fuels for a bonfire shall be clean, dry, untreated wood products only. Fuel shall not be added to the bonfire once it is ignited without prior approval of the Fire Code Official. The use of Class I flammable liquids are prohibited. Class II combustible liquids may only be used prior to ignition and only in accordance with an approved ignition plan.

(11) **Section 307.4.2 is hereby revised and reads in its entirety 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.

(12) **Section 307.4.3 is hereby revised and reads in its entirety as follows:**

**307.4.3 Portable outdoor fireplaces.** Portable outdoor fireplaces shall be used in accordance with the manufacturer’s instructions and shall not be operated within 15 feet (4572 mm) of a structure or combustible material.

**Exception:** Portable outdoor fireplaces used at one and two-family dwellings.

**307.4.3 Outdoor Fireplaces.** Outdoor fireplaces shall be used in accordance with the manufacturer’s instructions. Outdoor fireplaces shall not be placed closer to combustibles than stated in the manufacturer’s instructions and 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 structure or combustible material. Outdoor fireplaces shall not be operated underneath a structure of any type. Outdoor fireplaces shall be gas or liquid fueled.

**Exception:** Outdoor fireplaces at one and two-family dwellings may use approved solid fuels.
(13) *Section 308.1.6.3* is hereby revised and reads in its entirety as follows:

308.1.6.3 Sky lanterns. A person shall not release or cause to be released an untethered sky lantern. The use of sky lanterns, tethered or untethered is prohibited.

(14) *Section 503.1* is hereby revised and reads in its entirety as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and Appendix D “Fire Apparatus Access Roads”.

(15) *Section 503.2* is hereby revised and reads in its entirety as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and Appendix D “Fire Apparatus Access Roads”.

(16) *Section 503.2.1* is hereby revised and reads in its entirety 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 13 feet 6 inches (4115 4267 mm).

(17) *Section 505.1* is hereby revised and reads in its entirety 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. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

505.1.1 Addresses shall be assigned by the governmental entity having jurisdiction (Fort Collins, Timnath, or County) and shall comply with the Larimer County Street Naming and Addressing Standards as contained in the Larimer County Urban Area Street Standards.

505.1.2 The approved address numerals shall be visible from the street fronting the property, and posted on a contrasting background.

505.1.3 The address numerals for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. They shall be a minimum of eight inches in height unless distance from the
street or other factors dictate larger numbers.

**Table 505.1.3**

<table>
<thead>
<tr>
<th>Distance from street curb to building</th>
<th>Letter/number size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – 100 feet</td>
<td>8 inches¹</td>
</tr>
<tr>
<td>101 – 150 feet</td>
<td>10 inches¹</td>
</tr>
<tr>
<td>151 – 200 feet</td>
<td>12 inches¹</td>
</tr>
<tr>
<td>201 – 350 feet</td>
<td>14 inches¹</td>
</tr>
<tr>
<td>351 – 500 feet</td>
<td>16 inches¹</td>
</tr>
<tr>
<td>501 – 700 feet</td>
<td>20 inches²</td>
</tr>
<tr>
<td>In excess of 700 feet</td>
<td>As approved by the Fire Code Official³</td>
</tr>
</tbody>
</table>

¹ 8”– 12” numbers shall be a minimum 1” stroke
² 13”– 20” numbers shall be a minimum 1 ½” stroke
³ 21” and larger shall have proportional strokes to ensure visibility

505.1.4 The address numerals for one and two family dwellings shall be a minimum four inches posted on a contrasting background. If bronze or brass numerals are used, they shall only be posted on a black background for visibility.

505.1.5 Monument signs may be used in lieu of address numerals on the building as approved by the Fire Code Official.

505.1.6 Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in sequential order. Suites, apartments or units located on the first floor shall be identified by numbers within the 100 range or series; Suites, apartments or units located on the second floor shall be identified by numbers within the 200 range or series; Suites, apartments or units located on the third floor units shall be identified by numbers within the 300 range or series. Higher floors shall follow this same numbering scheme.

505.1.7 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 the fire lane.

505.1.8 Buildings that are addressed on one street, but are accessible from an adjoining street, shall have the address numbers and street name on each side that is adjacent to that other street.

505.1.9 Approved signage shall be provided in conspicuous locations within buildings to provide clear direction to locate any suite, apartment or unit within the building.
505.1.10 Multiple building complexes shall be provided with approved signage as needed to direct first responders to individual buildings.

505.1.11 Multiple building complexes that have a single street address for the entire complex and 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 clock-wise direction starting at the main entrance to the complex.

(18) Section 507.2 is hereby revised and reads in its entirety 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.

(19) Section 507.5 is hereby revised and reads in its entirety as follows:

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C.

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U and One and Two Family Dwelling occupancies, the distance requirement shall be 600 feet (183 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 distance requirement shall be 600 feet (183 m).

(20) A new subsection 607.5 is hereby added and reads in its entirety as follows:


(21) Section 901.4.6.1 is hereby revised and reads in its entirety as follows:

901.4.6.1 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 door opening width shall be 32 inches clear or as wide as the largest piece of equipment, whichever is larger.
Section 903.2.1.1 Group A-1 is hereby revised and reads in its entirety 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 12,000 square feet (1115 m²).
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.

Section 903.2.1.3 Group A-3 is hereby revised and reads in its entirety 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 12,000 square feet (1115 m²).
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.

Section 903.2.1.4 Group A-4 is hereby revised and reads in its entirety 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 12,000 square feet (1115 m²).
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.

Section 903.2.1.8 Group B is hereby added and reads in its entirety as follows:

903.2.1.8 Group B. An automatic sprinkler system shall be provided for fire areas containing Group B occupancies when the fire area exceeds 5000 square feet (464.5 m²).

Section 903.2.3 Group E is hereby revised and reads in its entirety as follows:
903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 5000 square feet (1115 464.5 m²) in area.

2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

   Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.

(27) Section 903.2.4 Group F-1 is hereby revised and reads in its entirety as follows:

903.2.4 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. A Group F-1 fire area exceeds 12,000 5000 square feet (1115 464.5 m²).

2. A Group F-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2500 square feet (232 m²).

(28) Section 903.2.4.2 Group F-2 is hereby added to read as follows:

903.2.4.2 Group F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-2 occupancy where one of the following conditions exists:

1. A Group F-2 fire area exceeds 5000 square feet (464.5 m²).

2. A Group F-2 fire area is located more than three stories above grade plane.

3. The combined area of all Group F-2 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

(29) 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.

21. 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 5000 square feet (464.5 m²).

32. 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.

(30) **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 12,000 5000 square feet (1115 464.5 m²).

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 m²).

4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5000 square feet (464 m²).

(31) **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 12,000 5000 square feet (1115 464.5 m²).

2. A Group S-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group S-1 fire areas on all floors including any mezzanines, exceeds 5000 square feet (464.5 m²).

4. A Group S-1 fire area used for the storage of commercial motor vehicle where the fire area exceeds 5000 square feet (464.5 m²).

5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2500 square (232 m²).

(32) **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 10,000 5000 square feet (929 464.5 m²).

2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 5000 square feet (1115 464.5 m²).


4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5000 square feet (464 m²).

(33) Section 903.2.10 Group S-2 enclosed parking garages is hereby amended in its entirety to read as follows:

903.2.10 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 where either of the following conditions exists:

1. Where the fire area of the enclosed parking garage exceeds 12,000 square feet (1115 m²).

2. Where the enclosed parking garage is located beneath other groups. Exception: Enclosed parking garages located beneath Group R-3 occupancies.

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 5000 square feet (464.5 m²).

2. A Group S-2 fire area is located more than three stories above grade plane.

Exception: Open Parking Garages

(34) 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 hose streams, the basement shall be equipped throughout with an approved automatic sprinkler system.

(35) Section 903.3.1.2 NFPA 13R sprinkler systems is hereby amended to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding
60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R Section 903.3.1.1.

Exception: NFPA 13R is allowed when the following conditions exist:

1. The building does not contain more than six individual dwelling units and the units are separated from each other with a one-hour barrier to the roof deck.

2. The building does not contain more than 12 individual dwelling units and is divided into no more than six individual dwellings units (complying with number 1 above) by a minimum two-hour fire barrier.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code, shall be measured from the horizontal assembly creating separate buildings.

(36) Section 907.2.10 Single- and multiple-station smoke alarms is amended by adding a second paragraph thereto to read as follows:

When 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.

(37) Section 907.8.6, is hereby added, to read in its entirety 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.

(38) 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."

(39) 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.

Section 3311.1 is hereby revised and reads in its entirety as follows:

**[BE] 3311.1 Stairways required.** Where building construction exceeds 40 feet (12192 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.

Section 5001.1 Scope Exception #10 is hereby amended to read as follows:

Exceptions:

The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities".

Section 5601.1.3 is hereby amended by deleting Exception 2 and 4 and renumbering the remaining exceptions 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. Manufacture, assembly and testing of fireworks as allowed in Section 5605.

3. The use of fireworks for display as allowed in Section 5608.

4. The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided that such fireworks and facilities comply with NFPA 1124, CPSC 16 CFR Parts 1500 and 1507, and DOTn 49 CFR Parts 100–185, as applicable for consumer fireworks.
(43) **Section 5701 Nonapplicability Item # 10** is hereby amended to read as follows:

The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the DISCUS “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities”

(44) **Section 5704.2.9.6.1 Location 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 and the limits of districts in which such storage is prohibited in accordance with Town of Timnath Land Use Code.

(45) **Section 5704.3.3 Indoor storage Exception #2** is hereby amended to read as follows:

5704.3.3 Indoor storage. Storage of flammable and combustible liquids inside buildings in containers and portable tanks shall be in accordance with Sections 5704.3.3.1 through 5704.3.3.10.

**Exceptions:**

1. Liquids in the fuel tanks of motor vehicles, aircraft, boats or portable or stationary engines.

2. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities”

(46) **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 storage 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 Land Use Code.

(47) **Section 5806.2 Flammable Cryogenic Fluids 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 Land Use Code.

(48) **Section 6104.2 Location of LP-Gas Containers Maximum Capacity within established limits** is hereby amended to read as follows:
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 2000 gallons (7570L) in accordance with the Town of Timnath Land Use Code.

(49) **Section 6109.13 Protection of Containers** the 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.

**Exception:** Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in lockable, ventilated cabinets of metal construction.

(50) **Chapter 80 Referenced Standards** is hereby amended by adding the following additional referenced standard in alphabetical and numerical sequence:

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

<table>
<thead>
<tr>
<th>Standard Reference</th>
<th>Referenced Reference in code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>Title</td>
</tr>
</tbody>
</table>

### NFPA
National Fire Protection Association  
1 BatterymarchPark  
Quincy, MA 02169-7471

<table>
<thead>
<tr>
<th>Standard Reference</th>
<th>Referenced Reference in code</th>
</tr>
</thead>
</table>
(51) Appendix A is deleted in its entirety:

(52) Appendix B is 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 fire-fighting 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.

<table>
<thead>
<tr>
<th>APPLICATION</th>
<th>FIRE FLOW REQUIREMENTS (gpm)</th>
<th>SPACING BETWEEN HYDRANTS (feet)</th>
<th>MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>1500</td>
<td>600</td>
<td>300</td>
</tr>
<tr>
<td>Urban One and Two Family Dwelling</td>
<td>1000</td>
<td>800</td>
<td>400</td>
</tr>
<tr>
<td>Rural One and Two Family Dwelling</td>
<td>500</td>
<td>800</td>
<td>400</td>
</tr>
</tbody>
</table>

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.
B105.3 Water supply for buildings equipped with an automatic sprinkler system. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.
2. The required fire-flow.

SECTION B106 REFERENCED STANDARDS
ICC IBC—15 International Building Code B104.2
ICC IFC --- 15 International Fire Code Table B105.1(1) & B105.2
ICC IWUIC—15 International Wildland-Urban Interface Code B103.3
ICC IRC --- 15 International Residential Code Table B105.1(1)
NFPA 1142—12 Standard on Water Supplies for Suburban and Rural Fire Fighting
B103.3

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

APPENDIX C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION

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 or moved into the jurisdiction.

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."

(54) Appendix D is 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 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 ton (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.

D102.2.2 Installation timing. 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. (See section D105.5 for aerial fire apparatus access roads.)

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

**D103.4 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% Angle of Approach or Angle of Departure.

**Figure 103.1**
100' DIAMETER CUL-DE-SAC
FOR USE ON PUBLIC OR PRIVATE PROPERTY

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

EXAMPLE BUILDING
MUST CONNECT TO PUBLIC R.O.W.
D103.5 **Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (46 m) shall be provided with width and turnaround provisions in accordance with Table D103.4.

### TABLE 103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

<table>
<thead>
<tr>
<th>LENGTH (feet)</th>
<th>WIDTH (feet)</th>
<th>TURNAROUNDS REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-150</td>
<td>20</td>
<td>None required</td>
</tr>
<tr>
<td>151-660</td>
<td>20</td>
<td>100-foot hammerhead, 100-foot Cul-de-sac in accordance with Figure D103.1</td>
</tr>
<tr>
<td>Over 660</td>
<td>Special Approval Required</td>
<td></td>
</tr>
</tbody>
</table>

D103.5.1 **Second Point of Access Required.** A second point of access shall be required when the primary access roadway exceeds 660 feet (201 m) in length.

**Exception:** Where 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.

D103.5.2 **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) (402 m) in length.

**Exception:** Where 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 only two directions shall be required.

D103.5.3 **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) (804 m) in length.

**Exception:** Where 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 only three directions shall be required.

D103.5.4 **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.

D103.6 **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 (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate shall be not less than 12 feet (3658 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.

D103.7 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D 103.6. 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 D103.6.1 or D103.6.2.

D103.7.1 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 (6096 to 7925 mm).
D103.7.2 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 (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D 104
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 may have a single approved fire apparatus access road when the buildings are equipped throughout with approved automatic sprinkler systems.

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

Exception: Projects having a gross building area of up to 124,000 square feet (11 520m²) that have a single approved fire apparatus access road 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 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 (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 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height if the fire access road is not a dead end. Dead end fire apparatus access roads for aerial apparatus access shall be a minimum of 30 feet (9144 mm) wide.

D105.3 Proximity to building. 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. 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 5% in grade.

SECTION D 106 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.

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 D 107 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 D103.4.4.

Exceptions: 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.

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.”

D108 REFERENCED STANDARDS

ASTM F 2200—05 Standard Specification for Automated Vehicular Gate Construction

D103.5 ICC IFC—12 International Fire Code

D101.5, D107.1

UL 325—02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through February 2006

D103.5

(55) Appendix F is hereby adopted in its entirety:

(56) Appendix L is hereby adopted in its entirety:

(57) Appendix N is hereby adopted in its entirety:
Resolution 18 - 16

Poudre Fire Authority Board of Directors Support and Recommend Adoption or Ratification of the 2018 International Fire Code

Whereas, the adoption and application of the current edition of the International Fire Code contributes to minimizing human suffering and property loss from fire, and

Whereas, the 2018 edition of the International Fire Code represents the most current of the International Fire Code, and

Whereas, the Board desires that the recommendations of the appointed Fire Code Review Committee be included as the community’s input from those impacted by the enforcement of the code through the adoption process, and

Whereas, the Fire Code Review Committee members are unanimous in their recommendation of the 2018 International Fire Code with amendments, and support initiating the final adoption process with the Poudre Valley Fire Protection District, the City of Fort Collins, the Town of Timnath, and ratification by the Larimer and Weld County Commissioners, and

Whereas, the City of Fort Collins, the Town of Timnath, and Larimer County have, or are in the process of, adopting the other 2018 editions of the International Codes published by the International Code Council.

Now, therefore, be it resolved by the Poudre Fire Authority Board of Directors that the Fire Marshal is directed to begin final adoption procedures for the 2018 International Fire Code with amendments, as recommended by the Fire Code Review Committee, and further, that the Poudre Fire Authority Board of Directors requests and recommends to the Poudre Valley Fire Protection District Board of Directors, the Fort Collins City Council, the Timnath Town Council, and the Larimer and Weld County Commissioners that the 2018 International Fire Code as amended be adopted or ratified as appropriate.

Approved by the PFA Board of Directors this 13th day of November, 2018.

[Signature]

PFA Board Chair

[Signature]

Attest
Resolution 18-6
Appointing a 2018 Fire Code Review Committee

Whereas, the adoption and application of the current edition of the International Fire Code contributes to minimizing human suffering and property loss from fire, and

Whereas, the 2018 edition of the International Fire Code represents the most current of the International Fire Code, and

Whereas, the Board desires to include community input from those impacted by the enforcement of the code through the adoption process.

Now, therefore, be it resolved by the Poudre Fire Authority Board of Directors that the following community members are appointed to the 2018 International Fire Code Review Committee:

2018 International Fire Code Review Committee

<table>
<thead>
<tr>
<th>Mr. Joe Schweitzer</th>
<th>Mr. Adam Trainor</th>
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</thead>
<tbody>
<tr>
<td>Front Range Fire Protection</td>
<td>970 Services</td>
</tr>
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<table>
<thead>
<tr>
<th>Mr. Paul Tanguay</th>
<th>Ms. Patti Watkins</th>
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</thead>
<tbody>
<tr>
<td>Broadcom</td>
<td>Belford Watkins Group - Architects</td>
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</table>

<table>
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<tr>
<th>Captain Dustin DeBaere</th>
<th>Mr. Nick Haws</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poudre Fire Authority</td>
<td>Northern Engineering</td>
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</table>

<table>
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<tr>
<th>Mr. Matt Brooksmith</th>
<th>Mr. John Holcombe</th>
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<tr>
<td>Brinkman Construction</td>
<td>Poudre School District</td>
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</table>

<table>
<thead>
<tr>
<th>Ms. Megan Miller</th>
<th>Captain Carie Dann</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colorado State University - Facilities</td>
<td>Loveland Fire Rescue</td>
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</table>

<table>
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<tr>
<th>Mr. Shane Boyle</th>
<th>Mr. George Stolz</th>
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</thead>
<tbody>
<tr>
<td>City of Fort Collins Water Utility</td>
<td>Gregory Electric</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mr. Kelly Dykstra or Mr. Russ Weber</th>
<th>Ms. Katy Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town of Timnath (Safe Built)</td>
<td>City of Fort Collins Building Department</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mr. Russ Hovland (ex-officio)</th>
<th>Mr. Eric Freid (ex-officio)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Fort Collins Building Department</td>
<td>Larimer County Building</td>
</tr>
</tbody>
</table>

Approved by the Poudre Fire Authority Board of Directors this 29th day of June, 2018.

[Signature]

PFA Board Chair

[Signature]

Attest
BOARD OF DIRECTORS MEETING
November 13, 2018

The Poudre Fire Authority Board of Directors met on November 13, 2018 at 8:30 a.m. at 102 Remington Street, Fort Collins, Colorado. Directors Dave Pusey, Kristin Stephens, Mike DiTullio, and Darin Atteberry were present. Gerry Horak was excused absent. Also present were Fire Chief Tom DeMint, Administrative Services Director Ann Tumquist, Budget and Finance Supervisor Kirsten Howard and Recording Secretary Shawn Williams.

PLEDGE OF ALLEGIANCE
Dave Pusey called the meeting to order at 8:30 a.m.

PUBLIC COMMENT
There was no public comment.

DISCUSSION ITEMS
1. PFA Board Agenda Planning Calendar
   Tom DeMint reviewed the PFA Board Agenda Planning Calendar.

   Tom DeMint advised he would really like to do a mixer with the Poudre Valley Fire Protection District Board and Fort Collins City Council. Darin Atteberry stated he would like to take the idea of a mixer back to the Leadership Planning Team and see what their schedule was like. Darin stated he thought it might be more beneficial for Ginny Sawyer to come to the Poudre Valley Fire Protection District Board for a public outreach presentation on the Keep Fort Collins Great (KFCG) funding. Kristin Stephens stated she thought the mixer would be beneficial.

CONSENT AGENDA
2. October 23, 2018 Poudre Fire Authority Board Minutes
3. Appropriation of Funds for Urban Search and Rescue Deployment
   Kristin Stephens made a motion to approve the Consent Agenda. Mike DiTullio seconded the motion. The motion passed by unanimous vote of the Board.

   Dave Pusey asked if the funds for urban search and rescue included equipment. Tom DeMint stated it is all labor costs.

DISCUSSION ITEMS
4. International Fire Code Recommendation
Bob Poncelow reviewed the 2018 International Fire Code (IFC) Recommendation and the most significant changes to the 2018 IFC with the Board.

Kristin Stephens asked if there was a need to have more business representatives involved on the review committee. Bob Poncelow stated the plan was to reach out to those being affected by proposed changes in the code, such as the owners of the mobile food trucks. Kristin asked about bringing in more expertise in a pre-plan review before the review committee meets to make changes. Bob agreed those were good suggestions.

Darin Atteberry noted there were nine members of staff representing regulatory agencies and seven representing business, and stated he agreed with Kristin that there needs to be a greater representation of businesses and residents in the future. Darin stated he appreciated Bob’s expertise and experience on the code review.

Kristin Stephens made a motion to adopt Resolution 18-16 Support and Recommend Adoption or Ratification of the 2018 International Fire Code. Darin Atteberry seconded the motion. The motion passed by unanimous vote of the Board.

5. Chief’s Recommended 2019 Budget: Review Budget Issues and Proposed Priorities
Tom DeMint stated the 2019 Budget is still a work in progress and staff is continuing to get information on Workers’ Compensation figures.

Ann Turnquist gave a PowerPoint Presentation on the Chief’s Recommended 2019 PFA Budget.

The Board discussed proposed duties of the Employee and Labor Management position, which will include the performance review system, pay and classification system, grievance and disciplinary process, collective bargaining, job analysis, and organizational development, and more.

Tom mentioned the new Burn Building that will be made of Conex boxes that can be replaced individually as needed at a much lesser cost than constructing a new concrete burn building.

Ann stated that the remaining unknown budget pieces at this time are the final workers’ compensation cost, non-bargaining unit salary survey for battalion chief and division chief, and to finalize the 2019 budget document itself. Darin stated this is a no surprises budget; a growth budget for PFA.

Darin Atteberry stated the PulsePoint app is where he goes first when he sees emergency response activity within the City. Darin stated the app is a very useful tool and he would like more specifics such as how the app affects response times.

Darin stated the proposed priorities on the 2019 Budget will coincide well with Ginny Sawyer’s public outreach presentation to the Poudre Valley Fire Protection District Board. Ann Turnquist stated if KFCG funds were not reinstated, the level of cut to PFA
would be at least one fire station. Ron Simms stated there must be conversation about PFA’s Standard of Cover and what services PFA will stop providing. Ron stated the Standard of Cover is PFA’s promise to the community.

Dave Pusey asked Tom DeMint to get with Gerry Horak regarding any input he has on the 2019 Budget due to his absence at today’s meeting. Tom DeMint agreed to do so.

6. Fire Chief’s 2018 Year-End Review Materials

BRIEFING PAPERS/OTHER BUSINESS

7. Briefing Papers/Other Business

Tom DeMint publically thanked Local 1945 for their campaign efforts on Ballot Issue 7D which successfully passed. Tom stated Local 1945 contacted approximately 18,000 residences in their campaign. Kristin Stephens thanked the Local 1945 and stated their work was really impressive and much appreciated.

Tom DeMint stated the Fire and Police Pension Association (FPPA) task force on employer contribution structure will begin meetings this week. The meetings are split into two meetings, Friday, November 16th and Monday, November 26th.

CORRESPONDENCE

8. Correspondence

DISCUSSION ITEM

9. Possible Executive Session for the Purpose of Receiving Legal Action Regarding Potential Litigation

Kristin Stephens made a motion that the Board go into executive session pursuant to Section 24-6-402(4)(f)(1) of the Colorado Revised Statutes for the purposes of Receiving Legal Action Regarding Potential Litigation. Mike DiTullio seconded the motion and the Board entered into executive session at 10:20 a.m.

The Board convened the regular meeting and adjourned at 10:30 a.m.
1. Chief DeMint Remarks

Chief DeMint expressed his gratitude to the group. He shared that our fire prevention activities and the code amendments are important to the community. Chief DeMint thanked the committee for their hard work and dedication.

Bob expressed his gratitude to everyone. He stated we are going to go over the few remaining code changes and then move on to a vote of the amendments as they are proposed.

2. September 20 meeting review and questions

The committee reviewed and approved the minutes. Bob said he wanted to address Paul’s issue about intumescent pillows. If they are installed to manufacturer’s specifications, the code and PFA are going to be good with that. Gregory asked about stairs in construction.

3. No significant changes to Chapter 54, 55, 56, 58, 59, 60, 62, 63, 64, 65, 66, 67

There are no significant changes.

4. Chapter 57 – Flammable and Combustible Liquids

5707. On demand mobile fueling is common in many different areas. That is having someone come to wherever you are and put gas in your car. This service is allowed to use a vehicle mounted tank with no more than 1200 gallons or maximum five gallon gas cans with a total of 60 gallons. The new code provisions address where you can do it and how you to do it safely. We have not seen this here yet but it is becoming more popular across the country.
5. Chapter 61 – Liquefied Petroleum Gases

6103.2.1.4 Research and experimentation in Group E occupancies. This provision clarifies when portable LPG-gas containers can be used in laboratories in educational facilities.

6104.3 Footnote G above ground LP gas containers with a water capacity of 2000 gallons or less shall be separated from public ways by a distance of not less than 5 feet. The group noted this is a good code change, just not a good way to write the code with going to the footnote for the requirement.

6. Appendix E – Hazard Categories

There are two kinds of appendixes in the code. Some are adopted specifically while others are intended for informational purpose and serve only as a reference. We also adopt several appendixes in regards to the code which we will go through but other appendixes may just informational and not intended for adoption. Appendix E is an informational appendix and there is a change that clarifies how to classify class one and two oxidizers. These are two chemicals are often used as pool disinfectants. These are significant changes if you are stocking pool chemicals and will assist in the fair and reasonable enforcement of the code.

7. Appendix N – Indoor Trade Shows and Exhibitions

This is a new chapter and one we have not ever had much to do with in the past. However it is becoming more common, especially at the new CSU Stadium. Historically there have been significant losses related to fires during these shows including the McCormick Place fire in Chicago several years back. These provisions are new and will be a part of the adoption. We work closely with the Stadium staff on these events and this provides us with a section of the code where almost everything is now in one place.

8. Amendment Package Review

Bob reminded the committee that if you are not a member of the ICC you are encouraged to join and to register and vote on the code changes that are important to you.

PFA's final adoptions will include what the City is amending in Chapters 1, 2, 9 and 10 with the intent to have a code that is as compatible as is can be. Larimer County and Timnath adoptions will include amendments to these chapters that correlate to their IBC adoptions.

The first part of the City Adoption and amendments includes the charging language that establishes the IFC as the City Fire Code and amends Chapter 9 of the City Code to include the updated code and amendments. It includes authorizing state statutes and also establishes using the Building Code Appeals Board as the Fire Code Board of
Appeals as well. Appeals are rare as staff works hard to find alternative methods and materials when the letter of the code cannot be met. Some of these provisions also detail penalties and enforcement options and see very little change from year to year.

PFA has for many years included a local amendment to mandates reporting of emergencies as well as prohibiting false alarms. PFA has experienced incidents (oil and gas wells for example) where a spill was not immediately reported and the code did not specifically require the reporting allowing only a report to report to the State. The committee agreed that was not acceptable and now significant spills must be reported.

A new section 307.2.2 addressing open burning allows the PFA to establish both atmospheric conditions as well as time of day restrictions on open burning permits. This allows the Authority to stop fires on high wind and Red Flag days as well as assure the fires are extinguished before dark.

The required setback for Bon Fires in section 307.4.1 were increased to provide additional safety as our community fills in and creates less open space to safely conduct a bon fire. Poudre Fire Authority experienced an issue at the bon fire at Fossil Ridge High School in 2018 and it was apparent the current setbacks were not sufficient. 307.4.1.1 Further limits the size of the bonfire fuel package, assures the fuel is clean dry and safe and finally restricts the use of accelerants.

Staff shared that they have been actively involved with city staff working on possible changes to the city regulations related to backyard fireplaces. Apparently City Council has received nuisance complaints about the smoke. PFA feels that that outdoor burning can be conducted safely and that the IFC establishes how to do it safely. The production of smoke and the complaints that smoke generate are not however within the purview of the code and are more a nuisance than a fire or life safety concern. Sections 307.4.2 and 307.4.3 were amended to clarify that only gas or liquid fuel is permitted at commercial and multi-family occupancies and a permit is required for recreational fires (uncontained by a pit, portable fireplace or other means to prevent spread) as they create significantly more risk than a fire in an approved appliance or structure.

Section 308.1.6.3 Sky lanterns, is revised to clarify that sky lanterns are not permitted at any time. The committee felt strongly that the climate and vegetation present in Northern Colorado presented to significant a risk of a fire start from these devices and that a total ban was appropriate.

Staff shared that one of the most frustrating things for a firefighter is not being able to find an address in an emergency. In 2015 this amendment was added to the code to better identify addresses and positively impact response times when seconds really do matter. We have also included some way finding signage requirements. Gregory asked who establishes addresses and units within the building. Staff shared that establishing the interior addressing scheme falls to the building owner/designer. The committee supported the amendments except that Matt Brooksmith indicated that sometimes they use interior numbers in the thousands because of the size of the building. Bob said that will be a pretty easy change and a sentence or two will be revised to indicate that.
Section 507.2 Type of water supply, has been amended for many years as the PFA experience of using reservoirs as a water supply has not been good. Maintenance, freezing temperatures and reduced capacity due to irrigation drawdowns have all impacted the reliability of this water source and the amendment removes that as an option.

Section 607.5 Solid fuel commercial cooking appliances were added to reference NFPA 96 which is the preeminent standard on this topic. We continue to see an increased demand for solid fuel cooking appliances and this allows them to be installed safely.

Section 901.4.6.1 Access is a local amendment to the IBC that assures the door opening is large enough to be able to service or replace the fire protection equipment present.

Sections 903.2.1.1 through 903.2.10 are amended as needed to maintain the local amendments that have been in place for over 30 years that mandate any building over 5000 square feet be sub-divided into fire areas no larger than 5000 square feet or be provided with a fire suppression system. The amendments include the necessary language to codify this provision in all occupancies.

Section 903.2.11.1.3 Basements. This is amended to correlate with a local amendment to the IBC.

Section 903.3.1.2 13R sprinkler systems after numerous large loss fires in multi-family buildings with 13R sprinkler systems it was determined that there was an unidentified risk with this design. 13R systems do not protect the attic, enclosed voids and some smaller rooms in these apartment buildings. Fires can access the attics and the buildings burn down from the top regardless of the sprinkler protection in place. 13R systems are still permitted, but in limited instances when alternative construction requirements can offset the lack of early suppression.

Section 907.2.10 This provision is an amendment to the IBC that we are correlating to the IFC.

Section 907.8.6 Excessive False Alarms. This long standing amendment allows enforcement action if a property is experiencing repeated false alarms and allows the PFA to mandate corrections and maintenance.

Section 1009.6 through 1030.6 amendments are to the Egress provisions within the code and these amendments are in the IFC to correlate with the IBC local amendments adopted by the City of Fort Collins, Town of Timnath or the respective county code adoption.

3311.1 Stairways. The published code allows buildings under construction to be up to 40 feet high before any stairs are required to provide safe egress (or emergency access). Denver experienced a multiple fatality fire recently in a 3 story building that construction workers could not egress from. The committee feels strongly that it should be reduced. Matt question if it made a difference if it was podium construction and Bob
said he tried to keep it as broad as possible to encompass all building types. Fire spread can be incredibly fast during construction phases and seldom are any of the fire safety or suppression systems in place. Matt stated his company has changed their internal policy that stairs are required once the second floor is decked and they go vertical. Matt went on to explain they require stairs when they can no longer reach the area safely with ladders. Bob said what Matt mentioned about having the deck in place in very important and that language remains in the code. Bob said he is going to take this guidance and rework the wording and come back with the one story and the 20 feet possibly. Paul and Matt said the 20 feet is definitive.

Section 5001.1 exception 10 provides another alternative for distilleries to meet the codes by providing a reference to a standard developed by the distilling industry.

Section 5601.1.3 Fireworks. This section exists in the Town of Timanth and the Coty of Fort Collins adoptions and creates prohibition against the possession, sale and/or use of fireworks within those jurisdictions. State Statute limits the ability of the Poudre Valley Fire Protection District to limit fireworks so they will remain legal in unincorporated portions of PFA.

Section 5701.1 exception 10 provides another alternative for distilleries to meet the codes by providing a reference to a standard developed by the distilling industry.

Section 5704.2.9.6.1 and 5704.3.3 and 5706.2.4.4 and 5806.2 and 6104.2 establish that the use and storage of certain hazardous materials including flammable liquids, flammable cryogenic fluids and LPG are restricted as to location by the Land Use Code in place within the respective justification.

Section 6109.13 Protection of containers. This exception establishes a requirement to protect LPG containers from vehicular impact is located in an area where they could be hit. The code includes an exception that allows containers in a metal gage to be exempt from the vehicular protection. The committee feels strongly that this is insufficient protection and deleted the exception.

Appendix A is not adopted as the Appeals process is in accordance with procedures in place for the individual municipalities or counties.

Appendix B is included in the adoption, but has been rewritten to reflect significantly reduced water flow requirements bases on the installation of fire suppression systems in fire areas exceeding 5000 square feet. As published the appendix includes a table that establishes needed water flow based on occupancy and construction type and can include water demands in excess of 8000 gallons per minute (GPM). By providing sprinklers the highest demand is calculated to be 1500 GPM. This huge reduction in water demand is possible by sprinklering all fire areas above 5000 square feet. This has resulted in a water system that meets demands without excess capacity and costs associated with 8000 GPM demands. The cost savings in the water system are not the only benefit as our annual fire loss is typically much lower than other districts of our size. The amended appendix includes a much simplified water demand table that is based on commercial vs residential demands. The residential demands are further
broken down as urban vs rural demands. Several new residential subdivisions are considering fire suppression systems in all houses to impact water supply, setbacks and other code requirements.

Appendix C fire hydrant locations is also amended to reduce the requirements based on having a significant amount of larger buildings either broken into manageable fire areas of 5000 square feet or are provided with fire suppression systems.

Appendix D fire apparatus access roads. This appendix was entirely rewritten several code adoptions ago and has been working very well. It has become a heavily referenced section of code as PFA strives to support in-fill development where there are often issues with providing enough access for emergency operations.

Buildings exceeding 30 feet in height have to provide for aerial apparatus. During the 2015 IFC adoption it was determined that road widths for aerial apparatus could be reduced from 30 feet (existing local amendment) to the original code mandate of 26 feet (the aerial actually requires 20 feet to set the outrigger to operate safely) and this is maintained in the 2018 adoption package. Several committee members expressed support for the 26 feet.

Gregory said there is not height mentioned for an access road. Bob directed folks to D103.7.2 for the requirement of 14 feet minimum overhead clearance.

Staff explained the basic concepts of access. Dead end roads in excess of 150 feet have to have some kind of turnaround provided. As subdivisions get bigger and bigger you have to have additional access roads. Weld County has many one way in and one way out subdivisions in our jurisdiction. This limits how we respond, can create significant delays in response and can create issues with people not being able to evacuate if the only road is unavailable. So the code stipulates that roads in excess of 660 feet need an additional access point or everything has to be sprinklered. We don’t want to stop growth but want to make sure we have access and work diligently with owners and developers to find solutions.

New provisions were added to the 2015 code related to assuring gates met minimum standards when in an emergency access road. PFA is not a fan of gates as they tend to impact response times, but if approved, these provisions establishes the minimum design standards to minimize any delays. The primary code provides a reference to a UL standard for gate operators including options such as push open, Knox key switch, Knox box or Opticom activation.

Appendix F - Hazard Ranking, Appendix L - Firefighter Air Replenishment Systems and Appendix N – Indoor Trade Shows and Exhibitions are included in the adoption in their entirety and without amendment.

Matt pointed out a clerical error for dollar amount on the first page related to the cost of a code book.
Paul had a question on section 114 reporting emergencies and spills of hazardous materials. He asked what constituted a spill, discharge from the primary container or not until the secondary containment had been breached? Bob said it’s really outside of secondary containment. If you have had a spill of the primary container with no impacts outside of the secondary containment and appropriately mitigated the spill then the code worked and you’ve met the intent. If the spill gets outside of secondary containment or has impacts outside the containment then reporting is required.

Kelly asked: When you do plan reviews; who inspects your fire barriers? Bob said it is usually the building department that inspects those barriers and sometimes it is special inspectors. Kelly said he needs to get some consistency going with other departments because sometimes other departments say well if we didn’t require it why would we inspect it.

Matt said sometimes smaller departments require it be done as a special inspection. Kelly said maybe the issue is confusion over fire area as opposed to fire barrier. Katy said sometimes those fire barriers are being called out for other reasons besides the 5000 square foot fire area provisions. Bob said the construction and details for fire separations can get very technical and PFA does not have staff with the expertise to assure compliance, and therefore relies on either the building department or a special inspector to assure code compliance. Kelly indicated that some architects will put a fire wall in when it is not needed and that further complicates the issues.

9. Final review and approval of the 2018 International Fire Code as Amended

Committee concluded discussion and a vote was called to recommend adoption of the 2018 International Fire Code as amended to the Poudre Fire Authority Board, Poudre Valley Fire Protection District Board, City of Fort Collins and Town of Timnath.

Support for the adoption was by hand vote and was unanimously supported by the members present including Gregory, Paul, Matt, Adam, Shane, Cody, Katy, John, Joe, Carie, Kelly, Becca.

Bob thanked everyone, and expressed how much PFA appreciated everyone’s help and expertise. The meeting adjourned and the committee was disbanded.
<table>
<thead>
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<th>TO:</th>
<th>Town Council</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Matt Blakely</td>
</tr>
<tr>
<td>DATE OF MEETING:</td>
<td>March 12, 2019</td>
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**DESCRIPTION**

An Ordinance Amending Chapter 18, Articles 1 through 5 and 7 through 10 of the Code of the Town of Timnath and Adopting by Reference the The International Building Code,
SUMMARY
This is an Ordinance to update the Town's Building Codes by adopting the following Codes with the amendments as indicated in the attached Ordinance:

- The International Building Code, 2018 Edition
- The International Residential Code, 2018 Edition
- The International Fuel Gas Code, 2018 Edition
- The International Plumbing Code, 2018 Edition
- The International Mechanical Code, 2018 Edition
- The International Existing Building Code, 2018 Edition
- The International Property Maintenance Code, 2018 Edition
- The International Swimming Pool and Spa Code, 2018 Edition

The Town's current codes are 2012 editions except for the Energy Conservation Code, which is a 2009 edition. Most neighboring municipalities have or are in the process of adopting the 2018 International Building Codes, see the attached Northern Colorado Community Current Code spreadsheet.

RECOMMENDATION
Staff recommends approval of this Ordinance.

KEY POINTS
**International Building Code Significant Changes:**

- Table 1004.5 Occupant Loads - The occupant load factor for calculating the maximum floor area per occupant in a business occupancy has increased from 100sf per occupant to 150sf per occupant
- Section 1005.8 Concentrated Business Use Areas - Now concentrated business uses (call centers, trading floors, electronic data processing centers, and similar uses) have the ability to use actual occupant loads for determining means of egress requirements
- Section 1705.5.2 Metal-Plate-Connected Wood Trusses - Special inspections are now necessary for trusses that have a height of over 60"
- Sections 3310.1 & 3314.1 Safeguards During Construction - Stairways and Fire watch required during construction on structures exceeding 40ft in height
Separate sex restrooms shall not be required in Business occupancies in which the maximum occupant load is 25 or fewer.

**International Residential Code Significant Changes:**

- Section R324 Solar Energy Systems- Prior to 2015 IRC, PV systems were not regulated in the IRC. Code now introduces provisions for PV system installation for residential applications.
- Section R325.6 Habitable Attics- Attics that have habitable space and meet all of the following criteria shall not be considered a story: Floor area is not less than 70sf; the occupied floor area meets minimum ceiling heights; space is enclosed by roof assembly above, walls on sides, and floor-ceiling assembly below; and the floor of the occupied space does not extend beyond the exterior walls of the floor below. If one of these items do not apply then the habitable attic is considered a separate story.
- Section R327 Stationary Storage Battery Systems- New provisions for the storage of battery systems in dwellings (Batteries systems for PV systems, Generators, Electric Vehicle Charging) Section R408.3 Unvented Crawlspace- Unvented crawl spaces may use a dehumidification system in lieu of conditioning the space or providing a mechanical ventilation system
- Section R507 Exterior Decks- Lateral load attachments required in addition to standard ledger connection
- Section M1502.4.2 Dryer Exhaust Ducts- Dryer ducts enclosed in wall or ceiling cavities may not be deformed (Requires a 6” framed wall for standard 4” dryer duct vent)
- Section G2447.2 Cooking Appliances- Commercial cooking equipment is now allowed in residential installations as long as the design has been completed by a Colorado licensed Engineer

**Townhouse Fire Sprinklers Significant Changes:**

- The 2012 IRC introduced fire sprinklers for single family structures for the first time
- The majority of Jurisdictions in the Front Range amended the code to remove residential fire sprinkler requirements when this code was first introduced. Since the original introduction in the 2012 code more and more Jurisdictions have started to adopt modified versions of this code section- most notably in Townhouse construction

**International Energy Code Significant Changes:**

- Commercial Energy Code
  - The 2012 IECC introduces system commissioning for mechanical and electrical systems
  - Recommend deleting C408 (system commissioning)
- Residential Energy Code
  - Basement wall insulation values have increased to a R-15 continuous insulation or R-19 cavity insulation
  - Recommend amending Table R402.1.1 (Insulation requirements by components) to allow existing structures constructed prior to the adoption
of this code to finish a basement with previous code minimum requirement of R-10 continuous or R-13 cavity insulation.

- Blower Door testing (building air leakage) is required for all residential structures regardless of compliance method. Recommend deleting requirement for Blower Door testing when using the Prescriptive code methodology

**International Swimming Pool and Spa Code Significant Changes:**

- Section 305- Barriers are not required where a lockable/automatic safety cover is provided
- Public swimming pools are now classified by use and pool type in order to provide specific standards for the design and installation of pool facilities and their intended use
- Minimum pool dimensions and depths when diving equipment is provided
- Minimum pool deck areas around public swimming pools
- Class A and B pools are required to have toilet facilities with appropriate fixture counts based on the IBC/IPC
- New entry and exit provisions for pools, not just pool areas
- Permanent in-ground residential pools have maximum floor slopes, depth transition specifications, and minimum depth requirements

**ADVANTAGES**

1. Consistent with adjacent communities – standardization.
2. Builders are familiar with the 2018 codes and can utilize plans across communities.

**FINANCIAL IMPLICATIONS**

1. Energy Code compliance may increase the cost of construction.

**RECOMMENDED MOTION**


**ATTACHMENTS**

1. Ordinance
2. Northern Colorado Community Current Codes
TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 6, SERIES 2019


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 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, the Town of Timnath Town Council adopted Chapter 18 – Building Regulations and by reference the 2015 edition of the International Residential Code with the amendments enumerated therein; and


WHEREAS, The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of public health, welfare, peace, safety and property and that this Ordinance is necessary for the protection of public convenience and welfare.

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

ARTICLE 1 - The Town Council hereby approves and adopts the following amendments to Chapter 18 – Building Regulations, The International Building Code, 2018 Edition, The
ARTICLE 2 – SEVERABILITY
If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

ARTICLE 3 – CODE REVISIONS
Minor changes such as the format and other changes 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.

ARTICLE 4 – EFFECTIVE DATE
This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON MARCH 12, 2019, AND SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON MARCH 26, 2019 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 26TH DAY OF MARCH 2019.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON MARCH 26, 2019.

TOWN OF TIMNATH, COLORADO

__________________________________________
Jill Grossman-Belisle, Mayor

ATTEST:

__________________________________________
Milissa Peters-Garcia, CMC
Town Clerk
EXHIBIT A
Building Code Amendments

International Building Code

The International Building Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478. Chapters 1 through 33 inclusive and Appendix Chapter I, is hereby adopted by reference as the Town of Timnath Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows.

IBC Section 101.1  IBC Section 101.1 (Title) is amended by the addition of the term “Town of Timnath” where indicated.

IBC Section 101.4.3 IBC Section 101.4.3 (Plumbing) is amended by the deletion of the last sentence.

IBC Section 101.4.5 IBC Section 101.4.5 (Fire prevention) is amended by replacing “International Fire Code” with “adopted fire code”.

IBC Section 101.4.6 IBC Section 101.4.6 (Energy) is amended by replacing the words “International Energy Conservation Code” with “2012 International Energy Conservation Code”.

IBC Section 105.1 IBC Section 105.1 (Required) is amended by replacing the words “building official” with “town”.

IBC Section 105.2 IBC Section 105.2 (Work exempt from permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exception #2 is deleted in its entirety and replaced with “Fences not over 6 feet high.

Building Exception #14 is added to read “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

IBC Section 105.5 IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount of the original permit fee, exclusive of any taxes or other fees already accessed, provided no changes have been made or will be made in the...
original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

IBC Section 109.4 IBC Section 109.4 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

IBC Section 109.6 IBC Section 109.6 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

IBC Section 111.3 IBC Section 111.3 (Temporary occupancy) is amended by deleting the words “building official” in the first and second sentence and replacing it with “town”.

IBC Section 113.1 IBC Section 113.1 (General) is amended by the deletion of the last two sentences and replaced with the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board.”

IBC Section 113.3 IBC Section 113.3 (Qualifications) is amended by the deletion of this section in its entirety.

IBC Section 114.2 IBC Section 114.2 (Notice of Violation) is amended by the addition of “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

IBC Section 202 IBC Section 202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.
**IBC Section 915.2.1** IBC Section 915.2.1 (Dwelling units) is amended by the deletion of the first sentence and replaced with the following:
“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.”

**IBC Section 1015.2** IBC Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted 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.

**IBC Section 1020.1** IBC Section 1020.1 (Table 1020.1 Corridor Fire-Resistance Rating) is amended to replace the corridor rating for R Occupancies with a sprinkler system from 0.5 to 1-Hour fire rating.

**IBC Section 1030.2.** IBC Section 1030.2. (Minimum size) is amended by the deletion of the exception.

**IBC Section 1301.1.1** IBC Section 1301.1.1 (Criteria) is amended by replacing “International Energy Conservation Code” with the “2012 International Energy Conservation Code”.

**IBC Section 1612.3** IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Timnath” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town of Timnath, where indicated in [Date of Issuance].

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**International Residential Code**

The International Residential Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix Chapters F, H and M is hereby adopted by reference as the Town of Timnath Residential Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows.

**IRC Section R101.1** IRC Section R101.1 (Title) is amended by the addition of the term “Town of Timnath” where indicated.

**IRC Section R105.1** IRC Section R105.1 (Required) is amended by replacing the words “building official” with “town”.

**IRC Section R105.2** IRC Section R105.2 (Work Exempt from Permit) is amended by:
Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exception #2 is deleted in its entirety and replaced with “Fences not over 6 feet high.

Building Exception #10 is deleted in its entirety and replaced with: “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

IRC Section 105.5 IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following: “Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

IRC Section R108.5 IRC Section R108.5 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following: “The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

IRC Section R108.6 Section R108.6 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following: “Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.
IRC Section R109.1.5 IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

R109.1.5.2 Insulation Inspection Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

IRC Section R110.4 IRC Section R110.4 (Temporary occupancy) is amended by the deletion of the words “building official” in the first and second sentence and replaced with “town”.

IRC Section R112.1 IRC Section R112.1 (General) is amended by the deletion of the last three sentences and replaced with the following:
“The members of the Board of Appeals shall be comprised of the members of the Town Board.”

IRC Section R112.3 IRC Section R112.3 (Qualifications) is amended by the deletion of this section in its entirety.

IRC Section R113.2 IRC Section R113.2 (Notice of Violation) is amended by the addition of “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

IRC Section R202 IRC Section R202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

IRC Table R301.2 (1) IRC Table R301.2 (1) is filled to provide the following:

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<th>Topographic effects</th>
<th>Seismic Design Category</th>
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<th>Winter Design Temp</th>
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IRC Section R302.1 IRC Section R302.1 (Exterior walls) is amended by the deletion of the wording; “or dwellings equipped throughout with an automatic sprinkler system installed in accordance with section P2904 shall comply with table R302.1(2).”
IRC Table R302.1 (2) IRC Table R302.1 (2) is amended by deleting the section in its entirety.

IRC Section R302.3 IRC Section R302.3 (Two-family dwelling) is amended by replacing “1-Hour fire-resistance rating” with “2-Hour fire-resistance rating” and by deleting exception 1.

IRC Section R302.13 IRC Section R302.13 (Fire Protection of Floors) is amended by the addition of exceptions 5, 6, and 7 as follows:
Exception #5- For floor assemblies located over a basement or crawlspace, mechanical equipment rooms not larger than 80 square feet constructed per sections R302.13 with minimum ½ gypsum wallboard on the enclosing walls and a self-closing weather-stripped solid door.
Exception #6- Floor assemblies located over a basement or crawlspace, with mechanical equipment rooms not larger than 80 square feet may be constructed per Exception #4, using fire treated I joists only above furnace closet area with minimum 5/8 inch Type X gypsum wallboard on the enclosing walls and a self-closing weather stripped solid core 20 minute rated door and frame.
Exception #7- For floor assemblies located over a basement or crawl space with a mechanical equipment room not larger than 80 square feet may be unprotected if a fire sprinkler head is installed in accordance with section P2904 or the International Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic water loop.

IRC Section R303.4 IRC Section R303.4 (Mechanical Ventilation) is amended by replacing “5 air changes per hour” with “7 air changes per hour” and replacing the words “in accordance with section N1102.4.1.2” with “in accordance with section 402.4.1.2 of the International Energy Conservation Code 2012 Edition.

IRC Section R309.5 IRC Section R309.5 (Fire sprinklers) is amended by the deletion of this section in its entirety.

IRC Section R310.1 IRC Section R310.1 (Emergency escape and rescue opening required) is amended by adding the following after the first paragraph:
“All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.5.”
Exception #2 is amended by the deletion of the exception and its conditions.

IRC Section R310.2.1 IRC Section R310.2.1 (Minimum opening area) is amended by the deletion of the exception.

IRC Section R310.2.3 IRC Section R310.2.3 (Window wells) is amended by the addition of the following:
“For all building permits issued after the effective date of Ordinance, 5/1/2019, all escape and rescue windows requiring a window well pursuant to the International Residential 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, 5/1/2019, 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.”

IRC Section R310.2.3.1 IRC Section R310.2.3.1 (Ladder and steps) is amended by the addition of the following exception to read as follows:
“Exception: Only one window well ladder shall be required in an unfinished basement.”

IRC Section R312.1 IRC Section R312.1 (Guards required) is amended by the addition of a third paragraph as follows:
“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 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.

Exceptions:
1. The access side of stairways need not be protected.
2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this code.
3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.”

IRC Section R313 IRC Section R313 (Automatic Fire Sprinkler Systems) is amended by the deletion of this section in its entirety.

IRC Section 315.3 IRC Section 315.3 (Location) is amended by deleting the first sentence and replacing it with the following:
“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.”

IRC Section R401.2 IRC Section R401.2 (Requirements) is amended by the addition of the following after the first paragraph:
“Foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer’s soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.”

IRC Section R405.1 IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence: All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

IRC Chapter 11 IRC Chapter 11 (Energy Efficiency) is amended by the deletion of this chapter in its entirety and replaced with the 2012 International Energy Conservation Code.
IRC Section M1502.4.5.2 IRC Section M1502.4.5.2 (Manufactures instructions) is amended by the deletion of this section in its entirety.

IRC Section G2415.12 IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IRC Section G2415.12.1 IRC Section G2415.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety.

IRC Section G2417.4.1 IRC Section G2417.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

IRC Section G2417.4.2 IRC Section G2417.4.2 (Test Duration) is amended by replacing “10 Minutes” with “15 Minutes”.

IRC Section P2503.5.1 IRC Section P2503.5.1 (Rough plumbing) is amended by the deletion of the first sentence and replaced with “DWV systems shall be tested on completion of the rough piping installation by water or air without evidence of leakage.”

IRC Section P2603.5.1 IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

IRC Section P2913 IRC Section P2913 (Reclaimed water systems) is amended by the deletion of this section in its entirety.

IRC Section P3103.1.1 IRC Section P3103.1.1 (Roof extension) is amended by replacing “6 inches” with “12 inches”.

IRC Section AM103 IRC Section AM103 (Exits required) is deleted in its entirety and replaced with “This appendix contains requirements for new construction.”

HOME CARE FACILITIES. A home wherein care is given to up to eight care recipients with a maximum number of nine occupants located in the primary residence of the care giver. A Home Care Facility is considered a home occupation.

IRC Section AM103.1 IRC Section AM103.1 (Exits required) is deleted in its entirety and replaced with the following: During the time of operation of the day care, two exits are required from the ground-level story. Two exits are required from a home day care operated in a manufactured home regardless of the occupant load. Exits shall comply with Section R311.

IRC Section AM103.1.3 IRC Section AM103.1.2 (Basements) is amended by the addition of the following paragraph; An emergency and escape window used as the second means of egress
from a basement shall comply with Sections R310 and AM 103.1.1 and be located in the area or room used for home care purposes.

**IRC Section AM103.1.3** IRC Section AM103.1.3.1 (Type of fence and hardware) is deleted in its entirety and replaced with the following: The fence shall be of durable materials and be not less than 4 feet (1219 mm) tall, completely enclosing the area used for the day care operations. Each opening shall be a gate or door equipped with a self-closing and self-latching device to be installed at not less than 42 inches (1067 mm) above the ground.

**IRC Section AM103.1.3.2** IRC Section AM103.1.3.2 (Construction of fence) is amended by the deletion of exception #3 in its entirety.

**International Mechanical Code**

The *International Mechanical Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive, is hereby adopted by reference as the Town of Timnath Mechanical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

**IMC Section 101.1** IMC Section 101.1 (Title) is amended by the addition of the term “Town of Timnath” where indicated.

**IMC Section 504.8.4.2** IMC Section 504.6.4.2 (Manufactures Instructions) is amended by the deletion of this section in its entirety.

**International Fuel Gas Code**

The *International Fuel Gas Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Town of Timnath Fuel Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

**IFGC Section 101.1** IFGC Section 101.1 (Title) is amended by the addition of the term “Town of Timnath” where indicated.

**IFGC Section 404.12** IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

**IFGC Section 404.12.1** IFGC Section 404.12.1 (Individual outside appliances) is amended by the deletion of this section in its entirety.

**IFGC Section 406.4.1** IFGC Section 406.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.
IFGC Section 406.4.2

IFGC Section 406.4.2 (Test duration) is amended by changing the second paragraph to read; “When testing a system having a volume less than 10 cubic feet or a system in a single-family dwelling, the test duration shall be not less than 15 minutes”.

IFGC Section 614.8.4.2

IFGC Section 614.8.4.2 (Manufactures instructions) is amended by the deletion of this section in its entirety.

International Plumbing Code

The International Plumbing Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive, is hereby adopted by reference as the Town of Timnath Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

IPC Section 101.1

IPC Section 101.1 (Title) is amended by the addition of the term “Town of Timnath” where indicated.

IPC Section 305.4.1

IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

IPC Section 312.3

IPC Section 312.3 (Drainage and vent air test) is amended by the deletion of the first sentence.

IPC Section 903.1

IPC Section 903.1 (Roof extension) is amended by inserting the number “12” (152.4 mm) where indicated in the second sentence.

IPC Section 1304

IPC Section 1304 (Reclaimed water systems) is amended by the deletion of this section in its entirety.

International Energy Conservation Code

The International Energy Conservation Code, 2012 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 5 inclusive, is hereby adopted by reference as the Town of Timnath Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

IECC Section C101.1

IECC Section C101.1 (Title) is amended by the addition of the term “Town of Timnath” where indicated.

IECC Section 101.5.2

IECC Section 101.5.1 (Low energy buildings) is amended by adding Exception #3 that reads as follows; Commercial structures that lack one or more of the basic amenities or utilities required for year-round occupancy or use such as a permanent heating system, insulation, and/or year-round usable plumbing.
IECC Section C109.1  IECC Section 109.1 (General) is amended by the deletion of the last three sentences and replaced with the following: “The members of the Board of Appeals shall be comprised of the members of the Town Board.”

IECC Section C109.3  IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.

IECC Section R402.4.1.2  IECC Section R402.4.1.2 (Testing) is amended by the deletion of this section in its entirety.

IECC Section C408  IECC Section C408 (System commissioning) is amended by the deletion of this section in its entirety.

**International Property Maintenance Code**

The International Property Maintenance Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Town of Timnath Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

IPMC Section 101.1  IPMC Section 101.1 (Title) is amended by the addition of the term “Town of Timnath” where indicated.

IPMC Section 102.3  IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the last paragraph.

IPMC Section 103.5  IPMC Section 103.5 (Fees) is amended by the deletion of this section in its entirety.

IPMC Section 111.2  IPMC Section 111.2 (Membership of board) is amended by the deletion this section in its entirety and replaced with the following: “The members of the Board of Appeals shall be comprised of the members of the Town Board.”

IPMC Section 111.2.1  IPMC Section 111.2.1 (Alternate Members) is amended by the deletion of this section in its entirety.

IPMC Section 111.2.2  IPMC Section 111.2.2 (Chairman) is amended by the deletion of this section in its entirety.

IPMC Section 111.2.3  IPMC Section 111.2.3 (Disqualification of member) is amended by the deletion of this section in its entirety.

IPMC Section 111.2.4  IPMC Section 111.2.4 (Secretary) is amended by the deletion of this section in its entirety.
**IPMC Section 111.2.5** IPMC Section 111.2.5 (Compensation of members) is amended by the deletion of this section in its entirety.

**IPMC Section 111.3** IPMC Section 111.3 (Notice of Meeting) is amended by the deletion of this section in its entirety.

**IPMC Section 111.4** IPMC Section 111.4 (Open Hearing) is amended by the deletion of this section in its entirety.

**IPMC Section 302.3** IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.

**IPMC Section 302.4** IPMC Section 302.4 (Weeds) is amended by the deletion of this section in its entirety.

**IPMC Section 302.8** IPMC Section 302.8 (Motor Vehicles) is amended by the deletion of this section in its entirety.

**IPMC Section 304.14** IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.

**IPMC Section 308** IPMC Section 308 (Rubbish and Garbage) is amended by the deletion of this section in its entirety.

**IPMC Section 309** IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.

**IPMC Section 604.2** IPMC Section 604.2 (Service) is amended by replacing “NFPA 70” with “Electrical Code adopted by the state of Colorado.”

**International Existing Building Code**

The International Existing Building Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive, is hereby adopted by reference as the Town of Timnath Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

The International Existing Building Code is amended by replacing all references to “International Fire Code” with “Adopted Fire Code”.

**IEBC Section 101.1** IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Timnath” where indicated.
IEBC Section 1401.2 IEBC Section 1401.2 (Conformance) is amended by the deletion of this section in its entirety and replaced with the following: “Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.”

**International Swimming Pool and Spa Code**

The International Swimming Pool and Spa Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Town of Timnath Swimming Pool and Spa Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.
## Current Codes Adopted in Northern Colorado

### Building Code Comparison

|---------------------|-------------|----------|------------|----------|----------|---------------------|------|----------|------------------------|------------------------|----------------------|
DESCRIPTION
A Resolution Approving and Ratifying a Lease Agreement With Charley Blom

SUMMARY
The Timnath Presbyterian Church reached out to staff regarding the availability of Town-owned property at 5125 Fourth Street for rental to their interim pastor. Pastor Charley Blom began work for the church on March 10. Because of the timing of Pastor Blom's work schedule, I initiated the lease for Council to ratify. The lease terms include a one-year lease for $1,100 per month with the option for either party to cancel with ninety days' notice. Two six months extensions of the lease term can also be approved after the initial year.

RECOMMENDATION
Staff recommends approval and ratification of the lease agreement.

KEY POINTS
- Under the terms of the lease agreement, Pastor Charley Blom will be the tenant for the property.
- The tenant will pay $1,100 per month and an $1,100 damage deposit.
- The lease term is for one year with an option to terminate by either party with ninety (90) days notice.
- After the first year, the lease can be renewed for up to two six month terms.
- Tenant will pay all utilities.

ADVANTAGES
Provides a tenant that will maintain the property and solves a housing issue for the Timnath Presbyterian Church.

DISADVANTAGES
None

FINANCIAL IMPLICATIONS
Additional rental revenue of $13,200 per year.

RECOMMENDED MOTION
I move approval of the resolution approving and ratifying a lease agreement with Charley Blom.

ATTACHMENTS
1. Resolution.
2. Lease Agreement.
A RESOLUTION APPROVING AND RATIFYING A LEASE AGREEMENT WITH CHARLEY BLOM

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, attached hereto as Exhibit A is a lease agreement between the Town of Timnath (Landlord) and the Timnath Presbyterian Church Interim Pastor, Charley Blom, for property located at 5125 Fourth Street, Timnath, Colorado; and

WHEREAS, the Timnath Presbyterian Church needs housing for an interim pastor; and

WHEREAS, the interim pastor began work on March 10, 2019; and

WHEREAS, the Town of Timnath has property that is available for said purpose; and

WHEREAS, the Town Council is familiar with the Agreement and finds it to be in the best interest of the Town, its residents, and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval
The Agreement is hereby approved and its approval by the Town Manager is here by ratified in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON MARCH 12, 2019.

TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor
ATTEST:

__________________________
Milissa Peters-Garcia, CMC
Town Clerk
EXHIBIT A

AGREEMENT
LEASE AGREEMENT

This Lease Agreement (this "Agreement") is made this 05 day of March, 2019, by and between TOWN OF TIMNATH ("Landlord") and CHARLEY BLOM ("Tenant"). Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

1. Premises. The premises leased is a house located at 5125 Fourth Street, Timnath, CO 80547 (the "Premises"). Parking is not included with the Premises. The Premises includes the following furnishings: refrigerator, stove, dishwasher.

2. Agreement to Lease. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

3. Term. This Agreement will be for a term beginning on March 08, 2019 and ending on March 08, 2020 (the "Term").

4. Rent. Tenant will pay Landlord a monthly rent of $1,100.00 for the Term. Rent will be payable in advance and due on the 1st day of each month during the Term. The first rent payment is payable to Landlord when Tenant signs this Agreement. Rent for any period during the Term which is for less than one month will be a pro rata portion of the monthly installment. Rent will be paid to Landlord at Landlord's address provided herein (or to such other places as directed by Landlord) by mail or in person by one of the following methods: Personal check, Cashier's check, Money order, Credit card, and will be payable in U.S. Dollars.

5. Late Fee. Rent paid after the 1st day of each month will be deemed as late; and if rent is not paid within ten (10) days after such due date, Tenant agrees to pay a late charge of $25.00.

6. Additional Rent. There may be instances under this Agreement where Tenant may be required to pay additional charges to Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. Landlord has the same rights and Tenant has the same obligations with respect to additional rent as they do with rent.

7. Utilities. Tenant is responsible for payment of all utility and other services for the Premises.

8. Security Deposit. Upon signing this Agreement, Tenant will pay a security deposit in the amount of $1,100.00 to Landlord. The security deposit will be retained by Landlord as security for Tenant's performance of its obligations under this Agreement. The security deposit may not be used or deducted by Tenant as the last month's rent of the Term. Tenant will be entitled to a full refund of the security deposit if Tenant returns possession of the Premises to Landlord in the same condition as accepted, ordinary wear and tear excepted. Within thirty (30) days after the termination of this Agreement, Landlord will return the security deposit to Tenant (minus any amount applied by Landlord in accordance with this section). Any reason for retaining a portion of the security deposit will be explained in writing. The security
deposit will not bear interest while held by Landlord in accordance with applicable state laws and/or local ordinances.

9. Landlord's Failure to Give Possession. In the event Landlord is unable to give possession of the Premises to Tenant on the start date of the Term, Landlord will not be subject to any liability for such failure, the validity of this Agreement will not be affected, and the Term will not be extended. Tenant will not be liable for rent until Landlord gives possession of the Premises to Tenant.

10. Holdover Tenancy. Unless this Agreement has been extended by mutual written agreement of the Parties, there will be no holding over past the Term under the terms of this Agreement under any circumstances. If it becomes necessary to commence legal action to remove Tenant from the Premises, the prevailing Party will be entitled to attorney's fees and costs in addition to damages.

11. Use of Premises. The Premises will be occupied only by Tenant's immediate family members and used only for residential purposes. Tenant will not engage in any objectionable conduct, including behavior which will make the Premises less fit to live in, will cause dangerous, hazardous or unsanitary conditions or will interfere with the rights of others to enjoy their property. Tenant will be liable for any damage occurring to the Premises and any damage to or loss of the contents thereof which is done by Tenant or Tenant's guests or invitees.

12. Condition of the Premises. Tenant has examined the Premises, including the appliances, fixtures and furnishings, and acknowledges that they are in good condition and repair, normal wear excepted, and tear and accepts them in its current condition.

13. Maintenance and Repairs. Tenant will maintain the Premises, including the grounds and all appliances, fixtures and furnishings, in clean, sanitary and good condition and repair. Tenant will not remove Landlord's appliances, fixtures, or furnishings from the Premises for any purpose. If repairs other than general maintenance are required, Tenant will notify Landlord for such repairs. In the event of default by Tenant, Tenant will reimburse Landlord for the cost of any repairs or replacement.

14. Rules and Regulations. Landlord has prescribed the rules and regulations governing Tenant's use and enjoyment of the Premises, attached hereto as Exhibit A, and incorporated by reference herein. Tenant acknowledges receipt of and agrees to adhere to such regulations.

15. Reasonable Accommodations. Landlord agrees to comply with all applicable laws providing equal housing opportunities, including making reasonable accommodations for known physical or mental limitations of qualified individuals with a disability, unless undue hardship would result. Tenant is responsible for making Landlord aware of any such required accommodations that are reasonable and will not impose an undue hardship. If Tenant discloses a disability and requests an accommodation, Landlord has the right to have a qualified healthcare provider verify the disability if the disability is not readily apparent, and Landlord has the right to use the qualified healthcare provider verifying the disability as a resource for providing the reasonable accommodation.

16. Sex Offender Registry. Pursuant to law, information about specified registered sex offenders is made available to the public. Tenant understands and agrees that Tenant is solely responsible for
obtaining any and all information contained in the state or national sex offender registry for the area surrounding the Premises, which can be obtained online or from the local sheriff's department or other appropriate law enforcement officials. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and zip code in which he or she resides.

17. Compliance. Tenant agrees to comply with all applicable laws, ordinances, requirements and regulations of any federal, state, county, municipal or other authority.

18. Mechanics' Lien. Tenant understands and agrees that Tenant and anyone acting on Tenant's behalf do not have the right to file for mechanic's liens or any other kind of liens on the Premises. Tenant agrees to give actual advance notice to any contractors, subcontractors or suppliers of goods, labor or services that such liens are invalid. Tenant further agrees to take the additional steps necessary to keep the Premises free of any and all liens that may result from construction completed by or for Tenant.

19. Subordination. With respect to the Premises, this Agreement is subordinate to any mortgage that now exists, or may be given later by Landlord.

20. Alterations. Tenant will not make any alteration, addition or improvement to the Premises without first obtaining Landlord's written consent. Any and all alterations, additions or improvements to the Premises are without payment to Tenant and will become Landlord's property immediately on completion and remain on the Premises, unless Landlord requests or permits removal, in which case Tenant will return that part of the Premises to the same condition as existed prior to the alteration, addition or improvement. Tenant will not change any existing locks or install any additional locks on the Premises without first obtaining Landlord's written consent and without providing Landlord a copy of all keys.

21. Smoking. Smoking of any kind is strictly prohibited on any part of the Premises. This prohibition applies to Tenant and any visitors, guests or other occupants on the Premises.

22. Pets. Tenant is not allowed to have or keep any pets, even temporarily, on any part of the Premises. The unauthorized presence of any pet will subject Tenant to penalties, damages, deductions and/or termination of this Agreement. Properly trained service animals that provide assistance to individuals with disabilities may be permitted on the Premises with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant will be responsible for the costs of de-fleaing, deodorizing and/or shampooing all or any portion of the Premises if a pet has been on the Premises at any time during the Term (whether with or without written consent of Landlord).

23. Inspection Checklist. In order to avoid disagreements about the condition of the Premises, at the time of accepting possession of the Premises, Tenant will complete the Inspection Checklist incorporated herein by reference and attached hereto as Exhibit B and record any damage or deficiencies that exist at the commencement of the Term. Landlord will be liable for the cost of any cleaning or repair to correct damages found at the time of the inspection. Tenant will be liable for the cost of any cleaning and/or repair to correct damages found at the end of the Term if not recorded on the inspection checklist, normal wear and tear excepted.

Lease Agreement (Rev. 13413A4)
24. **Fire and Casualty.** If the Premises are damaged by fire or other serious disaster or accident and the Premises becomes uninhabitable as a result, Tenant may immediately vacate the Premises and terminate this Agreement upon notice to Landlord. Tenant will be responsible for any unpaid rent or will receive any prepaid rent up to the day of such fire, disaster or accident. If the Premises are only partially damaged and inhabitable, Landlord may make full repairs and will do so within a prompt and reasonable amount of time. At the discretion of Landlord, the rent may be reduced while the repairs are being made.

25. **Liability.** Landlord is not responsible or liable for any loss, claim, damage or expense as a result of any accident, injury or damage to any person or property occurring anywhere on the Premises, unless resulting from the negligence or willful misconduct of Landlord.

26. **Renter's Insurance.** Tenant is required to obtain, and maintain at all times during the Term, a renter's insurance policy with a minimum of $100,000.00 personal liability coverage. Tenant will name Landlord as an interested party or additional insured. Tenant will provide Landlord with a certificate or proof of insurance upon request.

27. **Assignment and Subletting.** Tenant will not assign this Agreement as to any portion or all of the Premises or make or permit any total or partial sublease or other transfer of any portion or all of the Premises.

28. **Insurance Requirements.** Tenant will not do or permit to be done any act or thing that will increase the insurance risk under any policy of insurance covering the Premises. If the premium for such policy of insurance increases due to a breach of Tenant's obligations under this Agreement, Tenant will pay the additional amount of premium as additional rent under this Agreement.

29. **Right of Entry.** Landlord or its agents may enter the Premises at reasonable times to inspect the Premises, to make any alterations, improvements or repairs or to show the Premises to a prospective tenant, buyer or lender. In the event of an emergency, Landlord may enter the Premises at any time.

30. **Surrender.** Tenant will deliver and surrender to Landlord possession of the Premises immediately upon the expiration of the Term or the termination of this Agreement, clean and in as good condition and repair as the Premises was at the commencement of the Term, reasonable wear and tear excepted.

31. **Default.** In the event of any default under this Agreement, Landlord may provide Tenant a notice of default and an opportunity to correct such default. If Tenant fails to correct the default, other than a failure to pay rent or additional rent, Landlord may terminate this Agreement by giving a thirty (30) day written notice. If the default is Tenant's failure to timely pay rent or additional rent as specified in this Agreement, Landlord may terminate this Agreement by giving a thirty (30) day written notice to Tenant. After termination of this Agreement, Tenant remains liable for any rent, additional late, costs, including costs to remedy any defaults, and damages under this Agreement.

32. **Remedies** If this Agreement is terminated due to Tenant's default, Landlord may, in addition to any rights and remedies available under this Agreement and applicable law, use any dispossession, eviction or other similar legal proceeding available in law or equity.

*Lease Agreement (Rev. 13413A4)*
33. Hazardous Materials. Tenant shall not keep on the Premises any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

34. Notices. All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent via certified or registered mail to the following addresses (or to another address that either Party may designate upon reasonable notice to the other Party):

4800 Goodman Street
Timnath, CO 80547

Notices shall be sent to the Tenant at the following address:
5125 Fourth Street
Timnath, CO 80547

35. Quiet Enjoyment. If Tenant pays the rent and performs all other obligations under this Agreement, Tenant may peaceably and quietly hold and enjoy the Premises during the Term.

36. No Waiver. No Party shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

37. Severability. If any provision of this Agreement is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable part had not been included in this Agreement.

38. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon the Parties and their permitted successors and assigns.

39. Governing Law. The terms of this Agreement and the rights and obligations of the Parties hereto shall be governed by and construed in accordance with the laws of the State of Colorado, without regard to its conflicts of laws provisions.

40. Disputes. Any dispute arising from this Agreement shall be resolved in the courts of the Larimer County, Colorado.

41. Amendments. This Agreement may be amended or modified only by a written agreement signed by the Parties.

42. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

43. Headings. The section headings herein are for reference purposes only and shall not otherwise affect the meaning, construction or interpretation of any provision in this Agreement.

Lease Agreement (Rev. 13413A4)
44. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes and cancels all prior agreements of the Parties, whether written or oral, with respect to the subject matter.

45. **Miscellaneous.** Lease may be terminated by either party with ninety (90) days' notice. The lease has the option to renew for two (2) six (6) month periods after the initial one year term and subject to Landlord's approval.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the Effective Date.

---

**Landlord Signature**

**Landlord Full Name**

**Tenant Signature**

**Tenant Full Name**
EXHIBIT A

RULES AND REGULATIONS

Tenant shall abide by the following rules and regulations while occupying the Premises:

- Tenant will not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord.
- Tenant will keep all air conditioning filters clean and free from dirt.
- Tenant will keep all bathrooms, sinks, toilets, and other water and plumbing supplies in good order and repair, and shall use same only for the purposes for which they were constructed.
- Tenant will abide by and be bound by any and all rules and regulations affecting the Premises or the common areas of the Premises which may be adopted or promulgated from time to time by Landlord.
- Tenant will be responsible for mowing and yard maintenance to keep the property in a presentable, residential standard.
# RENTAL INSPECTION CHECKLIST

Complete this inventory checklist as soon as you sign the lease. Do not move anything into the Premises until after you have filled out this checklist. Take time-stamped pictures of any damages, dents, marks, or problems you find. Ask your Landlord to sign the checklist and/or send them a copy. You should keep the original for your records.

<table>
<thead>
<tr>
<th>Living Room</th>
<th>Condition on Arrival</th>
<th>Condition on Departure</th>
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<tbody>
<tr>
<td>Walls and Ceiling</td>
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<td>Floor Covering</td>
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<td>Windows (curtains, blinds, etc.)</td>
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<td>Doors</td>
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<td>Light Fixtures</td>
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<td>Lamp(s)</td>
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</tr>
<tr>
<td>Furniture (if applicable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baseboards/Moldings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: ______________________</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Kitchen</th>
<th>Condition on Arrival</th>
<th>Condition on Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stove, Oven, Range, Hood, Broiler, Pans, Burners, etc...</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Covering</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows (curtains, blinds, etc)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light Fixtures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cabinets/Drawers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Counter Surfaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sink, Garbage Disposal, Faucet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Microwave Oven</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Refrigerator</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furniture</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dishwasher</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other: ______________________</td>
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</table>

<table>
<thead>
<tr>
<th>Bathroom</th>
<th>Condition on Arrival</th>
<th>Condition on Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls and Ceiling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Covering</td>
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</tr>
</tbody>
</table>

Lease Agreement (Rev. 13413A4)  

9/12
| Windows (curtains, blinds, etc....) |  |  |
| Doors |  |  |
| Light Fixtures |  |  |
| Cabinets/Drawers |  |  |
| Counter Surfaces |  |  |
| Sink and Faucet |  |  |
| Toilet/Tissue Holder |  |  |
| Shower and Tub |  |  |
| Towel Racks |  |  |
| Mirror/Medicine Cabinet |  |  |
| Water (heat and pressure) |  |  |
| Dishwasher |  |  |
| Other: |  |  |

<table>
<thead>
<tr>
<th>Bedroom</th>
<th>Condition on Arrival</th>
<th>Condition on Departure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls and Ceiling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Covering</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows (curtains, blinds, etc....)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light Fixtures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closets (Doors and tracks)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Book Shelves</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Molding and Baseboards</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furniture (if applicable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mirror</td>
<td></td>
<td></td>
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<tr>
<td>Other:</td>
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<table>
<thead>
<tr>
<th>Other Areas:</th>
<th>Condition on Arrival</th>
<th>Condition on Departure</th>
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<tbody>
<tr>
<td>Walls and Ceiling</td>
<td></td>
<td></td>
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<tr>
<td>Floor Covering</td>
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<td></td>
</tr>
<tr>
<td>Windows (curtains, blinds, etc....)</td>
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</tr>
<tr>
<td>Doors</td>
<td></td>
<td></td>
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Lease Agreement (Rev. 13413A4)
<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Doorbell/Knocker</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mailbox (check lock)</td>
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<td></td>
</tr>
<tr>
<td>Yard, Patio, Deck</td>
<td></td>
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</tr>
<tr>
<td>External Doors and Locks</td>
<td></td>
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<tr>
<td>Outside Lights</td>
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<tr>
<td>Other:</td>
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</tbody>
</table>
Move in:

_________________________  Charley Blom  ______________________
   Tenant Signature         Tenant Name                    Date

Accepted and acknowledged by:

_________________________  Town of Timnath  ______________________
   Landlord Signature       Landlord Name                   Date

Move out:

_________________________  Charley Blom  ______________________
   Tenant Signature         Tenant Name                    Date

Accepted and acknowledged by:

_________________________  Town of Timnath  ______________________
   Landlord Signature       Landlord Name                   Date

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