

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

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

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

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

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

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

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

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

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

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

**ARTICLE 2 - Effective Date**

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

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

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

TOWN OF TIMNATH, COLORADO

  
Robert Axmacher, Mayor

ATTEST:

  
Milissa Peters-Garcia, MMC  
Town Clerk



## EXHIBIT A

### Additional 2024 International Fire Code Amendments

Chapter 18, Article 6-30 of the Timnath Municipal Code is hereby amended as follows (additional language is highlighted and deleted language has a strikethrough, to mark changes to the amendments adopted by Ordinance No. 11, Series 2025):

26. A new **Section 505.1.7 Interior wayfinding** is added to read as follows:

**505.1.7 Interior wayfinding.** *Approved* wayfinding signage shall be posted in conspicuous locations within buildings to provide clear direction to locate any suite, apartment, or unit within the building. Interior wayfinding signage shall be a minimum of ~~two inches~~**one inch** in height with a minimum 1/4 inch stroke. **Directory type signage intended to provide general listings or wayfinding to groups of occupants shall not be subject to the dimensional requirements of this section.**

31. **Section 507.5.1 Where required** is amended to read as follows:

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

#### Exceptions:

1. For Group R-3, one- and two-family dwellings, and Group U occupancies, the distance requirement shall be 400 feet (121 m).
2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, ~~the distance requirement shall be the fire code official is authorized to extend the distance requirement up to~~ **600 feet (183 m).**

**31.1 Section 510.1 Emergency responder communications enhancement systems in new buildings** is amended to read as follows:

**510.1 Emergency responder communications enhancement systems in new buildings.** *Approved* in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided in all new buildings. In-building ERCES within the building shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the *fire code official* and the *frequency license holder(s)*. This section shall not require improvement of the existing public safety communications systems.

**Exceptions:**

4. In all buildings not exceeding 10,000-square feet and any Type V construction building not exceeding 15,000 square feet.

- 44.1. **Section 903.2.10 Group S-2 parking garages** is amended to read as follows:

**903.2.10 Group S-2 parking garages.** An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-2 occupancy where any of the following conditions exists:

1. Where a Group S-2 fire area exceeds 5,000 square feet (464.5 m<sup>2</sup>).

49. **Section 903.3.1.2.3 Attics** is amended to add subsection 5 and its Exceptions to read as follows:

5. In buildings containing dwelling or sleeping units, the *automatic fire sprinkler system* shall be designed and installed in accordance with NFPA 13, regardless of the fire sprinkler installation standard allowed for other portions of the building. ~~In buildings of other than R-3 occupancy containing dwelling of sleeping units.~~

**Exceptions:**

1. Buildings that do not contain more than 6 individual dwelling units or sleeping units and the units are separated from each other with a 1-hour fire barrier.
2. Buildings that do not contain more than 12 individual dwelling units or sleeping units and is divided into no more than 6 individual dwellings units (complying with number 1 above) by a minimum 2-hour fire wall **barrier to the roof deck**.
3. Buildings containing only Group R-3 occupancy.

53. **Section 907.5.2.1.3.2 Smoke alarm signal in sleeping rooms** is amended to read as follows:

**907.5.2.1.3.2 Smoke alarm signal in sleeping rooms.** In sleeping rooms of Group R-1, R-2 and 1-1 occupancies that are required by Section 907.2.8 or 907.2.9 to have a *fire alarm system*, the audible alarm signal activated by single- or multiple-station smoke alarms in the *dwelling unit* or *sleeping unit* shall be a 520-Hz signal complying with NFPA 72 ~~or an alternative means approved by the fire code official.~~

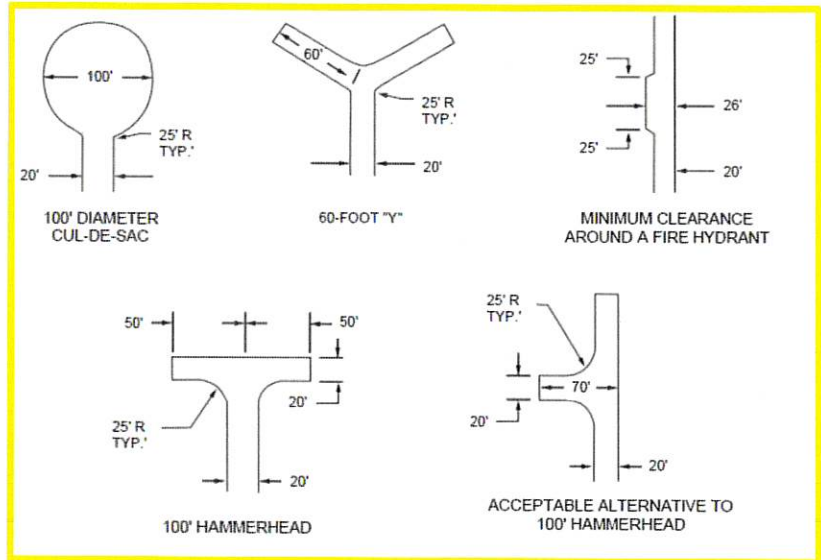
Where a sleeping room smoke alarm is unable to produce a 520-Hz alarm signal, the 520-Hz alarm signal shall be provided by a *listed* notification appliance **or an alternative means approved by the fire code official**.

- 74.1. A new **CHAPTER 68 APPENDIX ADOPTION STATUS** is added to read as follows:

APPENDIX	TITLE	STATUS
A	Board of Appeals	Adopted, with amendments
..	..	..

86. **APPENDIX D FIRE APPARATUS ACCESS ROADS**, which was deleted in its entirety and replaced is hereby amended as follows:

**FIGURE D103.1 - DEAD END FIRE APPARATUS ACCESS ROAD TURNAROUND**



**D103.6 Dead Ends.** Dead-end *fire apparatus access roads* in excess of 150 feet (46 m) shall be provided with width and turnaround provisions in accordance with Table D103.6 (see Figure D103.6).

**D103.8 Signs.** Where required by the *fire code official*, *fire apparatus access roads* shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D 103.8 or other *approved* sign. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Sections D103.8.1 or D103.8.2.

**FIGURE D103.8 - FIRE LANE SIGNS**



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

55. **CHAPTER 10 MEANS OF EGRESS** is deleted in its entirety and replaced with the following:

**CHAPTER 10 MEANS OF EGRESS**

**SECTION 1001 ADMINISTRATION**

**1001.1 General.** Any buildings or portions thereof regulated by this code shall be provided with a means of egress system as required by Chapter 10 of the adopted *International Building Code*.

~~(55) Section 1010.1.4 Floor elevation is hereby amended and add Exception 7 to read as follows:~~

~~1010.1.4 Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope). All exterior steps, slabs, walks, decks, and patios serving as exterior door landings or exterior stairs shall be adequately and permanently secured in place by approved methods to prevent such landings or stairs from being undermined or subject to significant displacement due to improper placement of supporting backfill or due to inadequate anchoring methods.~~

~~...~~

~~Exceptions:~~

~~7. Exterior doors serving individual dwelling units, other than the main entrance door to a dwelling unit, may open at one intervening exterior step that is equally spaced between the interior floor level above and exterior landing below, provided that the step has a minimum tread depth of 12 inches, a maximum riser height of 7 inches (19.68cm), and a minimum width equal to the door width, and further provided that the door does not swing over the step.~~

~~(56) Section 1011.11 Handrails is hereby amended to read as follows:~~

~~1011.11 Handrails. Flights of stairways of more than one riser shall have handrails on each side and shall comply with Section 1014. Where glass is used to provide the~~

handrail, the handrail shall also comply with Section 2407 of the International Building Code.

(57) Section 1015.8 Window openings is hereby amended to read as follows:

1015.8 Window openings. Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:

(58) Section 1015.9 Below grade openings is hereby added to read as follows:

1015.9 Below grade openings. All area wells, stair wells, window wells, and light wells attached to any building that are located less than 36 inches from the nearest intended walking surface and deeper than 30 inches below the surrounding ground level shall have guards or approved covers for fall protection.

(59) Section 1031.2 Where required Exceptions amended to read as follows:

Exceptions:

1. Basements with a ceiling height of less than 72 inches (1828.8 mm) and do not contain habitable space, shall not be required to have emergency escape and rescue openings.
2. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior egress balcony that leads to a public way.
3. Basements without habitable spaces and having not more than 200 square feet (18.6

rn<sup>2</sup>) in floor area shall not be required to have emergency escape and rescue openings.

4. Within individual dwelling and sleeping units in Groups R-2 and R-3, where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
  - 4.1. One means of egress and one emergency escape and rescue opening.
  - 4.2. Two means of egress.

(60) Section 1031.3.3 Minimum height from floor is amended to read as follows:

1031.3.3 Minimum height from floor. Emergency escape and rescue openings that are located more than 72 inches (1829 mm) above the finished grade shall have a sill height of not less than 24 inches (609 mm) measured from the finished interior side floor.

(61) Section 1031.5.1 Minimum size is hereby amended to read as follows:

The minimum horizontal area of the area well shall be 9 square feet (0.84 m<sup>2</sup>), with a horizontal projection and width of not less than 36 inches (914 mm). The area well shall allow the emergency escape and rescue opening to be fully opened.

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 the escape and rescue window is located in a sleeping room. For building permits issued prior to the effective date of Ordinance (1997 UBC Adoption) for additions 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 Town's 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.~~