

**PLANNING AND DEVELOPMENT MEMORANDUM**

#08-28

August 7, 2008

**TO:** Honorable Mayor Kathleen M. Novak and City Council members

**FROM:** David Allen, Acting City Manager   
James Hayes, Director of Planning and Development   
Rick Davis, Chief Building Official 

**SUBJECT:** CB-1662, Adopt by reference the 2006 International Fire Code with amendments.

**RECOMMENDATION:**

Attached to this memorandum is a proposed Ordinance which, if approved, would adopt the 2006 International Fire Code with amendments. Staff recommends approval of this proposed Ordinance.

**BACKGROUND:**

The periodic adoption of new Building Codes is standard practice for the City of Northglenn. Public Comment on these proposed Building Code Amendments and adoptions was accepted from June 20, 2008, until July 18, 2008. The codes proposed for adoption by reference were available for public review at the Office of the City Clerk. Codes were also available for review on the City of Northglenn website at [www.northglenn.org](http://www.northglenn.org). Results of the Public Comments are attached for City Council consideration.

In 2007, pursuant to Ordinance No. 1468, Series of 2007, the City Council of Northglenn adopted the 2003 International Fire Code (IFC), which was codified at Article 5, Chapter 10 of the Northglenn Municipal Code. The International Fire Code is updated every three years. The most current edition is the 2006 edition, and adopting this version will allow the City to stay up to date, and maintain a favorable Insurance Services Organization (ISO) rating. The proposed amendments are consistent with previously adopted version of the Code.

**BUDGET/TIME IMPLICATIONS:**

Adoption of the 2006 International Fire Code has no budgetary impacts.

**STAFF REFERENCE:**

If Council members have any comments or questions they may contact James Hayes, 303-450-8937, or [jhayes@northglenn.org](mailto:jhayes@northglenn.org)

SPONSORED BY: MAYOR NOVAK

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1662  
Series of 2008

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Series of 2008

A BILL FOR AN ORDINANCE REPEALING AND REENACTING ARTICLE 5 CHAPTER 10 OF THE NORTHGLENN MUNICIPAL CODE TO ADOPT BY REFERENCE WITH AMENDMENTS AS A PRIMARY CODE OF THE CITY OF NORTHGLENN, THE INTERNATIONAL FIRE CODE, 2006 EDITION

WHEREAS, by Ordinance Number 1468, Series 2007, the City adopted the 2003 International Fire Code with amendments; and

WHEREAS, the City Council desires to repeal its adoption of the 2003 International Fire Code, and adopt the 2006 International Fire Code with specific amendments and certain Appendices, because this will bring the City's Fire Code up to date and will better serve the City's fire safety needs.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Article 5 of Chapter 10 of the Northglenn Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

SECTION 10-5-1. TITLE. THIS ORDINANCE SHALL BE KNOWN AND CITED AS THE INTERNATIONAL FIRE CODE ORDINANCE.

SECTION 10-5-2. ADOPTION OF THE INTERNATIONAL FIRE CODE. THE INTERNATIONAL FIRE CODE, 2006 EDITION, OF THE INTERNATIONAL CODE COUNCIL, 500 NEW JERSEY AVENUE, NW, 6<sup>TH</sup> FLOOR, WASHINGTON, DC 20001, IS ADOPTED BY REFERENCE AS A PRIMARY CODE INCLUDING THE FOLLOWING APPENDICES: APPENDIX B, FIRE-FLOW REQUIREMENTS FOR BUILDINGS; APPENDIX C, FIRE HYDRANT LOCATIONS AND DISTRIBUTION; APPENDIX E, HAZARD CATEGORIES; APPENDIX F, HAZARD RANKING; AND APPENDIX G, CRYOGENIC FLUIDS—WEIGHT AND VOLUME EQUIVALENTS, TO HAVE THE SAME FORCE AND EFFECT AS THOUGH SET FORTH IN THIS CHAPTER IN EVERY PARTICULAR, AS AMENDED IN THIS BELOW.

SECTION 10-5-3. COPIES ON FILE. AT LEAST ONE CERTIFIED COPY OF THE INTERNATIONAL FIRE CODE, 2006 EDITION AS ADOPTED IS ON FILE IN THE OFFICE OF THE CITY CLERK AND MAY BE INSPECTED DURING REGULAR BUSINESS HOURS.

**SECTION 10-5-4. PURPOSE. THE PURPOSE OF THE CODE IS NOT TO RECREATE OR OTHERWISE ESTABLISH OR DESIGNATE ANY PARTICULAR CLASS OR GROUP OF PERSONS WHO WILL OR SHOULD BE ESPECIALLY PROTECTED OR BENEFITED BY THE TERMS OF THE CODE.**

**(A) THE PURPOSE OF THIS CHAPTER IS TO ESTABLISH THE MINIMUM REQUIREMENTS CONSISTENT WITH NATIONALLY RECOGNIZED GOOD PRACTICE FOR PROVIDING A REASONABLE LEVEL OF LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION, OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES, AND PREMISES AND TO PROVIDE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS.**

**(B) PROVISIONS IN THE APPENDICES SHALL NOT APPLY UNLESS SPECIFICALLY ADOPTED.**

**SECTION 10-5-5. AMENDMENTS TO THE INTERNATIONAL FIRE CODE, 2006 EDITION.**

**(A) SUBSECTION 101.1 IS AMENDED TO READ AS FOLLOWS:**

**THESE REGULATIONS SHALL BE KNOWN AS THE FIRE CODE OF THE CITY OF NORTHGLENN HEREINAFTER REFERRED TO AS "THIS CODE."**

**(B) SUBSECTION 102.3 IS AMENDED TO READ AS FOLLOWS:**

**CHANGE OF USE OR OCCUPANCY. THE PROVISIONS OF THE 2006 INTERNATIONAL BUILDING CODE SHALL APPLY TO ALL BUILDINGS UNDERGOING A CHANGE OF OCCUPANCY.**

**EXCEPTION: THE PROVISIONS OF THE ICC PERFORMANCE CODE FOR BUILDINGS AND FACILITIES SHALL APPLY TO THOSE PORTIONS OF BUILDINGS, STRUCTURES, FACILITIES, AND PREMISES UNDERGOING A CHANGE OF OCCUPANCY WHERE PERFORMANCE-BASED DESIGN WAS EMPLOYED TO PROVIDE AN ACCEPTABLE LEVEL OF LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION, OR DANGEROUS CONDITIONS.**

**(C) SUBSECTION 102.4 IS AMENDED TO READ AS FOLLOWS:**

**THE DESIGN AND CONSTRUCTION OF NEW STRUCTURES**

SHALL COMPLY WITH THE 2006 INTERNATIONAL BUILDING CODE. REPAIRS, ALTERATIONS, AND ADDITIONS TO EXISTING STRUCTURES SHALL COMPLY WITH THE 2006 INTERNATIONAL EXISTING BUILDING CODE.

EXCEPTION: THE PROVISIONS OF THE ICC PERFORMANCE CODE FOR BUILDINGS AND FACILITIES SHALL APPLY TO THOSE PORTIONS OF NEW AND EXISTING BUILDINGS, STRUCTURES, FACILITIES, AND PREMISES WHERE PERFORMANCE-BASED DESIGN WAS EMPLOYED TO PROVIDE AN ACCEPTABLE LEVEL OF LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION, OR DANGEROUS CONDITIONS.

(D) SUBSECTION 102.5 IS AMENDED TO READ AS FOLLOWS:

THE CONSTRUCTION, ALTERATION, REPAIR, ENLARGEMENT, RESTORATION, RELOCATION, OR MOVEMENT OF EXISTING BUILDINGS OR STRUCTURES THAT ARE DESIGNATED AS HISTORIC BUILDINGS WHEN SUCH BUILDINGS OR STRUCTURES DO NOT CONTRIBUTE A DISTINCT HAZARD TO LIFE OR PROPERTY SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE 2006 INTERNATIONAL EXISTING BUILDING CODE.

(E) SUBSECTION 102.6 IS AMENDED BY ADDING THE FOLLOWING SENTENCE:

WHERE THIS CODE REFERS TO THE ICC ELECTRICAL CODE, IT SHALL MEAN THE NATIONAL ELECTRICAL CODE.

(F) A NEW SUBSECTION 102.10, APPLICATION OF INTERNATIONAL RESIDENTIAL CODE, OF THE 2006 INTERNATIONAL FIRE CODE IS ADDED TO READ AS FOLLOWS:

102.10 APPLICATION OF INTERNATIONAL RESIDENTIAL CODE. WHERE STRUCTURES ARE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, THE PROVISIONS OF THIS CODE SHALL APPLY AS FOLLOWS:

1. CONSTRUCTION AND DESIGN PROVISIONS: PROVISIONS OF THIS CODE PERTAINING TO THE

EXTERIOR OF THE STRUCTURE SHALL APPLY INCLUDING, BUT NOT LIMITED TO, PREMISES IDENTIFICATION, FIRE APPARATUS ACCESS, AND WATER SUPPLIES. WHERE THIS CODE ADDRESSES FIRE SPRINKLERS IN RESIDENTIAL OCCUPANCIES, IT REFERS TO RESIDENTIAL OCCUPANCIES CONSTRUCTED PURSUANT TO EITHER THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL RESIDENTIAL CODE. CONSTRUCTION PERMITS REQUIRED BY SECTION 105.7 FOR SYSTEMS AND EQUIPMENT UTILIZED IN THE INTERIOR OR ON THE EXTERIOR OF THE STRUCTURE SHALL ALSO APPLY.

2. ADMINISTRATIVE, OPERATIONAL, AND MAINTENANCE PROVISIONS: ALL SUCH PROVISIONS OF THIS CODE SHALL APPLY.
3. REFERENCES IN THIS CODE TO GROUP R-3 OR U OCCUPANCIES OR ONE- AND TWO-FAMILY DWELLINGS SHALL APPLY TO STRUCTURES UNDER THE SCOPE OF THE INTERNATIONAL RESIDENTIAL CODE WHERE APPROPRIATE.

(G) SECTION 103.2 IS HEREBY AMENDED TO READ AS FOLLOWS:

THE FIRE CODE OFFICIAL SHALL BE APPOINTED BY THE CITY MANAGER; AND SHALL SERVE AT THE CITY MANAGER'S DISCRETION. ALL REFERENCES TO THE "FIRE CHIEF" SHALL MEAN THE "FIRE CODE OFFICIAL" OR THE FIRE CODE OFFICIAL'S DESIGNEE.

(H) A NEW SUBSECTION 104.7.3, OF THE 2006 INTERNATIONAL FIRE CODE IS ADDED TO READ AS FOLLOWS:

104.7.3 FIRE PROTECTION AND LIFE SAFETY ANALYSIS. TO DETERMINE THE ACCEPTABILITY OF FIRE PROTECTION AND LIFE SAFETY SYSTEM COORDINATION AND INTEGRATION FOR BUILDINGS WITH MULTIPLE FIRE PROTECTION AND LIFE SAFETY SYSTEMS, THE FIRE CODE OFFICIAL OR THE BUILDING CODE OFFICIAL MAY REQUIRE THE OWNER OR AGENT TO PROVIDE, WITHOUT CHARGE TO THE JURISDICTION, A FIRE PROTECTION AND LIFE SAFETY ANALYSIS. THE FIRE PROTECTION AND LIFE SAFETY ANALYSIS SHALL:

1. BE PREPARED BY A QUALIFIED ENGINEER, SPECIALIST, LABORATORY, OR FIRE SAFETY

- SPECIALTY ORGANIZATION ACCEPTABLE TO THE FIRE CODE OFFICIAL;
2. BEAR THE STAMP OF A REGISTERED DESIGN PROFESSIONAL;
  3. INCLUDE A PRELIMINARY PLAN OF THE BUILDING OR STRUCTURE, DRAWN TO SCALE UPON SUITABLE MATERIAL;
  4. PROVIDE AN ANALYSIS OF FIRE PROTECTION WATER SUPPLIES FOR THE BUILDING OR STRUCTURE, IN ACCORDANCE WITH SECTION 508.4;
  5. EXPLAIN THE INTENDED USE OF THE BUILDING OR THE APPLICABLE PORTIONS THEREOF, INCLUDING SPECIAL PROCESSES, THE MATERIALS WITHIN THE BUILDING, AND THE MAXIMUM HEIGHT OF ANY STORAGE;
  6. DESCRIBE ALL ACTIVE AND PASSIVE FIRE PROTECTION FEATURES OF A SPECIFIC FACILITY, INCLUDING, BUT NOT LIMITED TO, THE BASIC CONCEPTS USED FOR FIRE SUPPRESSION, ALARM, NOTIFICATION, EGRESS, FIRE-RESISTIVE ASSEMBLIES, SMOKE CONTROL AND OTHER RELATED SYSTEMS; AND
  7. ANALYZE THE DESIGN, OPERATION, USE, COORDINATION, AND INTERACTION OF THE FIRE PROTECTION AND LIFE SAFETY SYSTEMS.

PRIOR TO ISSUING OPERATIONAL OR CONSTRUCTION PERMITS REQUIRED BY THIS CODE, THE FIRE CODE OFFICIAL MUST DETERMINE, WITH REASONABLE CERTAINTY, THAT THE FIRE PROTECTION AND LIFE SAFETY FEATURES AS DOCUMENTED IN THE FIRE PROTECTION AND LIFE SAFETY ANALYSIS ACHIEVE MINIMUM CODE COMPLIANCE AND PROVIDE THE LEVEL OF PROTECTION INTENDED BY THIS CODE.

THE FIRE CODE OFFICIAL SHALL SPECIFY THE REQUIRED ORGANIZATION, CONTENT CATEGORIES, AND FORMAT OF THE FIRE PROTECTION AND LIFE SAFETY ANALYSIS.

(I) SUBSECTION 105.4.1 IS AMENDED TO READ AS FOLLOWS:

CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED IN ONE OR MORE SETS AND IN SUCH FORM AND DETAIL AS REQUIRED BY THE FIRE CODE OFFICIAL. THE

CONSTRUCTION DOCUMENTS SHALL BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL WHEN SAID DOCUMENTS ARE SUBMITTED IN SUPPORT OF AN APPLICATION FOR A CONSTRUCTION PERMIT REQUIRED BY SECTIONS 105.7.1, 105.7.3, 105.7.5 105.7.7, 105.7.12, OR 105.7.14. WHEN REQUESTED, QUALIFICATION STATEMENTS SHALL BE SUBMITTED TO THE FIRE CODE OFFICIAL FOR THE REGISTERED DESIGN PROFESSIONAL TO DEMONSTRATE COMPLIANCE WITH THE PROFESSIONAL QUALIFICATIONS DEFINED IN SECTION 202.

(J) SUBSECTION 105.7.4 IS AMENDED TO READ AS FOLLOWS:

FIRE ALARM AND DETECTION SYSTEMS AND RELATED EQUIPMENT. A CONSTRUCTION PERMIT IS REQUIRED FOR INSTALLATION OF OR MODIFICATION TO FIRE ALARM AND DETECTION SYSTEMS AND RELATED EQUIPMENT, INCLUDING EMERGENCY ALARM SYSTEMS (SECTION 908) AND SMOKE CONTROL SYSTEMS (SECTION 909). MAINTENANCE PERFORMED IN ACCORDANCE WITH THIS CODE IS NOT CONSIDERED A MODIFICATION AND DOES NOT REQUIRE A PERMIT.

(K) SUBSECTION 105.7 IS AMENDED BY ADDING A NEW SUBSECTION 105.7.14 EXPLOSION CONTROL TO READ AS FOLLOWS:

SUBSECTION 105.7.14 EXPLOSION CONTROL. A CONSTRUCTION PERMIT IS REQUIRED TO INSTALL OR MODIFY EXPLOSION CONTROL PROVIDED AS REQUIRED IN SECTION 911.

(L) SECTION 106 IS AMENDED BY ADDING A NEW SUBSECTION 106.5 INSPECTION REQUESTS TO READ AS FOLLOWS:

SUBSECTION 106.5. INSPECTION REQUESTS. WHENEVER ANY INSTALLATION SUBJECT TO INSPECTION PRIOR TO USE IS REQUIRED, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE THAT EVERY SUCH REQUEST FOR INSPECTION BE FILED NOT LESS THAN TWO WORKING DAYS BEFORE SUCH INSPECTION IS DESIRED.

(M) SECTION 108 IS REPEALED IN ITS ENTIRETY AND RE-ENACTED TO READ AS FOLLOWS:

SECTION 108. APPEALS. APPEALS OF ORDERS, DECISIONS OR DETERMINATIONS MADE BY THE FIRE

CODE OFFICIAL RELATIVE TO THE APPLICATION AND INTERPRETATION OF THIS CODE MAY BE MADE TO THE NORTHGLENN BOARD OF ADJUSTMENT. APPEALS SHALL BE IN ACCORDANCE WITH SECTION 11-42-5 OF THE NORTHGLENN ZONING ORDINANCE.

(N) SUBSECTION 109.3 IS AMENDED TO READ AS FOLLOWS:

VIOLATION PENALTIES. PERSONS WHO SHALL VIOLATE A PROVISION OF THIS CODE OR SHALL FAIL TO COMPLY WITH ANY OF THE REQUIREMENTS THEREOF OR WHO SHALL ERECT, INSTALL, ALTER, REPAIR, OR DO WORK IN VIOLATION OF THE APPROVED CONSTRUCTION DOCUMENTS OR DIRECTIVE OF THE FIRE CODE OFFICIAL, OF A PERMIT OR CERTIFICATE USED UNDER PROVISIONS OF THIS CODE, SHALL BE PUNISHABLE AS PRESCRIBED IN SECTION 1-1-10(A)(2) OF THE NORTHGLENN MUNICIPAL CODE. EACH DAY THAT A VIOLATION CONTINUES AFTER DUE NOTICE HAS BEEN SERVED SHALL BE DEEMED A SEPARATE OFFENSE.

(O) SUBSECTION 111.4 IS AMENDED TO READ AS FOLLOWS:

FAILURE TO COMPLY. ANY PERSON WHO SHALL CONTINUE ANY WORK AFTER HAVING BEEN SERVED WITH A STOP WORK ORDER, EXCEPT SUCH WORK AS THAT PERSON IS DIRECTED TO PERFORM TO REMOVE A VIOLATION OR UNSAFE CONDITION, SHALL BE LIABLE FOR SUCH PENALTIES AS PRESCRIBED IN SECTION 1-1-10(A)(2), NORTHGLENN MUNICIPAL CODE.

(P) A NEW SECTION 112 IS ADDED TO READ AS FOLLOWS:

112.1 FEES. THE IMPOSITION OF FEES FOR INSPECTION-RELATED SERVICES PURSUANT TO PROVISIONS OF THIS CODE SHALL BE IN ACCORDANCE WITH SECTION 112. THE FEES SET FORTH IN THIS SECTION SHALL BE PAID TO THE NORTH METRO FIRE RESCUE DISTRICT.

EXCEPTION: THE GOVERNMENT OF THE UNITED STATES OF AMERICA, THE STATE AND ITS POLITICAL SUBDIVISIONS, THE CITY AND COUNTY, AND ALL AGENCIES AND DEPARTMENTS THEREOF SHALL BE EXEMPT FROM THE PAYMENT OF FEES FOR WORK PERFORMED ON BUILDINGS OR STRUCTURES OWNED WHOLLY BY SUCH AGENCIES OR DEPARTMENTS AND



DEVOTED TO GOVERNMENTAL USE.

112.2 PAYMENT OF FEES. A PERMIT SHALL NOT BE VALID UNTIL THE FEES PRESCRIBED BY LAW HAVE BEEN PAID; NOR SHALL AN AMENDMENT TO A PERMIT BE RELEASED UNTIL THE ADDITIONAL FEE, IF ANY, HAS BEEN PAID.

112.3 OPERATIONAL PERMIT FEE. AN INSPECTION FEE SHALL BE CHARGED FOR ANY OPERATIONAL PERMIT REQUIRED BY SECTION 105.6. THE INSPECTION FEE SHALL BE BASED UPON THE TIME REQUIRED TO CONDUCT INSPECTIONS AUTHORIZED BY SECTION 105.2.2 AND ASSOCIATED ACTIVITIES, TO DETERMINE COMPLIANCE WITH THIS CODE AND OTHER APPLICABLE LAWS AND ORDINANCES AS REQUIRED BY SECTION 105.2.4, AND TO ISSUE THE PERMIT AS SPECIFIED IN SECTION 105.3.7.

THE OPERATIONAL PERMIT FEE SHALL BE CALCULATED AT THE RATE OF \$50.00 PER HOUR, WITH A MINIMUM OPERATIONAL PERMIT FEE OF \$25.00.

112.4 CONSTRUCTION PERMIT FEE. A FEE SHALL BE CHARGED FOR ANY CONSTRUCTION PERMIT REQUIRED BY SECTION 105.7 OF THIS CODE. THE FEE FOR A CONSTRUCTION PERMIT SHALL BE ESTABLISHED PURSUANT TO TABLE 112.4. THE CONSTRUCTION PERMIT FEE IS INTENDED TO COVER THE COST OF INSPECTIONS REQUIRED OR REQUESTED IN CONNECTION WITH THE WORK FOR WHICH THE PERMIT IS GRANTED, AND THE ASSOCIATED COSTS OF PROCESSING THE APPLICATION. AN APPLICATION FOR A PERMIT SHALL INCLUDE AN ESTIMATE OF THE TOTAL VALUE OF THE WORK, INCLUDING MATERIALS AND LABOR, FOR WHICH THE PERMIT IS BEING SOUGHT. IF, IN THE OPINION OF THE FIRE CODE OFFICIAL, THE VALUATION IS UNDERESTIMATED ON THE APPLICATION, THE PERMIT SHALL BE DENIED, UNLESS WRITTEN ESTIMATES ARE PROVIDED IN A FORM ACCEPTABLE TO THE FIRE CODE OFFICIAL, AND THAT SUPPORT THE VALUATION SET FORTH IN THE APPLICATION. FINAL CONSTRUCTION PERMIT VALUATION SHALL BE SET BY THE FIRE CODE OFFICIAL.

**TABLE 112.4 CONSTRUCTION PERMIT FEE**

<i><b>TOTAL VALUATION</b></i>	<i><b>FEEs</b></i>
<b>\$1.00 TO \$500.00</b>	<b>\$23.50</b>
<b>\$500.01 TO \$2,000.00</b>	<b>\$23.50 FOR THE FIRST \$500.00, PLUS \$3.05 FOR EACH ADDITIONAL \$100.00 OR FRACTION THEREOF, TO AND INCLUDING \$2,000.00.</b>
<b>\$2,000.01 TO \$25,000.00</b>	<b>\$69.25 FOR THE FIRST \$2,000.00, PLUS \$14.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING \$25,000.00.</b>
<b>\$25,000.01 TO \$50,000.00</b>	<b>\$391.75 FOR THE FIRST \$25,000.00, PLUS \$10.10 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING \$50,000.00.</b>
<b>\$50,000.01 TO \$100,000.00</b>	<b>\$643.75 FOR THE FIRST \$50,000.00, PLUS \$7.00 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING \$100,000.00.</b>
<b>\$100,000.01 TO \$500,000.00</b>	<b>\$993.75 FOR THE FIRST \$100,000.00, PLUS \$5.60 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF, TO AND INCLUDING \$500,000.00.</b>
<b>\$500,000.01 AND UP</b>	<b>\$3,233.75 FOR THE FIRST \$500,000.00, PLUS \$4.75 FOR EACH ADDITIONAL \$1,000.00 OR FRACTION THEREOF.</b>

**FEEs FOR RE-INSPECTIONS, FOR INSPECTIONS OUTSIDE NORMAL BUSINESS HOURS, OR FOR INSPECTIONS FOR WHICH NO FEE IS OTHERWISE ESTABLISHED SHALL BE \$50.00 PER HOUR FOR EACH INSPECTOR. THE MINIMUM FEE FOR MISCELLANEOUS INSPECTIONS AND FOR RE-INSPECTIONS SHALL BE \$50.00. THE MINIMUM FEE FOR REQUESTED INSPECTIONS OUTSIDE NORMAL BUSINESS**

HOURS SHALL BE \$100.00.

112.5 PLAN REVIEW FEE. THE PLAN REVIEW FEE IS INTENDED TO COVER THE SIGNIFICANT COSTS AND EXPENSES INCURRED BY THE FIRE DISTRICT IN REVIEWING MATERIALS NECESSARY TO PERFORM APPROPRIATE INSPECTIONS OF CONSTRUCTION, USES, PROCESSES, AND OPERATIONS. THE FEE SHALL BE ASSESSED BASED ON THE REASONABLE, CUSTOMARY, AND NECESSARY TIME ASSOCIATED WITH REVIEWING OR EVALUATING SITE PLANS; CONSTRUCTION DOCUMENTS AND CALCULATIONS; CHANGES, ADDITIONS, OR REVISIONS TO APPROVED PLANS; CONSTRUCTION DOCUMENTS RESUBMITTED AFTER THE FIRE CODE OFFICIAL'S ISSUING A WRITTEN STATEMENT EXPLAINING THE REASONS THAT A PREVIOUS SUBMITTAL DOES NOT CONFORM TO THE REQUIREMENTS OF THIS CODE AND THE LAWS AND ORDINANCES APPLICABLE THERETO; RATIONAL ENGINEERING ANALYSES; REQUESTS TO USE ALTERNATE MATERIALS AND METHODS; PERFORMANCE-BASED DESIGNS; TECHNICAL OPINIONS AND REPORTS; HAZARDOUS MATERIALS MANAGEMENT PLANS AND HAZARDOUS MATERIALS INVENTORY STATEMENTS REQUIRED BY THE FIRE CODE OFFICIAL PURSUANT TO SECTIONS 407, 2701.5, OR 3305.2.1; AND ALL OTHER TYPES OF PLANS NECESSARY TO IMPLEMENT, ADMINISTER, AND ENFORCE THE PROVISIONS OF THIS CODE. WHEN SUBMITTAL DOCUMENTS ARE INCOMPLETE OR CHANGED SO AS TO REQUIRE ADDITIONAL PLAN REVIEW, AN ADDITIONAL PLAN REVIEW FEE SHALL BE CHARGED.

THE PLAN REVIEW FEE REQUIRED BY THIS SECTION 112.5 IS SEPARATE FROM THE CONSTRUCTION PERMIT FEE REQUIRED BY SECTION 112.4.

112.5.1 INITIAL CONSTRUCTION-DOCUMENT REVIEW. THE PLAN REVIEW FEE FOR THE INITIAL SUBMITTAL OF CONSTRUCTION DOCUMENTS IN SUPPORT OF AN APPLICATION FOR A CONSTRUCTION PERMIT SHALL BE EQUAL TO 65 PERCENT OF THE CONSTRUCTION PERMIT FEE. THE PLAN REVIEW FEE SHALL BE PAID AT THE TIME OF SUBMITTING CONSTRUCTION DOCUMENTS FOR PLAN REVIEW.

112.5.2 OTHER PLAN REVIEWS. OTHER THAN

REVIEW OF THE INITIAL SUBMITTAL OF CONSTRUCTION DOCUMENTS PURSUANT TO SECTION 112.5.1, ALL OTHER PLAN REVIEW FEES SHALL BE CALCULATED AT THE RATE OF \$50.00 AN HOUR, WITH A MINIMUM PLAN REVIEW FEE OF \$25.00.

112.6 EMERGENCY ALARM INSPECTION FEE. AN EMERGENCY ALARM INSPECTION FEE SHALL BE CHARGED FOR ALL CATEGORY II FIRE ALARMS, AS DEFINED IN SECTION 112.6.1.

EXCEPTION: WHEN WAIVED, FOR CAUSE, BY THE FIRE CODE OFFICIAL.

112.6.1 DEFINITIONS. FOR THE PURPOSE OF THIS SECTION 112.6, THE FOLLOWING TERMS SHALL HAVE THE FOLLOWING MEANINGS:

CATEGORY I ALARMS. AN ALARM REQUIRING A FIRE DEPARTMENT RESPONSE WHERE THE SYSTEM OPERATED PROPERLY AND A FIRE DEPARTMENT INSPECTION REVEALS THE ALARM WAS CAUSED BY A MALICIOUS OR MISCHIEVOUS ACTION; A GUEST; CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER, OCCUPANT, OR LESSEE; OR BY AN ACTUAL SMOKE OR FIRE CONDITION.

CATEGORY II ALARMS. AN ALARM REQUIRING A FIRE DEPARTMENT RESPONSE WHERE A FIRE DEPARTMENT INSPECTION REVEALS THE ALARM WAS CAUSED BY A SYSTEM MALFUNCTION, BY A USER ERROR, OR BY AN UNDETERMINED CAUSE.

SYSTEM MALFUNCTION. AN ALARM WHICH A FIRE DEPARTMENT INSPECTION REVEALS WAS CAUSED BY: (1) POOR OR IMPROPER MAINTENANCE; (2) IMPROPER INSTALLATION OF ALARM EQUIPMENT, HARDWARE, OR WIRING; OR, (3) IMPROPER ACTION OF THE ALARM MONITORING CENTER OR FIRE ALARM INSTALLATION/TESTING COMPANY.

UNDETERMINED CAUSE. ANY ALARM FOR WHICH A FIRE DEPARTMENT INSPECTION DOES NOT REVEAL THE APPARENT CAUSE.

USER ERROR. THE INTENTIONAL OR NEGLIGENT ACT OR OMISSION OF AN AGENT, EMPLOYEE, CONTRACTOR, OR REPRESENTATIVE OF THE OWNER, OCCUPANT, OR LESSEE.

**112.6.2 EMERGENCY ALARM INSPECTION FEE SCHEDULE.**

**112.6.2.1 CATEGORY I ALARMS. A FEE SHALL NOT BE ASSESSED.**

**112.6.2.2 CATEGORY II ALARMS. THE OWNER, OR A REPRESENTATIVE OF THE OWNER, OF A FIRE ALARM SYSTEM TRANSMITTING A CATEGORY II ALARM SHALL BE ASSESSED A FEE IN ACCORDANCE WITH TABLE 112.6.2.2. THERE IS NO LIMIT ON THE AMOUNT OF CATEGORY II ALARM FEES THAT MAY BE ASSESSED IN A CALENDAR YEAR OR CALENDAR QUARTER.**

**WHERE MULTIPLE BUILDINGS ARE PROTECTED BY A SINGLE SYSTEM, THE NUMBER OF CATEGORY II ALARMS CAUSED BY SYSTEM MALFUNCTION SHALL BE COUNTED SEPARATELY FOR EACH BUILDING, IF THE LOCATION OF THE MALFUNCTION CAN BE ASCERTAINED.**

**EXCEPTION: CATEGORY II ALARMS TRANSMITTED IN THE FIRST 30 CALENDAR DAYS AFTER THE FIRE DEPARTMENT ACCEPTS A NEW SYSTEM FOR SERVICE SHALL NOT BE INCLUDED IN THE NUMBER OF ALARMS.**

**TABLE 112.6.2.2 CATEGORY II EMERGENCY ALARM INSPECTION FEE**

**THE FEES SET FORTH IN TABLE 112.6.2.2 SHALL PROGRESSIVELY INCREASE BY AN ADDITIONAL \$100.00 FOR EACH CATEGORY II ALARM AFTER THE FIRST CHARGEABLE ALARM, WITH NO FEE LIMIT IN ANY ONE CALENDAR YEAR OR CALENDAR QUARTER.**

NUMBER OF ALARMS	FEE FOR EACH ALARM	
	ALARMS WITHIN A CALENDAR YEAR FOR A SYSTEM SERVING: 1. ANY APARTMENT BUILDING; OR 2. COMMERCIAL BUILDINGS <sup>1</sup> : (A) LESS THAN 180,000 SQ. FT.; AND, (B) WITH 5 OR FEWER TENANTS	ALARMS WITHIN A CALENDAR QUARTER FOR A SYSTEM SERVING COMMERCIAL BUILDINGS <sup>1</sup> : 1. 180,000 SQ. FT. OR LARGER OR 2. WITH MORE THAN 5 TENANTS
1	\$0.00	\$0.00
2	\$0.00	\$0.00
3	\$0.00	\$200.00
4	\$200.00	\$300.00
5	\$300.00	\$400.00
6	\$400.00	\$500.00
7 OR MORE	PROGRESSIVELY INCREASING AT \$100 INCREMENTS.	PROGRESSIVELY INCREASING AT \$100 INCREMENTS.

<sup>1</sup> FOR THE PURPOSE OF THIS TABLE, COMMERCIAL BUILDINGS INCLUDE ALL BUILDINGS OTHER THAN APARTMENT HOUSES AND ONE- OR TWO-FAMILY DWELLINGS.

112.6.2.2.1 REBATE ELIGIBILITY. THE FIRE DEPARTMENT MAY REBATE ONE-HALF OF AN EMERGENCY ALARM INSPECTION FEE IF, WITHIN 30 CALENDAR DAYS OF THE ALARM, THE OWNER, OCCUPANT, OR LESSEE SUBMITS TO THE FIRE DEPARTMENT WRITTEN DOCUMENTATION, ACCEPTABLE TO THE FIRE DEPARTMENT, ESTABLISHING THAT NECESSARY REPAIRS OR CORRECTIONS HAVE BEEN MADE TO THE SYSTEM BY A QUALIFIED AGENT.

112.7 UNAUTHORIZED WORK INSPECTION FEE. ANY PERSON OR ENTITY WHO COMMENCES ANY WORK BEFORE OBTAINING A CONSTRUCTION PERMIT REQUIRED BY SECTION 105.7 SHALL BE SUBJECT TO AN INSPECTION FEE IN AN AMOUNT EQUAL TO THE AMOUNT OF THE CONSTRUCTION PERMIT FEE OR \$250.00, WHICHEVER IS GREATER. THE FEE SHALL BE

SEPARATE FROM AND IN ADDITION TO A CONSTRUCTION PERMIT FEE. PAYMENT OF THE INSPECTION FEE SHALL NOT RELIEVE ANY PERSON FROM COMPLIANCE WITH ALL OTHER PROVISIONS OF THIS CODE OR FROM ANY PENALTY PRESCRIBED BY LAW. THE INSPECTION FEE SHALL BE ASSESSED REGARDLESS WHETHER OR NOT A CONSTRUCTION PERMIT IS THEN OR SUBSEQUENTLY ISSUED.

EXCEPTION: WHEN APPROVED IN WRITING BY THE FIRE CODE OFFICIAL, WORK MAY COMMENCE PRIOR TO OBTAINING A CONSTRUCTION PERMIT.

112.8 RELATED FEES. THE PAYMENT OF THE FEE FOR CONSTRUCTION, USES, PROCESSES, OR OPERATIONS AUTHORIZED BY AN OPERATIONAL PERMIT OR CONSTRUCTION PERMIT SHALL NOT RELIEVE THE APPLICANT OR HOLDER OF THE PERMIT FROM THE PAYMENT OF OTHER FEES THAT ARE PRESCRIBED BY LAW OR REQUIRED BY SECTION 112.

112.9 FEE REFUNDS. THE FIRE CODE OFFICIAL IS AUTHORIZED TO ESTABLISH A FEE REFUND POLICY.

(Q) SUBSECTION 202, "GENERAL DEFINITIONS," IS AMENDED TO READ AS FOLLOWS:

REGISTERED DESIGN PROFESSIONAL. AN ENGINEER, LICENSED TO PRACTICE PROFESSIONAL ENGINEERING, AS DEFINED BY THE STATUTORY REQUIREMENTS OF THE PROFESSIONAL LICENSURE LAWS OF THE STATE OF COLORADO, WHO SHALL BE RESPONSIBLE AND ACCOUNTABLE TO POSSESS THE REQUIRED KNOWLEDGE AND SKILLS TO PERFORM DESIGN, ANALYSIS, AND VERIFICATION IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND APPLICABLE PROFESSIONAL STANDARDS OF PRACTICE.

(R) A NEW SECTION 511, FIRE PROTECTION IN RECREATIONAL VEHICLE, MOBILE HOME, AND MANUFACTURED HOUSING PARKS, SALES LOTS, AND STORAGE LOTS, OF 2006 INTERNATIONAL FIRE CODE IS ADDED TO READ AS FOLLOWS:

511 RECREATIONAL VEHICLE, MOBILE HOME, AND MANUFACTURED HOUSING PARKS, SALES LOTS, AND STORAGE LOTS. RECREATIONAL VEHICLE, MOBILE HOME, AND MANUFACTURED HOUSING PARKS, SALES LOTS, AND STORAGE LOTS SHALL PROVIDE AND

MAINTAIN FIRE HYDRANTS AND ACCESS ROADS IN ACCORDANCE WITH SECTIONS 503 AND 508.

EXCEPTION: RECREATIONAL VEHICLE PARKS LOCATED IN REMOTE AREAS SHALL BE PROVIDED WITH PROTECTION AND ACCESS ROADWAYS AS REQUIRED BY THE FIRE CODE OFFICIALS.

(S) SUBSECTION 903.2.7 IS AMENDED TO READ AS FOLLOWS:

903.2.7 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

EXCEPTIONS:

(1) BUILDINGS THAT FALL WITHIN THE SCOPE OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AND THAT DO NOT CONTAIN A GROUP R-4 OCCUPANCY.

(2) AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 SHALL BE PROVIDED THROUGHOUT ALL GROUP R-2 OCCUPANCIES THAT MEET THE FEDERAL FAIR HOUSING ACT DEFINITION OF SENIOR HOUSING OR HOUSING FOR OLDER PERSONS.

(T) SUBSECTION 905.2 IS AMENDED TO READ AS FOLLOWS:

905.2 INSTALLATION STANDARDS. STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14. FIRE HOSE IS NOT REQUIRED FOR ANY CLASS OF STANDPIPE SYSTEM. STANDPIPE HOSE OUTLETS SHALL BE 2.5-INCH OUTLETS WITH 2.5-INCH TO 1.5-INCH REDUCING CAPS.

(U) SUBSECTION 912.1 IS HEREBY AMENDED TO READ AS FOLLOWS:

902.1 INSTALLATION. WHERE FIRE DEPARTMENT CONNECTIONS ARE REQUIRED, THE NUMBER OF 2.5-INCH INLETS PROVIDED SHALL NOT BE LESS THAN ONE FOR EACH 250 GALLONS PER MINUTE OF SYSTEM DEMAND OR MAJOR FRACTION THEREOF, TO A



MAXIMUM OF SIX 2.5-INCH INLETS. EACH 2.5-INCH INLET SHALL BE EQUIPPED WITH A CLAPPER VALVE TO ALLOW EACH HOSE TO BE CONNECTED AND CHARGED BEFORE THE ADDITION OF MORE HOSES.

(V) THE SECOND PARAGRAPH OF SUBSECTION 3204.3.1.1 IS AMENDED TO READ AS FOLLOWS:

STORAGE OF FLAMMABLE CRYOGENIC FLUIDS IN STATIONARY CONTAINERS OUTSIDE OF BUILDINGS IS PROHIBITED WITHIN THE CITY OF NORTHGLENN, EXCEPT WHEN APPROVED BY THE FIRE CODE OFFICIAL.

(W) SUBSECTION 3301.1.3 FIREWORKS IS HEREBY AMENDED BY DELETING EXCEPTION NUMBER 4.

(X) SUBSECTION 3404.2.9.5.1 IS HEREBY AMENDED TO READ AS FOLLOWS:

LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED. THE STORAGE OF CLASS I AND II LIQUIDS IN ABOVE-GROUND TANKS OUTSIDE OF BUILDINGS IS PROHIBITED WITHIN THE CITY OF NORTHGLENN.

EXCEPTIONS:

(1) WHEN APPROVED BY THE FIRE CODE OFFICIAL. NOTWITHSTANDING OTHER PROVISIONS OF THIS CHAPTER FOR ABOVE-GROUND TANKS, SECTIONS 3404.2.9.5.1.1 AND 3404.2.9.5.1.2 SHALL NOT APPLY TO CLASS I AND II LIQUIDS UNLESS THE STORAGE OF SUCH LIQUIDS IS APPROVED BY THE FIRE CODE OFFICIAL.

(2) PROTECTED ABOVE-GROUND TANKS IN ACCORDANCE WITH SECTION 3404.2.9.6. FOR SUCH TANKS PROVIDED WITH INTRINSIC SECONDARY CONTAINMENT, THE DISTANCES IN TABLE 2.3.2.1.1(B) OF NFPA 30 SHALL APPLY AND BE REDUCED BY ONE-HALF, BUT NOT TO LESS THAN 5 FEET (1524 MM).

(Y) SUBSECTION 3406.2.4.4 IS HEREBY AMENDED TO READ AS FOLLOWS:

3046.2.4.4. LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED. THE STORAGE OF CLASS I AND II LIQUIDS IN ABOVE-GROUND TANKS IS PROHIBITED WITHIN THE CITY OF NORTHGLENN.

**EXCEPTION: WHEN APPROVED BY THE FIRE CODE OFFICIAL.**

**(Z) SUBSECTION 3804.2, RETAINING THE EXCEPTION AS PRINTED, IS HEREBY AMENDED TO READ AS FOLLOWS:**

**3804.2 MAXIMUM CAPACITY WITHIN ESTABLISHED LIMITS. WITHIN THE CITY OF NORTHGLENN, THE AGGREGATE CAPACITY OF ANY ONE INSTALLATION SHALL NOT EXCEED A WATER CAPACITY OF 2,000 GALLON (7570L).**

**(AA) CHAPTER 45 REFERENCED STANDARDS. THE NFPA STANDARDS ARE RETAINED EXCEPT AS MODIFIED AS FOLLOWS:**

**NFPA  
STANDARD REFERENCE NUMBER:      CHANGE TO:**

11-02	11-05
12-00	12-05
13-02	13-07
13D-02	13D-07
13R-02	13R-07
14-03	14-07
15-01	15-07
20-03	20-07
24-02	24-07
31-01	31-06
32-00	32-07
33-03	33-07
34-03	34-07
35-99	35-05
40-01	40-07
52-02	52-06
59A-01	59A-06
72-02	72-07
80-99	80-07
86-03	86-07
99-02	99-05
101-03	101-06
110-02	110-05
111-01	111-05
120-99	120-04
160-01	160-06
211-03	211-06

241-00	241-04
265-02	265-07
286-00	286-06
303-00	303-06
407-01	407-07
409-01	409-04
430-00	430-04
484-02	484-06
495-01	495-06
498-01	498-06
505-02	505-06
654-00	654-06
655-01	655-07
664-02	664-07
701-99	701-04
703-00	703-06
704-01	704-07
750-03	750-06
1123-00	1123-06
1124-03	1124-06
1125-01	1125-07
1126-01	1126-06

**SECTION 10-5-6. APPLICATION. THE PROVISIONS OF THIS ARTICLE AND THE PROVISIONS OF THE INTERNATIONAL FIRE CODE AND APPENDICES ADOPTED BY REFERENCE SHALL APPLY TO EVERY BUILDING OR STRUCTURE LOCATED EITHER WITHIN OR WITHOUT THE CORPORATE LIMITS OF THE CITY OF NORTHGLENN, THE USE OF WHICH THE CITY HAS JURISDICTION AND AUTHORITY TO REGULATE.**

**SECTION 10-5-7. VIOLATIONS—PENALTY.**

**(A) IT SHALL BE UNLAWFUL FOR ANY PERSON TO VIOLATE ANY OF THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, 2006 EDITION, AS ADOPTED, OR THE PROVISIONS OF THIS ORDINANCE.**

**(B) ANY VIOLATION OF THE PROVISIONS OF THIS ORDINANCE, AND ANY VIOLATION OF ANY OF THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, 2006 EDITION, AS ADOPTED, SHALL UPON CONVICTION, BE PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF THIS CODE.**

**SECTION 10-5-8. SEVERABILITY CLAUSE. IF ANY ARTICLE, SECTION, PARAGRAPH, SENTENCE, CLAUSE OR PHRASE OF THIS**

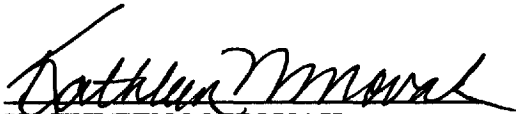
ORDINANCE IS HELD TO BE UNCONSTITUTIONAL OR INVALID FOR ANY REASON, SUCH DECISION SHALL NOT AFFECT THE VALIDITY OR CONSTITUTIONALITY OF THE REMAINING PORTIONS OF THIS ORDINANCE. THE CITY COUNCIL HEREBY DECLARES THAT IT WOULD HAVE PASSED THIS ORDINANCE AND EACH PART OR PARTS THEREOF, IRRESPECTIVE OF THE FACT THAT ANY ONE PART OR PARTS BE DECLARED INVALID OR UNCONSTITUTIONAL.

SECTION 10-5-9. SAFETY CLAUSE. THE CITY COUNCIL HEREBY FINDS, DETERMINES, AND DECLARES THAT THIS ORDINANCE IS NECESSARY FOR THE PRESERVATION OF THE PUBLIC HEALTH, SAFETY AND WELFARE.

SECTION 10-5-10. CONFLICTS. IF THE PROVISIONS OF THE CONSTRUCTION BUILDING CODES, AS ADOPTED IN THIS ARTICLE, CONFLICT WITH ANY OTHER PROVISIONS OF THE MUNICIPAL CODE THEN THE MORE RESTRICTIVE OF THE TWO SHALL GOVERN. WHERE THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL BE APPLICABLE.

SECTION 10-5-11. EFFECTIVE DATE. THIS ORDINANCE SHALL BECOME EFFECTIVE FIVE (5) DAYS AFTER PUBLIC NOTICE FOLLOWING FINAL PASSAGE.

INTRODUCED, READ AND ORDERED POSTED this 14<sup>th</sup> day of August,  
2008.

  
KATHLEEN M. NOVAK  
Mayor

ATTEST:  
  
JOHANNA SMALL, CMC  
Acting City Clerk

PASSED ON SECOND AND FINAL READING this \_\_\_\_ day of \_\_\_\_\_,  
2008.


\_\_\_\_\_  
KATHLEEN M. NOVAK  
Mayor

ATTEST:

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JOHANNA SMALL, CMC  
Acting City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
COREY (Y.) HOFFMANN  
City Attorney