

ORDINANCE NO. 23-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO AMENDING ARTICLE 6 OF CHAPTER 18 OF THE CITY OF CASTLE PINES MUNICIPAL CODE TO AMEND THE PREVIOUSLY ADOPTED *INTERNATIONAL FIRE CODE*, 2021 EDITION

WHEREAS, pursuant to C.R.S. § 31-16-202 and Section 6.7 of the City of Castle Pines Home Rule Charter (the “Charter”), the City may adopt any standard code by reference; and

WHEREAS, the City Council previously adopted Ordinance No. 23-02, adopting by reference, in relevant part, the *International Fire Code*, 2021 Edition (the “Fire Code”) with amendments;

WHEREAS, South Metro Fire Rescue District (“South Metro”) recently provided additional amendments to the Fire Code that were not included in Ordinance No. 23-02; and

WHEREAS, the City Council desires to adopt South Metro’s additional amendments to the City’s adopted version of the Fire Code; and

WHEREAS, the City Council has determined, based on the evidence and testimony presented at the public hearing, that the amendments of the Fire Code provided herein will further the health, safety, and welfare of the inhabitants of the City.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO:

Section 1. Section 18-6-10 of the City of Castle Pines Municipal Code is hereby amended as follows with additions shown in underline and deletions appearing in ~~strike~~through:

Sec. 18-6-10. International Fire Code.

The International Fire Code, 2021 Edition, 1st printing, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, except as otherwise provided, this code in its entirety and Chapters 1 through 67 inclusive, and Appendices B, C, and D and I only (“IFC”), is hereby adopted by references as the City of Castle Pines Fire Code as if fully set out in this Code with the additions, deletions, insertions and changes as set forth in this Article.

Section 2. Section 18-6-30 of the City of Castle Pines Municipal Code is hereby amended as follows with additions shown in underline and deletions appearing in ~~strike~~through:

Sec. 18-6-30. Amendments.

The International Fire Code, 2021 Edition (“IFC”), shall be amended as follows:

- (a) IFC Section 101.1, Title, is hereby amended by the insertion of the term “City of Castle Pines” where indicated by [Name of Jurisdiction].

* * *

- (g) IFC Section 105.6.24, Temporary Membrane Structures and Tents, shall be amended as follows:

Sec. 105.6.24. Temporary Membrane Structures and Tents.

A construction permit is required to erect a membrane structure, air- inflated membrane structure, air-supported membrane structure, a temporary special event structure, or a tent having an area in excess of 400 square feet (37 m2).

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Funeral tents and curtains; or extensions attached thereto, when used for funeral services.
3. Tents and awnings open on all sides, which comply with all of the following:
 - 3.1 Individual tents shall have a maximum size of 700 square feet ~~700 square feet~~ (65m2).
 - 3.2 The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet ~~700 square feet~~ (65m2) total.
 - 3.3 A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be maintained.

* * *

- (m) IFC Section 503.1, Where Required, is hereby amended to reads as follows:

Sec. 503.1. Where Required.

Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.1 through 503.1.3 and Appendix D as amended, and the City of Castle Pines Roadway Design and Construction Standards (“the Standards”). Should any provision of the fire code conflict with the Standards, the fire code official and the City of Castle Pines Public Works

Director shall make the final determination as to whether Sections 503.1.1 through 503.1. 3 and Appendix D as amended, of the fire code shall apply.

- (n) IFC Section 503.1.1, Buildings and Facilities, is hereby amended to read as follows:

Sec. 503.1.1. Buildings and Facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and Appendix D, where applicable, and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720mm) where any of the following conditions occur:
 - 1.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13), the dimension shall be unlimited, as approved, provided access roads are extended to within 150 feet (45 720mm) of at least one, approved side of the building or structure. Fire hydrant requirements of Section 507 may necessitate additional roads to serve hydrants near large buildings.
 - 1.2 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.2 (NFPA 13R) or 903.3.1.3 (NFPA 13D), the dimension shall be increased to 200 feet (60 960mm).
 - 1.3 The fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - 1.4 There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

- (o) IFC Section 503.2, Specifications, is hereby amended to read as follows:

Sec. 503.2. Specifications.

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8, Appendix D, and the City of Castle Pines Roadway Design and Construction Standards (“the standards”). Should any provisions of the fire code conflict with the Standards, the fire code official and the City of Castle Pines Public Works Director shall make the final determination as to whether Sections 503.2.1 through 503.2.8 and Appendix D of the fire code shall apply.

- ~~(p)~~ IFC Section 503.2.1, Dimensions, is hereby amended to read as follows:

Sec. 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 mm) and in accordance with Appendix D, as amended. The greater dimension of required unobstructed width shall prevail. Should any provisions of the fire code conflict with the Standards, the fire code official and the City of Castle Pines Public Works Director shall make the final determination as to whether Section 503.2.1 and Appendix D of the fire code shall apply.

- ~~(p)~~(q) IFC Section 503.2.3, Surface, is hereby amended to read as follows:

Sec. 503.2.3. Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing up to 80,000 pounds and shall be surfaced so as to provide all-weather driving capabilities with an approved driving surface material.

- ~~(q)~~(r) IFC Section 503.2.7, Grade, is hereby repealed in its entirety and reenacted to read as follows:

Sec. 503.2.7. Grade.

The grade of the fire apparatus access road shall be a maximum of 6% or as otherwise determined by the fire code official based on fire district apparatus specifications.

- (~~+~~)(s) IFC Section 503.3, Marking, is hereby repealed in its entirety, and reenacted to read as follows:

Sec. 503.3. Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which the fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Marking of the fire apparatus access roads shall be in accordance with the fire code official's specifications and D103.6.

- (~~s~~)(t) IFC Section 503.4, Obstruction of Fire Apparatus Access Roads, is amended to read as follows:

Sec. 503.4. Obstruction of Fire Apparatus Access Roads.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances in Sections 503.2.1, 503.2.2, the Standards, and Appendix D shall be maintained at all times.

- (~~t~~)(u) IFC Section 503.6, Security Gates, is hereby amended to read as follows:

Sec. 503.6. Security Gates.

The installation of security gates across a fire apparatus access road shall be approved by the fire code official and shall be in accordance with Section D103.5.

- (~~u~~)(v) IFC Section 503.4.1, Traffic Calming Devices, is hereby amended to read as follows:

Sec. 503.4.1. Traffic Calming Devices.

Fire code official approval is required before a traffic-calming device can be constructed or installed.

- (~~v~~)(w) IFC Section 507.3, Fire Flow, is hereby amended to read as follows:

Sec. 507.3. Fire Flow.

Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B or by an a method approved method by the fire code official.

~~(w)~~(x) IFC Section 507.5, Fire Hydrant Systems, is hereby amended to read as follows:

Sec. 507.5. Fire Hydrant Systems.

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

~~(*)~~(y) IFC Section 510.1, Emergency Responder ~~Radio Coverage Communication Coverage in New Buildings~~, is hereby amended to read as follows:

Sec. 510.1. Emergency Responder Radio Coverage Communication Coverage in New Buildings.

Approved in-building, two-way emergency responder communication coverage for emergency responders shall be provided within all new buildings. In-building, two-way emergency responder communication coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
~~Approved in-building, two-way emergency responder communication coverage for emergency responders shall be provided within all new buildings. In-building, two-way emergency responder communication coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.~~

Exceptions:

1. Where approved by the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved radio coverage system.
2. Where it is determined by the fire code official that the radio coverage system is not needed.
3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

~~(y)~~(z) IFC Section 903.3, Installation Requirements, is hereby amended to read as follows:

Sec. 903.3. Installation Requirements.

Automatic sprinkler systems shall be designed and installed in accordance with Section 903.3.1 through 903.3.9.

(z)(aa) IFC Section 903, Automatic Sprinkler Systems, is hereby amended with the addition of a new subsection 903.3.9 entitled "Spare Sprinklers" to read as follows:

Sec. 903.3.9 Spare Sprinklers.

Spare sprinklers shall be provided per NFPA 13, NFPA 13R, NFPA 13D and in accordance with the fire code official's supplemental documents outlining specific provisions for multiple buildings under the same ownership.

(aa)(bb) IFC Section 905.4(1), Location of Class I Standpipe Hose Connections, is hereby amended to read as follows:

Sec. 905.4. Location of Class I Standpipe Hose Connections.

Class I standpipe hose connections shall be provided in the following locations:

1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing unless otherwise approved by the fire code official.

~~**Exception:** A single hose connection shall be permitted to be installed in the open corridor or open breezeway between open stairs that are not greater than 75 feet (22 860 mm) apart.~~

* * *

(bb)(cc) IFC Section 1103.7.6, Group R-2, is hereby amended to read as follows:

Sec. 1103.7.6. Group R-2.

A manual and automatic fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

Exceptions:

* * *

3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3, items 3.2 to 3.5

* * *

~~(dd)~~(dd) IFC Section 5601.1.3, Fireworks, is hereby amended to read as follows:

Sec. 5601.1.3. Fireworks.

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

Exceptions:

- (a) Fireworks displays in accordance with Section 5608.
- (b) The possession, storage, handling, and use of permissible fireworks as defined by C.R.S. ~~12-28-101 (8)(a)~~24-33.5-2001, as amended.

~~(dd)~~(ee) IFC Section 5704.2.9.6.1, Locations Where Aboveground Tanks are Prohibited, and all subsections thereunder are hereby repealed and a new Section 5704.2.9.6.1 is hereby reenacted with a new title of "Locations of Above-Ground Tanks" to read as follows:

Sec. 5704.2.9.6.1 Locations of Above-Ground Tanks.

Above-ground tanks shall be located in accordance with this section.

~~(ee)~~(ff) IFC Section 5706.2.4.4, Locations Where Above-Ground Tanks and Prohibited, is hereby deleted in its entirety.

~~(ff)~~(gg) IFC Section 5806.2, Limitations, is hereby deleted in its entirety.

~~(gg)~~(hh) IFC Section 6104.2, Maximum Capacity within Established Limits, is hereby deleted in its entirety.

~~(hh)~~(ii) IFC Appendix B, Section B105.1, One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses, is hereby amended to read as follows:

Sec. B105.1. One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses.

The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings, and townhouses, having a fire flow calculation area that does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785 L/min) for 1 hour. Fire-flow and flow duration for one- and two-family dwellings, Group R-3 and R-4 buildings, and townhouses, having a fire-flow calculation area in excess of 3,600 square feet (344.5 m²) shall not be less than that specified in Table B105.1.

Exception:

A reduction in required fire-flow of 25 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system.

[Table B105.1(1) – Required Fire Flow For One- and Two-Family Dwellings) Group R-3 and R-4 Buildings and Townhouses is hereby deleted in its entirety.]

[Table B105.1(2)—Reference Tables ~~for Tables B105.1(1) and B105.2~~(2) is hereby retitled to read as follows: “Table B105.1: Minimum Required Fire-Flow and Flow Duration for Buildings.”]

~~(ii)~~(jj) IFC Appendix B, Section B105.2, Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings, and Townhouses is hereby repealed in its entirety and reenacted to read as follows:

Sec. B105.2. Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings, and Townhouses.

The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings, and townhouses shall be as specified in Table B105.1.

Exception:

A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.1 ~~(NFPA 13)~~. A reduction in required fire-flow of 25 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.2 ~~(NFPA 13R)~~. The resulting fire- flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration in Table B105.1.

~~(jj)~~(kk) IFC Appendix B, Table B105.2 is hereby deleted in its entirety.

~~(kk)~~(ll) IFC Appendix B, Section B105.3, Water Supply for Buildings Equipped with an Automatic Sprinkler System, is hereby deleted in its entirety.

~~(H)~~(mm) IFC Appendix D, Section D102.1, Access and Loading, is hereby amended to read as follows:

Sec. 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 up to 80,000 pounds (34 050 kg).

~~(mm)~~(nn) IFC Appendix D, Section D103.1, Access Road Width with a Hydrant, ~~including Figure D103.1, are~~ is hereby deleted in their entirety.

~~(nn)~~(oo) IFC Appendix D, Section D103.2, Grade, is hereby amended to read as follows:

Sec. D103.2. Grade.

The grade of the fire apparatus access road shall be a maximum of 6% or as otherwise determined by the fire code official based on fire district apparatus specifications.

~~(oo)~~(pp) IFC Appendix D, Section D103.4, Dead Ends, is hereby amended to read as follows:

Sec. D103.4. Dead Ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720mm) shall be provided with width and turnaround provisions in accordance with Table D103.4 and the City of Castle Pines Roadway Design and Construction Standards (“the Standards”).

~~(pp)~~(qq) IFC Appendix D, Section D103.6, Signs, is hereby amended with a new title, “Signs and Widths” to read as follows:

Sec. D103.6. Signs and Widths.

Where required by the fire code official, fire apparatus access road shall be marked with permanent “NO PARKING – FIRE LANE” signs in accordance with the width specified within the fire code official’s specifications.

~~(qq)~~(rr) IFC Appendix D, Section D104.1, Buildings Exceeding Three Stories or 30 Feet In Height, is hereby amended to read as follows:

Sec. D104.1. Buildings Exceeding Three Stories or 30 Feet in Height.

Buildings or facilities where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure. 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.

~~(#)~~(ss) IFC Appendix D, Section D105.1, Where Required, is hereby amended to read as follows:

Sec. 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.

Exception:

Where approved by the fire code official, buildings of Type IA, Type IB construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, meets the definition of a high-rise building as defined by the International Building Code, and having firefighter access through an enclosed stairway with a Class I standpipe system from the lowest level of fire department vehicle access to all roof surfaces.

~~(ss)~~ IFC Appendix D, Section D105.3, Proximity to Building, is hereby amended to read as follows:

~~Sec. 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 (4572mm) and a maximum of 30 feet (9144mm) 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.~~

~~Exception:~~

~~This proximity of an aerial fire apparatus access road may be altered by the fire code official based on the specifications and capabilities of the fire protection district's apparatus.~~

(tt) IFC Appendix D, Section D106.1, Projects Having More than 100 Dwelling Units, is hereby amended to read as follows:

Sec. D106.1. Projects Having More than 100 Dwelling Units.

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout the two separate and approved fire apparatus access roads.

Exception: Deleted in its entirety.

Section 13. Other Codes. Nothing contained in this Ordinance shall be construed to adopt by reference any other code related to building or fire safety not specifically adopted hereby, including, without limitation, the *International Property Maintenance Code*, the, the *International Private Sewage Disposal Code*, the *International Zoning Code*, the *International Wildland-Urban Interface Code*, the *International Green Construction Code* and the *International Code Council Performance Code*.

Section 14. Fees. Any fees provided for or by any International Code adopted in this Ordinance shall be set forth in the City of Castle Pines fee schedule. Any and all such fees may be amended, modified, increased, or deleted at any time, and from time to time, by resolution of the City Council.

Section 15. Violations. Violations of this ordinance shall be punishable as set forth in Section 1-4-10 of the Castle Pines Municipal Code, which reads as follows:

Sec. 1-4-10. General Penalty.

Any person who violates or fails to comply with any provision of this Code for which a different penalty is not specifically provided shall, upon conviction thereof, be punished by a fine not exceeding two thousand six hundred fifty dollars (\$2,650.00) or by imprisonment not exceed three hundred sixty-four (364) days, or by both such fine and imprisonment, except as hereinafter provided in Section 1-4-30. In addition, such person shall pay all costs and expenses in the case. Each day such violation continues shall be considered a separate offense.

Section 16. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 17. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this

Ordinance. In particular, that portion of Ordinance No. 16-08 adopting the 2015 editions of the International Codes is herein expressly repealed.

Section 18. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after publication following final adoption.

INTRODUCED, READ, AND PASSED ON FIRST READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO THE 9th DAY OF MAY, 2023.

READ, PASSED, AND ADOPTED ON SECOND READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO THE 23rd DAY OF MAY, 2023.



CITY OF CASTLE PINES:


Tracy Engerman (Jun 12, 2023 17:02 MDT)

Tracy Engerman, Mayor

Approved as to form:



Linda C. Michow, City Attorney

ATTEST:



Tobi Duffey, CMC, City Clerk

CERTIFICATION OF PUBLICATION

I hereby attest and certify that the within and foregoing Ordinance was introduced and read on first reading at a regular meeting of the Castle Pines City Council on May 9, 2023; published by reference by title only in the *Douglas County News-Press*, together with the statement that “[t]he complete text of all ordinances is available through the City Offices and on the City’s official website”; and finally passed and adopted by the City Council on May 23, 2023 following a duly noticed public meeting and ordered published by title only, with amendments if any, one time in the *Douglas County News-Press* on May 18, 2023.

ATTEST:



City Clerk