

City of Wheat Ridge local amendments to the
2012 International Fire Code
(Effective December 1, 2014)

Sec. 5-86. Fire Code.

(a) *Adoption.* The International Fire Code, 2012 Edition, is hereby adopted by reference and incorporated into this article as though fully set forth herein as the fire code of the City of Wheat Ridge. One copy of said International Fire Code shall be filed in the office of the city clerk and may be inspected during regular business hours. Except as otherwise provided hereafter, such code is adopted in full, including the outline of contents and index contained herein. Only Appendices B, D, F and I, published by the International Code Council are hereby adopted by reference. The 2012 International Fire Code shall be known as the "I.F.C." or the "fire code" and may be cited and referred to as such.

(b) *Amendments.* The International Fire Code adopted by this section is amended as follows. Section numbers referred to herein refer to and correspond with the section numbers of the 2012 International Fire Code.

Section 102.1 Construction and design. Amend to read in its entirety:

102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after adoption of this code.
2. Existing structures and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions which, in the opinion of the fire code official, constitute a distinct hazard to life or property.

103.4.1 Legal Defense. Amend to read in its entirety:

103.4.1 Legal Defense. Any suit instituted against any officer or employee of any fire protection district or any officer or employee of the City of Wheat Ridge because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the fire protection district or City by which he or she is employed by the legal representative of the fire protection district or City by which he or she is employed until the final termination of the proceedings. The fire code official, city officer or employee 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 or employee of the department of fire prevention or the City, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or reason

of any acts or omission in the performance of official duties in connection therewith.

104.1 General Authority and Responsibilities. Amend by adding the following subsection:

104.1.1 Responsibilities. The International Fire Code shall be administered and enforced by the Building Official of the City of Wheat Ridge and designated assistants, who shall perform the following functions:

1. Approval of plans for building new structures and remodeling of existing structures;
2. The inspection of all construction of new and remodeling of existing structures;
3. The destruction of unsafe structures;
4. Enforcement of the International Fire Code shall be by the Division of Fire Prevention of the Wheat Ridge Fire Protection District, the Life Safety Division of the Arvada Fire Protection District, or the designated office of West Metro Fire Rescue and the Fairmount Fire Protection District for the functions listed pertaining to each jurisdictions respective amendments.
5. The Fire Marshal or his designated representative shall be responsible, as the designee of the Building Official of the City of Wheat Ridge, for the administration and enforcement of the code and shall enforce all ordinances of the jurisdiction.
6. Wherever this code refers to the *Fire Code Official* in the context of code administration it shall refer to the Fire Marshal, or his/her designee, of the respective fire district having jurisdiction enforcement, or designated representative of the Building Official of the City of Wheat Ridge or his/her designee.
7. Wherever this code refers to the Fire Chief, it shall refer to the Chief of the Wheat Ridge Fire Protection District, the Arvada Fire Protection District, West Metro Fire Rescue or the Fairmount Fire Protection District.

Section 108 Board of Appeals. Amended as follows:

108.1 Board of appeals established. Appeals of decisions and determinations made by the Building Official or the fire code official shall comply with the process and procedures set forth in City of Wheat Ridge Municipal Code Sections 2-59 and 5-25.

108.2 Limitations on authority. Unchanged and adopted as written.

108.3 Qualifications. Delete in its entirety.

109.4 Violation penalties. Amend to read in its entirety:

109.4 Violation penalties. Any person or entity 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 or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 dollars or by imprisonment not exceeding 90 days, or both such fine and imprisonment; provided, however, that no person under the age of eighteen (18) years shall be subjected to imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The denial, suspension, revocation, or restriction of any permit or other privilege conferred by this code shall not be regarded as a penalty for purposes of this chapter.

Section 111.1 Order. Amend to read in its entirety:

111.1 Order. Whenever the building code official or fire code official finds any work regulated by this Code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the building code official or fire code official, with the concurrence of the other code official, is authorized to issue a stop work order.

Section 111.4 Failure to comply. Amend to read in its entirety:

111.4 Failure to comply. Upon notice from the code official, work that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work, or visibly posted at the work site. The notice shall state the conditions under which the work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than 60 dollars or not more than 1000 dollars.

308.1.4 Open-flame cooking devices. Amend to read in its entirety:

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One and two family dwellings.
2. Where buildings and decks are protected by an automatic sprinkler system.
3. LP-gas cooking devices having a LP-gas container with a water capacity not greater than 20 pounds.

Section 315 General Storage. Amend by adding the following subsection:

315.3.5 Marking maximum permitted storage height. Identification of the maximum approved storage height shall be provided in areas where stacked or shelved storage of materials occurs. The maximum approved height will be based upon the presence and design of the fire sprinkler system. Maximum storage height identification shall consist of a minimum of a four (4) inch (101.6 mm) stripe on a contrasting background shall be placed at twelve (12) feet (3657.6 mm) above the finished floor and clearly labeled with the designation: *“No Storage Above This Line.”*

Section 503.2.1 Dimensions. Amend to read its entirety:

503.2.1 Dimensions-Public and Private Streets. Public and private streets that are used for fire apparatus access shall have an unobstructed width that meets the dimensions and parking restrictions as set forth by the *Street Standards* adopted by the City of Wheat Ridge; and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches (4115 mm).

Section 503.2.1 Dimensions. Amend by adding the following subsection:

503.2.1.1 Dimensions-Private Drives. Fire apparatus access that is designated as a private drive shall have an unobstructed width of not less than twenty-six (26) feet (7924.8 mm) and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches (4115 mm).

Section 507.5.1 Where required (water supply). Amend to read in its entirety:

507.5.1 Where Required. A fire hydrant shall be required where a portion of a facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (90m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. Onsite fire hydrants and mains shall be provided were required by the fire code official.

Exception:

1. For buildings equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1 or 903.3.1.2 the maximum distance requirement shall be 500 feet (150 meters).

Section 507.5.1.1 Hydrant for standpipe systems. Amend to read in its entirety:

507.5.1.1 Hydrant for sprinkler and standpipe systems. Buildings equipped with a sprinkler and/or standpipe system installed in accordance with section 903 or 904 shall have a fire hydrant within 150 feet (45 meters) of the fire department connection.

Exception: The distance shall be permitted to exceed 150 feet (45 meters) where approved by the fire code official.

Section 507.5.1. Where required (water supply) Amend by adding the following subsection:

507.5.1.2 Location and spacing of hydrants. Fire hydrants shall be provided along required apparatus access roads and adjacent public streets with spacing between hydrants no greater than 300 feet. Fire hydrant spacing for complexes or subdivisions shall not exceed 300 feet.

Section 903.1 General. Amend by adding the following subsection:

903.1.2 Location of sprinkler control valves. When automatic sprinkler systems are required within a building and the system serves more than one tenant space, the main control valves shall be located within an approved room that is accessible directly from the building exterior. The door to said room shall be not less than three (3) feet (914 mm) in width by six (6) feet eight (8) inches (203.2 mm) in height. The door to said room shall be identified as required in section 509.1.

Section 903.4.2 Alarms. Amend by adding the following subsection:

903.4.2.1 Audible and visual signals. Audible and visual fire alarm notification devices shall be connected to every automatic sprinkler system. Such audible and visual devices shall be activated throughout the building upon water flow.

904.11.6.2 Extinguishing system service. Amend to read in its entirety:

904.11.6.2 Extinguishing system service. Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals who shall forward a certificate of inspection to the fire code official as soon as reasonably practical upon completion. Pre-engineered systems that are not compliant with the UL 300 must be clearly noted on the certificate of inspection and must state if the system is serviceable and appropriate for its application per the existing system manufacturers listing and maintenance requirements.

Section 904 Alternative Automatic Fire-Extinguishing Systems. Amend by adding the following subsection:

904.12 Residential cooking equipment. Installation of an approved residential fire extinguishing system shall be installed to protect the equipment when residential cooking equipment is installed within Group A, B, E, F, I, M, S, and R-4 occupancies.

912.3.1 Locking fire department connection caps. Amend to read in its entirety:

912.3.1 Locking fire department connection caps. Approved locking fire department connection caps shall be installed on fire department connections on all new water-based fire protection systems. Installation of approved locking fire department connection caps shall be required on existing water-based fire protection systems where there is a history of missing caps or interior obstructions of the fire department connection.

Section 1030.3 Obstructions. Amend by adding the following subsection:

1030.3.1 Exterior signage. Exit doors that could be obstructed or blocked from the outside shall be posted with a permanent sign on the exterior side of the door stating "EXIT DOOR – DO NOT BLOCK." The sign shall consist of letters having a principal stroke of not less than three-fourths (3/4) inch (19 mm) wide and at least six (6) inches (152 mm) high on a contrasting background.

1101.1 Scope. Amend to read in its entirety:

1101.1 Scope. The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code that in the opinion of the fire code official, constitute a distinct hazard to life or property.

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Amend to read in its entirety:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks shall conform to the geographic limits established by Chapter 26 of the Wheat Ridge Municipal Code of Laws.

5706.2.4.4 Locations where above-ground tanks are prohibited. Amend to read in its entirety:

5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks shall conform to the geographic limits established by Chapter 26 of the Wheat Ridge Municipal Code of Laws.

5806.2 Limitations. Amend to read in its entirety:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings shall conform to the geographic limits established by Chapter 26 of the Wheat Ridge Municipal Code of Laws.

6104.2 Maximum capacity within established limits. Amended to read in its entirety:

6104.2 Maximum capacity within 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 2,000 gallons within the City of Wheat Ridge.

Chapter 80 Referenced standards. Amend by adding a subsection titled *Insurance Service Office* and listing the following standard:

INSURANCE SERVICE OFFICE

Insurance Service Office
545 Washington Boulevard
Jersey City, NJ 07310-1686

Insurance Service Office Guide for Determining Fire Flow, Fire Suppression Rating Schedule May 2008.

Appendix B Section B105.1. Amend to read in its entirety::

B105.1 One- and two-family dwellings. The minimum fire-flow and flow duration requirements for one- and two-family dwelling having a fire-flow calculation area that does not exceed 3,600 square-feet (344.5 square-meters) shall be 1,500 gallons per minute (5678 L/min) for 1 hour. Fire-flow and flow duration requirements for one- and two-family dwelling having a fire-flow calculation area in excess of 3,600 square-feet (344.5 square-meters) shall not be less than that specified in Table B105.1.

Exception: A reduction in required fire-flow of 50 percent, as approved by the fire code official, is allowed when the building is equipped with an approved automatic fire sprinkler system.

Appendix B Section B105.2. Amend to read in its entirety:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration requirements for buildings other than one- and two-family dwellings shall 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 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

Appendix D Section D102.1 Access and loading. Amend to read in its entirety:

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 85,000 pounds (38636 kg).

Appendix D Section D103.5 Fire apparatus access road gates. Amend to read in its entirety:

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

1. The minimum gate width shall be 16 feet (4877 mm) or as wide as necessary to facilitate the required turning radius.
2. Gates shall have an approved means of automatic operation upon approach of emergency equipment.
3. Gates shall be of the swinging, sliding, or specifically approved lift type.
4. Construction of gate shall be of materials that allow manual operation by one person.
5. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
6. Electric gates shall be equipped with a Knox electronic override switch for all inbound directions of travel and any outbound direction of travel where automatic opening of the gate when a vehicle is present does not occur.
7. Manual opening gates shall not be locked with a padlock, or chain and padlock, unless they are provided with a Knox padlock in series with the padlock, or chain and padlock.
8. Locking device specifications shall be submitted for approval by the fire code official.
9. Electric gate operators, where provided, shall be listed in accordance with UL 325.
10. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.
11. Electronically operated gates must stay open a minimum of 30 seconds when the Knox electronic override switch is turned on/off and must remain in the open position when the switch is turned on and left on.

A Knox fire department decal shall be placed adjacent to the Knox electronic override switch unless other approved fire department marking is provided.