

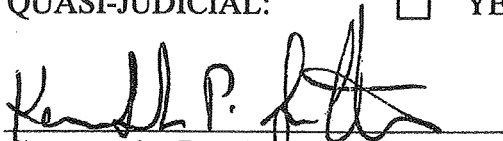
**REQUEST FOR CITY COUNCIL ACTION**

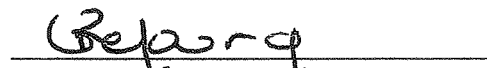


**TITLE: COUNCIL BILL NO. 04-2010 – AN ORDINANCE REPEALING AND REENACTING CERTAIN SECTIONS OF CHAPTER 5 OF THE CODE OF LAWS OF THE CITY OF WHEAT RIDGE CONCERNING THE BUILDING CODE, THE MECHANICAL CODE, THE PLUMBING CODE, THE ENERGY CONSERVATION CODE, THE RESIDENTIAL CODE, THE FIRE CODE, THE FUEL GAS CODE AND PENALTIES FOR VIOLATIONS OF THE SAME**

- |                                         |                                                                                           |
|-----------------------------------------|-------------------------------------------------------------------------------------------|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCES FOR 1 <sup>ST</sup> READING (April 12, 2010)          |
| <input type="checkbox"/> BIDS/MOTIONS   | <input checked="" type="checkbox"/> ORDINANCES FOR 2 <sup>ND</sup> READING (May 10, 2010) |
| <input type="checkbox"/> RESOLUTIONS    |                                                                                           |

QUASI-JUDICIAL:  YES  NO

  
 \_\_\_\_\_  
 Community Development Director

  
 \_\_\_\_\_  
 City Manager

**ISSUE:**

The proposed ordinance would adopt the 2006 versions of the International Building Code, the International Mechanical Code, the International Plumbing Code, the International Energy Conservation Code, the International Residential Code, the International Fire Code and the International Fuel Gas Code, with administrative and technical amendments to each of the codes. The ordinance also amends the current building permit fee schedule.

**PRIOR ACTION:**

The proposed amendments were reviewed at a City Council study session on March 1, 2010. The proposed amendments have also been reviewed by two citizen task forces. A City Manager appointed task force met 3 times in 2009 and made recommendations on the 2006 codes to be adopted and in January of 2010, a Mayor appointed task force convened to review the proposed 2006 codes and made recommendations to City Council that were reviewed at the March 1 study session. Both task forces received consulting support from Steve Thomas with Colorado Code

**Section 6.** Section 5-86 of the Code is repealed in its entirety and reenacted to read as follows:

- (a) *Adoption.* The International Fire Code, 2006 Edition, is hereby adopted by reference and incorporated into this article as though fully set forth herein as the plumbing 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, E, F and G, published by the International Fire Code Council are hereby adopted by reference. The 2006 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 2006 International Fire Code.

**104.1 General Authority and Responsibilities.** Amend to read as follows:

**104.1 General Authority and 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. The International Fire Code shall be enforced by the Division of Fire Prevention of the Wheat Ridge Fire Protection District and the Division of Fire Prevention of all adjoining Fire Protection Districts, 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 Chief in the context of Code administration or enforcement, it shall refer to the Fire Marshal or designated representative of the Building Official.
7. Wherever the code refers to the Chief of fire suppression, it shall mean the Chief of the Wheat Ridge Fire Department and the Chiefs of the adjoining Fire Departments.

*103.4.1 Legal Defense.* Amend to read in its entirety:

**103.4.1 Legal Defense.** Any suit instituted against any office or employee of any fire protection district or any office 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. he 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.

*105.2.2 Inspection authorized.* Amended by the addition of the following sentence to the end of the paragraph:

Twenty-four hours notice shall be provided to the division of fire prevention for required inspections and tests.

*105.6 Required operational permits.* Deleted in its entirety with the exception of the following sections:

105.6.42 Scraping of tires;

105.6.43 Temporary membrane structures, tents and canopies, which section 105.6.44 shall be adopted as written.

*108 Board of appeals established.* Amended to read in its entirety:

**108 Board of Appeals.** 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. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

*108.3 Qualifications.* Deleted in its entirety.

*109.3 Violation penalties.* Amended to read in its entirety:

**109.3 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.

*111.1 Order.* Amended to read in its entirety:

**111.1 Order.** Whenever the 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 fire code official, with the concurrence of the building official, is authorized to issue a stop work order.

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

**111.4 Failure to comply.** Upon notice from the code official that work 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.

**304.2.1 Trash enclosures.** Added to read as follows:

**304.2.1 Trash enclosures.** Trash enclosures, including doors, shall be of a non-combustible construction.

**Exception:** Trash enclosures for one- and two-family dwellings are permitted to be constructed of any materials approved in this code.

**308.3.1 Open-flame cooking devices.** Amended to read as follows:

**308.3.1 Open-flame cooking devices.** No open flame cooking devices shall be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One and two family dwellings.
2. Liquefied-petroleum fueled cooking devices may be operated as set forth in section 308.1.1.1.

**308.3.1.1 Liquefied-petroleum-gas fueled cooking devices.** Amended to read in its entirety:

**308.3.1.1 Liquefied-petroleum-gas fueled cooking devices.** L-P gas burners having L-P gas container with a water capacity up to 20 pounds (9.1kg) l-p gas capacity may be used on combustible construction.

**315.2 Marking maximum permitted storage height.** Added to read as follows:

**315.2.5 Marking maximum permitted storage.** When storage areas are constructed that do not meet the requirements for high piled combustible storage or sprinkler system design densities, 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 to designate the maximum permitted storage height, and clearly justified with the designation: 'No Storage Above This Line'.

*503.2.1 Dimensions.* Amended to read in its entirety:

**503.2.1 Dimensions.** Fire apparatus access roadways in other than residential streets shall have an unobstructed width of not less than twenty-four (24) feet (7315.2 mm) and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches (4115 mm). Private streets shall not be less than twenty-six (26) feet (7924.8 mm) wide and shall have an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches (4115 mm).

Exception: the width of private streets may be reduced from the required twenty-six (26) feet (7935mm) if a specific access and parking design is approved by the fire code official.

*503.2.3 Surface.* Amended to read in its entirety:

**503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced with the first lift of asphalt as to provide all-weather driving capabilities.

Grass-crete, geo-tek, ritter rings or other similar landscape treatments that will prevent a fire apparatus access road from being maintainable as an all-weather surface and immediately discernable, shall be prohibited.

*503.2.5.1 Group R, Division 3 occupancies.* Added to read as follows:

**503.2.5.1 Group R, Division 3 occupancies.** Where a property is a Group R, Division 3 occupancy, the length of a dead end fire department access roadway may be increased to one-hundred seventy-five (175) feet (53,340 mm) without the provisions for the turning around of fire apparatus if approved by the fire code official.

*503.2.8 Curbs.* Added to read as follows:

**503.2.8 Curbs.** Vertical curbs shall not be placed at the entrance of or within fire access lanes and roads. Mountable curbs may be used if approved by the fire code official.

*503.2.9 Gated communities.* Added to read as follows:

**503.2.9 Gated communities.** Gated communities may be permitted, provided the community meets the requirements as detailed herein and subject to the approval of the fire code official. The access roadways within a gated community shall be a minimum of twenty-eight (28) feet (8534.4 mm) of unobstructed width and be maintained as an all-weather surface and maintained as needed to provide all-weather driving capabilities and requirements of section 503 of the fire code.

Unobstructed vertical clearance shall not be less than thirteen (13) feet six (6) inches (4115 mm). Two separate means of ingress/egress shall be provided into the site. Gates shall be staffed on a twenty-four (24) hour basis or be equipped with an automatic and manual system approved by the fire code official.

Exception: Street widths may be reduced to 26 feet of unobstructed width and fire hydrant spacing may be increased to 500 feet when each individual dwelling unit within the gated community meeting the requirements of a Group R-3 Occupancy defined by the International Residential Code is provided with an approved NFPA 13-D Residential Sprinkler System as approved by the fire code official.

*503.2.10 Fire protection in recreational vehicle, mobile home, and manufactures housing parks, sales lots, and storage lots. Added to read as follows:*

**503.2.10 Fire protection in 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 503.1 and 508. Fire hydrant locations and minimum required fire flows shall be approved by the fire code official.

Exception: Recreational vehicle parks located in remote areas shall be provided with protection and access roadways as required by the fire code official.

*506.3 Key box installation. Added to read as follows:*

**506.3 Key box installation.** All buildings with a required fire alarm system or automatic fire extinguishing or standpipe system shall be provided with a key box in a location approved by the fire code official. The key box shall be of an approved type.

Exception: Individual units within retail and office units that do not contain sprinkler control valves, fire alarm panels, or fire protection equipment are not required to provide keys to gain access to other individual units.

**508.5.1 Required Water Supply.** Amended to read in its entirety:

**508.5.1 Required water supply.** The location, number, and type of fire hydrants connected to a water supply capable of delivering the minimum required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved. A fire hydrant shall be installed and maintained within one hundred fifty (150) feet (45,720 mm) of a fire department connection serving a sprinkler or standpipe system. When installation of fire protection including fire apparatus access roads and water supplies for fire protection, is required, such protection shall be made serviceable prior to the time of above grade construction.

**Exceptions:**

1. When the alternate means of protection, as approved by fire code official, are provided, the requirements of section 508.1 may be modified or waived.
2. For Group R-3 and Group U occupancies that distance requirement shall be 500 feet (152400 mm).
  - 2.2 When street widths are reduced in Group R-3 and Group U occupancies to less than thirty two (32) feet (9753.6 mm), the distance requirement shall be three hundred (300) feet (91440 mm).
3. For all buildings with the exception of Group R-3 and Group U occupancies and buildings that are equipped throughout with an approved automatic sprinkler system installed in accordance with sections 903.1.1. the distance requirement shall be 300 feet (91440 mm).

**508.5.7 Marking of fire protection equipment.** Added to read as follows:

**508.5.7 Marking of fire protection equipment.** Fire protection equipment and fire hydrants shall be clearly identified in an approved manner to prevent obstruction by parking and other obstructions. See also sections 508.5 and 505.5.5. Fire hydrants shall be painted only colors that are approved by the Water District of jurisdiction.

**603.9.1 Gas meter identification.** Added to read as follows:

**603.9.1 Gas meter identification.** Gas meters shall be identified with the building address and/or unit number.

*605.1, Abatement of electrical hazards.* Amended by the addition of a second paragraph to read as follows:

Wiring systems, including covers, shall be maintained as required in the National Electrical Code for their original installation.

*605.3.1.2, Main electrical disconnects labeling.* Added to read as follows:

**605.3.1.2 Main electrical disconnects labeling.** Electrical rooms containing the main electric disconnect shall be identified with a permanently affixed sign with letters not less than one (1) inch (25 mm) in height on a contrasting background to read "MAIN ELECTRICAL DISCONNECT."

*605.3.1.3, Labeling of address or unit disconnects.* Added to read as follows:

**605.3.1.3 Labeling of address or unit disconnects.** Electrical disconnects shall be identified with the address and/or unit number in accordance with the electrical code.

*903.1.2, Location of sprinkler control valves.* Added to read as follows:

**903.1.2 Location of sprinkler control valves.** When automatic sprinkler systems are provided within a building and the system serves more than one tenant space, the main control valves shall be placed within an approved room that has access provided 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 shall be appropriately labeled with a permanent sign with letters having a principal stroke of not less than one inch (25 mm) in height on a contrasting background.

*903.2.1.6 Group B.* Created to read as follows:

**Section 903.2.1.6 Group B.** An automatic sprinkler system shall be installed in Group B occupancies where the fire area containing a Group B Occupancy exceeds 12,000 square feet (1115m<sup>2</sup>) or more or where the combined fire area on all floors including mezzanines exceeds 18,000 square feet (91937m<sup>2</sup>).

*903.2.2.1 Group E Occupancies.* Amended to read as follows:

**903.2.2.1. Group E.** An automatic sprinkler system shall be installed where the floor area containing a Group E Occupancy exceeds 12,000 square feet (1115m<sup>2</sup>) or more including all combined floors.

*903.2.3.2 Group F-2 Occupancies.* Created to read as follows:

**903.2.3.2. Group F-2.** An automatic sprinkler system shall be installed in Group F-2 Occupancies where the floor area exceeds 12,000 square feet (1115m<sup>2</sup>) or where the combined fire area on all floors including mezzanines exceeds 18,000 square feet (1937m<sup>2</sup>).

*903.2.9.2 Group S-2 Occupancies.* Created to read as follows:

**903.2.3.9 Group S-2.** An automatic sprinkler system shall be installed in Group S-2 Occupancies where the floor area exceeds 12,000 square feet (1115m<sup>2</sup>) or where the combined fire area on all floors including mezzanines exceeds 18,000 square feet (1937m<sup>2</sup>).

*903.3.7.1 Hose connection locations.* Added to read as follows:

**903.3.7.1 Hose connection locations.** The fire department hose connections for a sprinkler system shall be located within one hundred fifty (150) feet (45,720mm) of a fire hydrant. Hose connections shall be located a minimum height of three (3) feet (194mm) and a maximum height of four (4) feet (1219mm) above the finished grade.

*903.4.2.1 Audible and visual signals.* Added to read as follows:

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

*904.11 Commercial cooking systems.* Amended by deleting referenced standard numbers: 1. Carbon dioxide extinguishing system, NFPA 12; and 2. Automatic sprinkler systems, NFPA 13. The remaining referenced standards 3, 4, and 5 shall remain unchanged.

*904.11.3 Carbon dioxide systems.* Deleted in its entirety.

*904.11.4 Special provisions for automatic sprinkler systems.* Deleted in its entirety.

*904.11.7, Residential type cooking equipment.* Added to read as follows:

**904.11.7 Residential type cooking equipment.** When residential type cooking equipment is installed within Group A, B, E, F, S, and R-4 occupancies, a residential fire extinguishing system may be used in lieu of

a commercial type fire extinguishing system with the approval of the fire code official and building code official.

*905.1.1 Hose connection locations-standpipe systems. Added to read as follows:*

**905.1.1 Hose connection locations-standpipe systems.** Fire department hose connections for a standpipe system shall be located within 150 feet (45720 mm) of a fire hydrant, and a minimum of three (3) feet (914 mm) and a maximum of four (4) feet (1219 mm) above finished grade. A minimum of a three-foot (914 mm) clear space shall be provided around the circumference of a fire department connection.

*905.1.2 Main control valve. Added to read as follows:*

**905.1.2 Main control valve.** When standpipe systems are provided within a building and it serves more than one tenant space, the main control valve shall be located within an approved room that has access provided from the building exterior with a door for fire department access. Said door shall not be less than three (3) feet (914mm) in a width by six (6) feet eight (8) inches (2030mm) in height and shall be appropriately labeled with a permanent sign with letters having a principal stroke of not less than one-inch (25mm) in height on a contrasting background.

*906.3 Size and distribution. Amended to read in its entirety:*

**906.3 Size and distribution.** Multipurpose dry chemical portable fire extinguishers shall be ten (10) pounds (4.5kg), shall have a minimum UL classification of 4-A, and shall be rated to fight Class A, B, or C fire hazards.

*907.1.2.1. Remote Indicating Devices. Added to read as follows:*

**907.1.2.1. Remote indicating devices.** Remote indicating devices shall be provided on all required duct detectors, elevator and electrical panel rooms, 120 volt detectors within multi-family dwelling units with access from interior corridors and where detection device activation is not readily visible to responding fire fighters.

*907.2.3 Group E. Amended to read in its entirety:*

**907.2.3 Group E.** An approved smoke and heat detection system and manual activation devices shall be installed in Group E occupancies having an occupant load of 20 or more. Group E occupancies having an occupant load of more than five but not more than 19 shall be equipped with an approved hard wired 120-volt smoke detection system, with

battery back-up, and which is interconnected in accordance with the International Residential Code.

*907.2.10.1.2.1, Group R-4.* Added to read as follows:

**907.2.10.1.2.1 Group R-4.** Group Homes classified as Group R-4 occupancies arranged for occupancy as residential care. assisted living facilities containing more than five (5) persons, including staff, shall be provided with an approved automatic fire alarm system. Group homes having four (4) or fewer persons, including staff, shall be provided with an approved hard wired one hundred twenty (120) volt smoke detection system, with battery back up, and interconnected in accordance with the International Residential Code.

*907.2.10.1.2.2, Group R-4–Senior citizen care.* Added to read as follows:

**907.2.10.1.2.2 Group R-4 – Senior citizen care.** Structures used to provide for the care or housing of six or more senior citizens shall be equipped with an approved automatic fire alarm system installed in accordance with NFPA 72.” Senior care facilities housing containing five (5) or fewer persons including staff shall be provided with an approved hard-wired one-hundred-twenty (120) volt smoke detection system, with battery back-up that is interconnected in accordance with the International Residential Code.

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

**912.3.1 Locking fire department connection caps shall be installed on fire department connections on all new water-based fire protection systems.** Existing fire department connections on water-based fire protection systems shall be required to install locking fire department connection caps, where the fire department connection caps are missing or where the fire department connection is being subject to interior obstructions.

*1011.1.1, Additional exit signs.* Added to read as follows:

**1011.1.1 Additional exit signs.** When exit signs are required by the building code, additional low-level exit signs, which are internally or externally illuminated, photo luminescent, or self-luminous shall be provided in corridors serving guest rooms in Group R, Division 1 occupancies and amusement buildings. The bottom of such sign shall not be less than six (6) inches (152 mm) nor more than eight (8) inches (203 mm) above the floor level and shall indicate the path of exit travel. For exit and exit-access doors, the sign shall be on the floor or adjacent to the

door with the closest edge of the sign within four (4) inches (102 mm) of the doorframe.

*1027.3.1 Signs.* Added to read as follows:

**1027.3.1 Signs.** Exit doors that could be obstructed 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.

*1412.1 When required.* Amended by addition a second paragraph to read as follows:

**1412.1 When required.** When inadequate fire flows and distribution of fire hydrants are present at the site prior to construction, an approved water supply system and additional fire hydrants shall be provided to meet the requirements of Appendix B Fire flow requirements for buildings, prior to additional construction commencing.

*2204.3 Unattended self-service motor fuel-dispensing facilities.* Amended to read in its entirety:

Unattended self-service motor fuel-dispensing facilities that dispense Class 1 flammable liquids shall not be permitted or operated.

Exception: Diesel and bio-diesel facilities that comply with Section 2204.3.1. through 2304.3.7

*3308.2.2., Where allowed.* Added to read as follows:

**3308.2.2.1 Where allowed.** Proximate audience displays may be conducted only within buildings that contain an approved automatic sprinkler system.

*3406.6.1.2.1 Vapor recovery device.* Added to read as follows:

**3406.6.1.2.1 Vapor recovery device.** It shall be unlawful for any driver, operator, or attendant to defeat or fail to use any vapor recovery device or system that has been provided for use with the vapor recovery device or system. All equipment shall be approved and maintained for use with the vapor recovery system provided at the site.

*3804.2 Maximum capacity within established limits.* Amended to read as follows:

**3804.2 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 45 Referenced standards.* Amended by adding the following referenced standard on to the International Code Council Standard Reference list:

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

Insurance Service Office Guide for Determining Fire Flow, Fire  
Suppression Rating Schedule February 2003.

*Chapter 45 Referenced standards.* Amended by deleting the following referenced standards from the National Fire Protection Association Standard's from the National Fire Protection Association's standard reference list: Standard 101, Life Safety Code.

*Appendix B, Fire-flow requirements for buildings, Section B103.1 Decreases.* Amended in its entirety to read as follows:

**B103.1 Decreases.** Decreases in the minimum required fire flow are permitted up to 50 percent, when the building is provided with an approved automatic sprinkler system installed throughout and in accordance with 903.3.1 standards. Section 903.3.1.2 NFPA 13R sprinkler systems are not permitted to be used for a reduction in minimum required fire flows.

In areas where the required fire flow cannot be obtained, Group R-1, R-2, R-3, or R-4 new or remodeled residential occupancies shall have sprinkler systems installed in accordance with section 903.3.1.1 of the building code, as amended. When it is determined that it is impractical to obtain the required fire flows as required herein for any other occupancy, a decrease shall not be granted without the approval of fire code official and building official. Any decrease in the required fire flows will require alternative means of fire protection and mitigation.