

ORDINANCE NO.13- 2014

AN ORDINANCE ADOPTING BY REFERENCE THE INTERNATIONAL FIRE CODE, 2012 EDITION, WITH AMENDMENTS THERETO

WHEREAS, the Board of trustees is charged with protecting the health, safety and welfare of its inhabitants; and

WHEREAS, the construction and occupation of safe and sound buildings is inherent in this charge; and

WHEREAS, the adoption of uniform codes is necessary to ensure safe and sound construction and occupation of buildings; and

WHEREAS, the Wellington Fire Protection Districts provides fire protection services within the Town of Wellington; and

WHEREAS, coordination with the Wellington Fire Protection District to provide fire code plan review for commercial buildings, collect fee and provide for an appeal process is set forth in an IGA adopted in 2013

WHEREAS, the IGA between the Town of Wellington and the Wellington Fire Protection District states in the event District adopts a new fire code, or a revised fire code, said code or revisions shall be submitted to Town for its approval and the Town shall be the final authority for the code to be adopted shall be applicable; and

WHEREAS, the IGA between the Town of Wellington and the Wellington Fire Protection District states notwithstanding anything contained in the fire code to the contrary, the District agrees to establish, by appropriate amendments to Fire Code, that the appeals board which hears all appeals regarding fire code enforcement or directives and orders under the fire code, shall be appointed and regulated by the Town for all fire code issues concerning properties which are within the Town's corporate **boundaries**.

WHEREAS, the Board of Directors of the Wellington Fire Protection District has adopted the 2012 International Fire Code, as amended and requested the Town adopt the same.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Wellington, Colorado, as follows

SECTION 1: The Board of Trustees hereby repeals Chapter 18, Article 7 of the Wellington Municipal Code and reenacts the same article to read as follows

ARTICLE 7

Fire Code

Sec. 18-7-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the fire code for the Town, by reference thereto, the International Fire Code, 2012 Edition, as promulgated by the International Code Council, being particularly the 2012 Edition thereof, and the whole thereof, including Chapters 1 through 68 in the 2012 International Fire Code, inclusive, and appendices, save except as any portion of the code or appendices which is hereinafter deleted, modified or amended.

Sec. 18-7-20. Copy on file.

At least one (1) copy of the Uniform Fire Code, certified to be a true copy, has been and is now on file in the office of the Town Administrator/Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Administrator/Clerk at a moderate price. The Town Administrator/Clerk shall maintain sufficient copies of the Uniform Fire Code as required by law in the Town Hall. (Ord. 11-2007 §1)

Sec. 18-7-30. Amendments.

The Uniform Fire Code, and the Uniform Fire Code Standards are hereby amended as follows:

The International Fire Code is hereby amended as follows:

(3) Section 108.1 is deleted and readopted to read as follows:

103.1.4 Appeals. In order to determine the suitability of alternate materials and type of construction and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a Board of Appeals to be known as the Fire Board of Appeals. Three members of the Board of Trustees of the Town of Wellington and two members of the Wellington Fire Protection District Board or the Town of Wellington Building Review Board, as appointed from time to time, shall constitute the Fire Board of Appeals. The Chief of the Wellington Fire Protection District, or his designated representative, shall attend the meetings of such Board. The Board shall adopt reasonable

rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Chief of the Wellington Fire Protection District, with a duplicate copy to the appellant, and may recommend to the executive body such new legislation as is consistent therewith.

"Whenever a Town official or the Chief of the Wellington Fire Protection District shall disapprove any application made pursuant to this code, as amended, or refuse to grant a permit applied for hereunder or when it is claimed that the provisions of the fire code do not apply or that the true intent and meaning of the fire code have been misconstrued or wrongly interpreted or when any person requests a variance from the literal terms of the fire code, the applicant or person affected may appeal the decision of the Fire Chief of the Wellington Fire Protection District to the Fire Board of Appeals established pursuant to Section 103.1.4 of this code.

"Such board shall have the power to vary or modify any requirement made by a Town official or the Fire Chief of the Wellington Fire Protection District hereunder, provided that an appeal to the board is made within thirty (30) days of the date of the action complained of. Final decisions of the board are subject to the right of appeal to the Town Board of Trustees as contained in Section 2-47 et seq., of this Code, except that the Fire Chief of the Wellington Fire Protection District shall be included as a party-in-interest with standing to appeal a decision which, in his or her judgment, adversely affects public safety."

Section 108.3 is deleted in its entirety.

(4) Section 109.4 is amended to read as follows.

"109.4 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, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, and upon conviction shall be subject to the penalties, costs and orders. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue, and all persons shall be required to correct or remedy the violations or defects. The application of any penalty pursuant thereto shall not be held to prevent the enforced removal of prohibited conditions nor the suspension or removal of a permit or license issued there under. Each day that a violation continues is deemed a separate offense."

(5) Section 109.5 is hereby added to read as follows:

"109.5 Work commencing before permit issuance. in addition to penalties set forth in Section 109.4, any person or firm who, before obtaining the necessary permit(s), commences any construction of, or work on, a building, structure, fire protection system, fire alarm system, fire extinguishing system that is not otherwise exempted from obtaining a permit, shall be subject to a processing and

penalty fee in addition to the standard prescribed permit fee. Such additional fee shall be equal to the permit fee, except that such fee shall not be less than \$50 nor more than \$1,000 for the first such violation. A person or firm committing the same such violation repeatedly is subject to processing and penalty fees equal to double the amount of the permit fee or double the amount of the preceding violation, whichever is greater, for every same such subsequent violation committed thereafter within any 180-day period."

(7) Section 202 - Definitions is hereby amended to read as follows:

A definition of "Bed and Breakfast" is added as follows:

"Bed and breakfast" means an establishment operated in a private residence or portion thereof, which provides temporary accommodations to overnight guests for a fee and which is occupied by the operator of such establishment.

A definition of "Family" is added as follows:

"Family" means an individual living alone, or either of the following groups living together in a single dwelling unit and share common living, sleeping, cooking and eating facilities:

- a. Any number of persons related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship, unless such number is otherwise specifically limited in this Code; or
- b. Any unrelated group of persons consisting of (i) not more than four (4) persons; or (ii) not more than two (2) unrelated adults and their related children, if any.
- c. and includes family foster care of up to four children which is licensed according to the statutes of the state but does not include individuals living in a Group Home.

A definition "[B] AREA, BUILDING" is added to read as follows:

1131 AREA, BUILDING. The area within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building areas if such areas are included within the horizontal projection of the roof or floor above."

A definition "FIRE-CONTAINMENT AREA" is added to read as follows:

"FIRE-CONTAINMENT AREA. A portion of a story or basement which is totally enclosed by a smoke and draft barrier of not less than 1-hour, fire-resistive

construction. All door openings penetrating such fire-containment areas shall be protected by a tight-fitting, smoke and draft control assembly as specified in the 2012 International Building Code Sections 716.5.3, 716.5.7 and 716.5.9. Openings other than doors and ducts shall be protected as specified in the 2012 International Building Code Sections 716.6 and 716.5.3 and shall be limited to a maximum of 25 percent of any one wall, in compliance with the 2012 International Building Code Section 716.6.7.2. All duct penetrations shall be protected by dampers as specified in the 2012 International Building Code Section 717, Table 717.3.1, (Section 717.3.2.2-smoke dampers), except that such dampers shall be those that are automatic closing by actuation of a smoke detector. Self-closing devices may be used in lieu of automatic closing devices on doors unlikely to be fixed open during normal conditions. Examples are: Doors at toilet rooms, stairways, closets and small storage rooms and similar areas."

(8) The Definition of Residential Group R is amended to add the following exceptions:

Exceptions:

1. **Bed & Breakfast facilities** providing accommodations for 6 guests or less that are also occupied as the single family residence of the proprietor are permitted to comply with the International Residential Code.
2. **Resort lodge cabin** that is a building or group of buildings, under single management and ownership, containing rooms and/or dwelling units available for temporary rental to guests where the primary attraction is generally recreational features or activities, are permitted to comply with the International Residential Code. {Resort lodge cabins may be subject to the State of Colorado Accessibility Standards.}

(9) A new Subsection 307.2.2 is added to read as follows:

"307.2.2 Time and Atmospheric Restrictions. Open burning shall only be performed when time and atmospheric conditions comply with the limits set forth in the Open Burning Permit."

(10) Section 507.2 is hereby amended to read as follows:

"507.2 Type of water supply. A water supply shall consist of pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required sustainable fire flow."

(11) Subsection 605.11.3.2.1 is deleted in its entirety and readopted to read as follows:

"605.11.3.2.1 Residential buildings with hip roof layouts. Panels/modules installed on residential buildings with hip roof layouts shall be located in a manner that provides a 3-foot-wide (914 mm) clear access pathway from the eave to the ridge on each roof slope where panels/modules are located.

Exceptions:

1. These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less
2. These requirements shall not apply to roofs where each panel/module array area on the roof is *1,000 square feet (92.90 m²) or less in size, no continuous section of panels/modules is larger than 150 feet in length or width, a clear access pathway of not less than 12-inch-width is provided along each side of all horizontal ridges, and a clear access pathway of not less than 30-inch-width is provided from the eave to the ridge of one roof slope where panels/modules are located.*
3. These requirements shall not apply to roofs where each panel/module array area on the roof is *1,000 square feet (92.90 m²) or less in size, no continuous section of panels/modules is larger than 150 feet in length or width, a clear access pathway of not less than 12-inch-width is provided along each side of all horizontal ridges, and, where panels/modules are to be placed on both sides of a hip, a clear access pathway of not less than 18-inch-width is provided along each side of such hip.*

These requirements shall not apply to roofs where the total combined area of solar array does not exceed 33% as measured in plan view of the total roof area of the structure."

(12) Subsection 605.11.3.2.2 is deleted in its entirety and readopted to read as follows:

"605.11.3.2.2 Residential buildings with a single ridge. Panels/modules installed on residential buildings with a single ridge shall be located in a manner that provides two, 3-foot-wide (914 mm) clear access pathways from the eave to the ridge on each roof slope where panels/modules are located."

Exceptions:

1. This requirement shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.
2. This requirement shall not apply to roofs where each panel/module array area on the roof is *1,000 square feet (92.90 m²) or less in size, no continuous section of panels/modules is larger than 150 feet in length or width, and a clear access pathway of not less than 12-inch-width is provided along each side of the horizontal ridge provided that:*
 - a. The total combined area of solar array does not exceed 33% as measured in plan view of the total roof area of the structure; or
 - b. A 30-inch-wide clear access path is provided from the eave to the ridge of a roof slope where panels/modules are located.

(13) Subsection 605.11.3.2.3 is deleted in its entirety and readopted to read as follows:

"605.11.3.2.3 Residential buildings with roof hips and valleys.

Panels/modules installed on residential buildings with roof hips and valleys shall be located no closer than 18 inches (457 mm) to a hip or a valley where panels/modules are to be placed on both sides of a hip or valley. Where panels are to be located on only one side of a hip or valley that is of equal length, the panels shall be permitted to be placed directly adjacent to the hip or valley. In addition, a 12-inch-wide clear access pathway shall be provided along each side of any horizontal ridge."

Exceptions:

1. This requirement shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.
2. These requirements shall not apply to roofs where a 30-inch-wide clear access pathway is provided from the eave to the ridge as well as 12-inch-wide clear access pathways along each side of any horizontal ridge.

(14) A new Subsection 605.11.3.2.5 is repealed and reenacted to read:

"605.11.3.2.5 Pathways. All access pathways required under this Section 605.11.3.2 shall be provided in a structurally strong location on the building capable of supporting the live load of fire fighters accessing the roof."

(15) Section 702, Definitions, is amended to read as follows:

The definition "FIRE-CONTAINMENT AREA" is added to read as follows:

"FIRE-CONTAINMENT AREA. A portion of a story or basement which is totally enclosed by a smoke and draft barrier of not less than 1-hour, fire-resistive construction. All door openings penetrating such fire-containment areas shall be protected by a tight-fitting, smoke and draft control assembly as specified in the 2012 International Building Code Sections 716.5.3, 716.5.7 and 716.5.9. Openings other than doors and ducts shall be protected as specified in the 2012 International Building Code Sections 716.6 and 716.5.3 and shall be limited to a maximum of 25 percent of any one wall, in compliance with the 2012 International Building Code Section 716.6.7.2. All duct penetrations shall be protected by dampers as specified in the 2012 International Building Code Section 717, Table 717.3.1, (Section 717.3.2.2-smoke dampers), except that such dampers shall be those that are automatic closing by actuation of a smoke detector. Self-closing devices may be used in lieu of automatic closing devices on doors unlikely to be fixed open during normal conditions. Examples are: Doors at toilet rooms, stairways, closets and small storage rooms and similar areas."

(16) Section 903.2 is hereby amended to read as follows:

"903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section."

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire- resistance-rated walls and 2-hour fire-resistance rated floor/ceiling assemblies.
2. Maximum Allowable Fire-Contained Areas, as identified in amendment Table 903.1 are required when an approved automatic sprinkler system is not provided."

(17) A New Table 903.1 Maximum Allowable Fire Containment is hereby added as follows:

TABLE 903.1
MAXIMUM ALLOWABLE FIRE-CONTAINMENT AREA
(IN SQUARE FEET)
Types of Construction

<i>Occupancy</i>	<i>IA</i>	<i>IB</i>	<i>IIA</i>	<i>IIB</i>	<i>IIIA</i>	<i>IIIB</i>	<i>IV-HT</i>	<i>VA</i>	<i>VB</i>
A1	10,000	10,000	NP	NP	NP	NP	NP	NP	NP
A2,	10,000	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
A3, 4	10,000	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
B, F1, S1, S2 M, U	10,000	10,000	7,000	5,000	7,000	5,000	7,000	7,000	5,000
F2	20,000	20,000	10,000	7,000	10,000	7,000	10,000	10,000	5,000
E	10,000	10,000	7,000	5,000	7,000	5,000	7,000	7,000	5,000

NP = Not Permitted

EXCEPTION:

S2 Open parking garages in accordance with Section 406.5

(18) Section 903.2 Where required, is amended by adding an exemption number 2 to read as follows:

"2. Except for Group R Occupancies an automatic sprinkler system shall be installed in all buildings which are not divided into fire containment areas as specified in Table 903.1."

(19) Section 903.2.11.1.3 Basements is amended to read as follows:

"903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the basement shall be equipped throughout with an

approved automatic sprinkler system."

(20) A new Subsection 904.11.6.4, is hereby added, to read in its entirety as follows:

"904.11.6.4 Existing automatic fire extinguishing systems. Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire extinguishing system shall be required to comply with the applicable provisions of Sections 904.11 through 904.11.4."

(21) A new Section 907.20.6, is added to read as follows:

"907.20.6 Excessive False Alarms. An excessive number of false alarms shall be defined as two (2) alarm activations for a fire alarm system within a 60-day period provided that any such activations are not the result of a cause reasonably beyond the control of the owner, tenant or operator of the building. In the event of an excessive number of false alarms, the fire code official may order the building owner, tenant or operator of the building, or party responsible for the building to take reasonable actions necessary to prevent false alarms. These actions may include: repair or replacement of the faulty alarm components, addition of tamper proof devices, modification of system design, and repair of other building components which affect alarm system performance. The fire code official may also require the building owner, tenant or operator or party responsible for the building to obtain an approved maintenance contract with a qualified fire alarm maintenance technician as required by NFPA 72 to provide continuous maintenance service of the system."

(22) Section 908.7 is amended b^y adding a sentence immediately after the first one to read as follows:

"908.7 Carbon monoxide alarms. The carbon monoxide alarm shall be installed outside of or within each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units or sleeping units."

(23) Section 1008.5 is amended by adding Exception 6 and Exception 7 to read as follows:

"1008.1.5 Floor elevation.

EXCEPTIONS:

6. Exterior doors other than the main entrance/exit door, in Groups R-2 and R-3 occupancies, may open at one intervening exterior step that is equally spaced between the interior floor level above and the exterior landing below provided the intervening step has a minimum tread depth of 10 inches (254 mm), a maximum riser height of 7 3/4 inches (196.85 mm) and a minimum width equal to the operable door width; and provided the door does not swing over the step.
7. Doors serving building equipment rooms which are not normally occupied."

(24) A new Section 1013.9 is added to read as follows:

"1013.9 Below grade opening. All area wells, stair wells and light wells attached to any building that are located less than thirty-six (36) inches (914.4 mm) from the

nearest intended walking surface and deeper than thirty (30) inches (762 mm) below the surrounding ground level, creating an opening greater than twenty-four (24) inches (609.6 mm) measured perpendicular from the building and with side walls of such well having a slope steeper than 2 horizontal to 1 vertical, shall be barricaded with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier (intended walking surface would be defined as a sidewalk, pathway, patio slab or other like surface).

EXCEPTIONS:

1. The access side of stairways need not be barricaded.
2. Area wells provided for emergency escape and rescue windows may be protected with grates or covers if such barricades comply with Section 1029.4 of this code.
3. Covers or grates may be used over stairways and other openings used exclusively for service access."

(24) Appendix A is deleted in its entirety:

(26) Appendix B is deleted in its entirety and readopted to read as follows:

**APPENDIX B
FIRE-FLOW REQUIREMENTS FOR BUILDINGS**

SECTION .B101 GENERAL

"B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings."

SECTION B102 DEFINITIONS

"B102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows:

FIRE-FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for firefighting.

FIRE-FLOW CALCULATION AREA. The floor area, in square feet (m²), used to determine the required fire flow."

SECTION B103 MODIFICATIONS

"B103.1 Decreases. The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical."

"B103.21 Increases. The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration."

"**B103.3 Areas without water supply systems.** For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142 or the International Wildland-Urban Interface Code.

SECTION B104

FIRE-FLOW CALCULATION AREA

"**B104.1 General.** The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B 104.3."

"**13 104.2 Area separation.** Portions of buildings which are separated by fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas."

"**B104.3 Type 1A and Type 1B construction.** The fire-flow calculation area of buildings constructed of Type 1A and Type 1B construction shall be the area of the three largest successive floors.

Exception:

Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor."

SECTION B105

FIRE-FLOW REQUIREMENTS FOR BUILDINGS

"**B105.1 One- and two-family dwellings.** The minimum fire-flow requirements for one- and two-family shall be 1,000 gallons per minute in urban areas and 500 gallons per minute in rural areas.

Exception:

A reduction in required fire flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system."

"**B105.2 Buildings other than one- and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B 105.

Exception:

A reduction in required fire-flow of up to 75 percent, as approved, is allowed when the building is provided with an approved automatic 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 B1 05

APPLICATION	FIRE FLOW REQUIREMENTS (gpm)	SPACING BETWEEN HYDRANTS (feet)	MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO A HYDRANT (feet)
Commercial	1500	600	300
Urban	1000	800	400
Rural Residential	500	800	400

SECTION B106 REFERENCED STANDARDS

ICC IBC-12 International Building Code B104.2, Table B105.1

ICC IWUIC-12 International Wildland-Urban Interface Code B 103.3

NFPA 1142-12 Standard on Water Supplies for Suburban and Rural Fire Fighting B103.3

(27) Appendix C is deleted in its entirety and readopted to read as follows:

SECTION C101 101 GENERAL

"**C101.1 Scope.** Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed."

SECTION C102 LOCATION

"**C102.1 Fire hydrant locations.** Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets."

SECTION C103 NUMBER OF FIRE HYDRANTS

"**C103.1 Fire hydrants available.** The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table B105 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted."

SECTION C104 CONSIDERATION OF EXISTING FIRE HYDRANTS

"**C104.1 Existing fire hydrants.** Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads."

SECTION CI 05DISTRIBUTION OF FIRE HYDRANTS

"**C105.1 Hydrant spacing.** The average spacing between fire hydrants shall

not exceed that listed in Table B10S.

Exception:

The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table B105."

(28) Appendix D is deleted in its entirety and readopted to read as follows.

APPENDIX D
FIRE APPARATUS ACCESS ROADS

SECTION D101 GENERAL,

"D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code."

SECTION D102 REQUIRED ACCESS

"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 80,000 pounds (36,287 kg)."

"D102.2 Access road construction. All access roadways must be all weather driving surfaces capable of supporting fire apparatus. Surface shall be asphalt, concrete, or compacted road base.

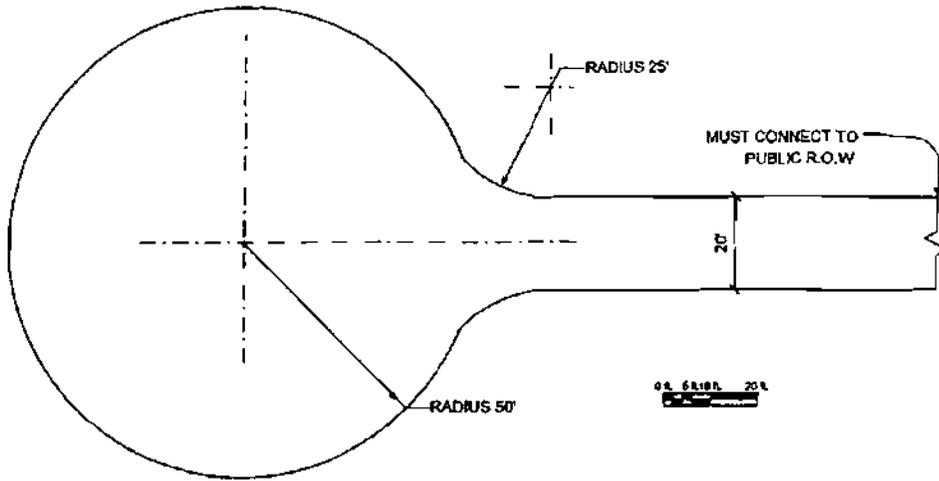
- a. Compacted road base or chip shall only be used for a temporary emergency access. Temporary access shall be available as long as the site is under construction. Thereafter permanent fire lanes shall be accessible and unobstructed at all times.
- b. All permanent points of access shall be hard decks consisting of asphalt or concrete designed to HS 20 or support 40 ton.
- c. All required access roads must be installed and serviceable before aboveground construction begins."

SECTION D103 MINIMUM SPECIFICATIONS

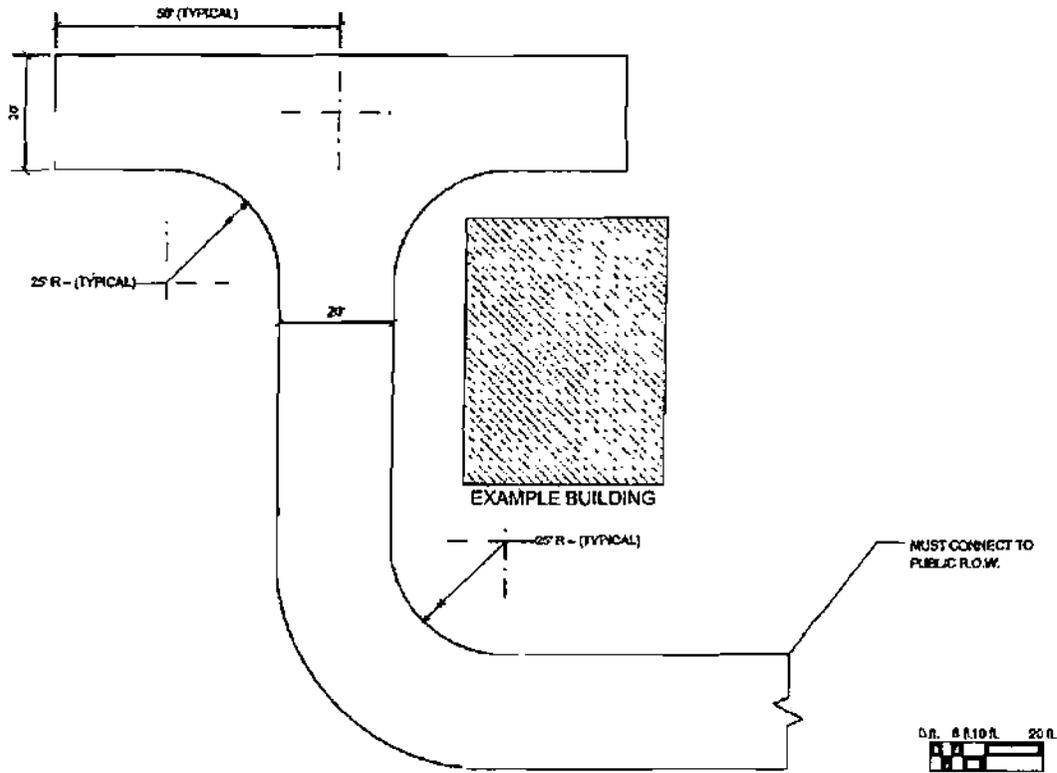
"D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm) exclusive of shoulders. (See Figure D103.1)."



100' DIAMETER
CUL-DE-SAC
FOR USE ON PUBLIC OR PRIVATE PROPERTY



**ALTERNATIVE HAMMERHEAD
EMERGENCY ACCESS EASEMENT
(FIRE LANE)
USE: PRIVATE PROPERTY ONLY**



“D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45.720 m) shall be provided with width and turnaround provisions in accordance with Table D103.4”

TABLE 103.4

REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (FEET)	WIDTH (FEET)	TURNAROUNDS REQUIRED
0-150	20	None Required
151-660	20	100-foot hammerhead, 100-foot Cul-de-sac in accordance with Figure D103.1
660	Special Approval Required	

"D103.4.1 Second Point of Access Required. A second point of access shall be required when the primary access roadway exceeds 660' in length."

"D103.4.2 Third Point of Access Required. A third point of access will be required when any access road exceeds a distance of 1,320 (1/4 mile) in length."

"D103.4.3 Fourth Point of Access Required. A fourth point of access will be required when access road exceeds a distance of 2,640 feet (1/2 mile) in length.

Note: Distances are measured as the hose would lay."

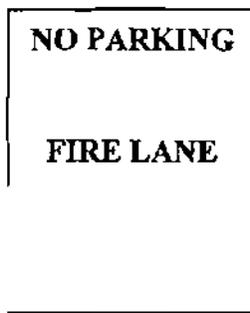
"D103.4.4 Where two or more points of access are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line."

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

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
8. Electric gate operators, where provided, shall be listed in accordance with UL325
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200."

"D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D 103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required."

Figure D 103.6



"D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane."

"D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754mm) shall be posted on one side of the road as a fire lane."

SECTION D 104

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

"D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall provide fire apparatus access for each structure at least 30 feet in width."

"D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception:

Projects having a gross building area of up to 124,000 square feet (11 520m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems."

"D104.3 Remoteness. Where two access roads are required, they shall be placed a distance
apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

"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."

"D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 30 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height."

"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 (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building."

"D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*."

SECTION D 106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

"D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception:

Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2."

"D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system."

SECTION D 107

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

"D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not exceed 30 dwelling units unless fire apparatus access roads will connect with future development, as determined by the fire code official."

D108 REFERENCED STANDARDS

ASTM F 2200-05 Standard Specification for Automated Vehicular Gate Construction D103.5

ICC IFC-12 International Fire Code D101.5, D107.1

UL 325-02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revision through February 2006 D103.5

(40) Appendix H is hereby adopted in its entirety:

(41) Appendix I is hereby adopted in its entirety:

(42) Appendix J is hereby deleted in its entirety:

SECTION 2. Validity. The provisions of this Ordinance are hereby declared to be severable and, if any section, provision or part thereof shall be held unconstitutional or invalid, the remainder of this Ordinance shall continue in full force and effect, it being the intent of the Board of Trustees that this Ordinance would have been adopted even if such unconstitutional or invalid matter had not been included herein. It is further declared that if any section, provision or part of this Ordinance or application thereof to any person or circumstances, if held invalid, the remainder of this Ordinance and the application thereof to other persons or circumstances shall not be affected thereby.

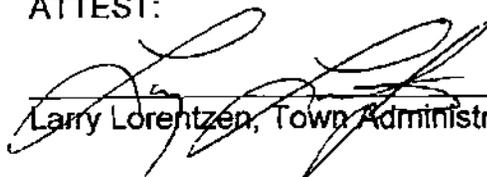
SECTION 3. Certification. The Town Clerk shall certify to the passage of this Ordinance and make not less than three (3) copies of the adopted Code available for inspection by the public during regular business hours.

PASSED AND ADOPTED by the Board of Trustees of the Town of Wellington and ordered published by title this ____ day of July, 2014, to become effective thirty (30) days following publication.



Jack Brinkhoff, Mayor

ATTEST:



Larry Lorentzen, Town Administrator/Clerk

PUBLISHED BY TITLE IN THE "COLORADOAN" ON THE 28th DAY OF July, 2014.