

**ORDINANCE NO. 4500**

**AN ORDINANCE ADOPTING THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION; AMENDING CERTAIN PROVISIONS IN THE ADOPTED CODE; AMENDING CHAPTER 15.44 OF THE MUNICIPAL CODE AND AMENDING ALL ORDINANCES IN CONFLICT OR INCONSISTENT HEREWITH**

Pursuant to the constitutional, statutory and Charter authority of the City Council of the City of Grand Junction to adopt ordinances for the protection of the health safety and general welfare of the population of the City the following ordinance is proposed.

After full hearing and consideration of the ordinance and upon recommendation by the City staff the Council finds that adoption of the ordinance is necessary to preserve the health, safety and general welfare of the people of the City of Grand Junction. The International Fire Code, which is hereby adopted, is state of the art. The Code is mutually adopted by the City and Mesa County, which provides for efficient and consistent enforcement practices. As well, the International Codes are increasingly common in many communities, which further increase the benefits of standardization.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:**

Adoption of the International Fire Code, 2012 Edition is hereby adopted with the amendments of the same included below with the amendments to Chapter 15.44 of the Municipal Code of Ordinances of the City of Grand Junction is hereby amended as follows:

**SECTION 1**

**15.44.010 Adoption of International Fire Code.**

For the purpose of prescribing regulations governing conditions hazardous to life and property from fire, explosion, and chemical release, the International Fire Code (hereinafter "International Code" or "International Fire Code"), promulgated by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, including Appendices Chapters B, C, D, E, F, G, H, I, and J, 2012 Edition, except such portions as are hereinafter deleted, modified or amended by GJMC 15.44.040 are hereby adopted. Not less than one copy of the International Fire Code is filed in the office of the City Clerk. From the date on which this chapter shall take effect, the provisions of the International Code shall be controlling within the limits of the City of Grand Junction, Colorado.

**15.44.040 Amendments to the International Fire Code.**

The International Fire Code is amended and changed in the following respects:

- (a) Add a section to read:

**105.1.4 Permit Fees.** Permit rates and fees shall be as adopted by City Council by resolution.

(b) Section 105.6, Required Operational Permits. Section 105.6 is amended by adding an additional paragraph to read:

An operational permit is not required for the following activities as set forth in the following titles under Section 105.6:

105.6.3 Aviation facilities

105.6.4 Carnivals and fairs

105.6.5 Cellulose nitrate film

105.6.6 Combustible dust-producing operations

105.6.7 Combustible fibers

105.6.9 Covered mall buildings

105.6.11 Cutting and welding

105.6.12 Dry cleaning plants

105.6.13 Exhibits and trade shows

105.6.15 Fire hydrants and valves

105.6.17 Floor finishing

105.6.18 Fruit and crop ripening

105.6.19 Fumigation and insecticidal fogging

105.6.21 HPM facilities

105.6.23 Hot work operations

105.6.24 Industrial ovens

105.6.25 Lumber yards and woodworking plants

105.6.26 Liquid- or gas-fueled vehicles or equipment in assembly buildings

105.6.29 Miscellaneous combustible storage

105.6.32 Open flames and candles

- 105.6.34 Places of assembly
- 105.6.35 Private fire hydrants
- 105.6.38 Refrigeration equipment
- 105.6.39 Repair garages and motor fuel dispensing facilities
- 105.6.40 Rooftop heliports
- 105.6.42 Storage of scrap tires and tire byproducts
- 105.6.43 Temporary membrane structures and tents
- 105.6.44 Tire-rebuilding plants
- 105.6.45 Waste handling
- 105.6.46 Wood products

(c) Section 202 General Definitions. Section 202 Residential Group R-3 Care facilities within a dwelling shall be amended to read as follows:

Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code.

(d) Section 202 General Definitions. Section 202 Residential Group R-4 the last paragraph shall be amended to read as follows:

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the International Building Code or shall comply with the International Residential Code.

(e) Section 307.1 General. Section 307.1 is deleted and replaced with:

**307.1 General.** A person shall not kindle or maintain or authorize to be kindled or maintained any open burning, bonfire, recreational fire, or portable outdoor fireplace unless conducted and approved in accordance with Sections 307.1.1 through 307.5.

**307.1.1 Prohibited burning.** Open burning, bonfires, recreational fires and portable outdoor fire places shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous. Burning is not permitted when sustained winds exist or when a red flag warning has been issued by the National Weather Service.

**Exception:** Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

**307.1.2 Location of burning.** No person shall burn upon the land of another without permission of the owner thereof.

**307.1.3 Burn restrictions and burn bans.** The Fire Chief or his designee is authorized to issue burn restrictions and/or burn bans as deemed necessary when local conditions make open burning, bonfires, recreational fires, portable outdoor fireplaces, fireworks, other open flames or similar activities hazardous or objectionable. Violations of burn restrictions or burn bans shall be punishable in accordance with GJMC 1.04.090.

(f) Section 307.3 Extinguishment authority. Section 307.3 is deleted and replaced with:

**307.3 Extinguishment authority.** When open burning, bonfires, recreational fires, or use of portable outdoor fireplaces creates or adds to a hazardous situation; or when parameters set forth in this code have not been followed, or a required permit for open burning or bonfire has not been obtained, the fire code official is authorized to order the extinguishment of the open burning, bonfire, recreational fire or portable outdoor fireplace operation. Extinguishment may be by the permit holder, another competent person, or the fire department.

(g) Section 307.4.1 Bonfires. Section 307.4.1 is deleted and replaced with:

**307.4.1 Bonfires.** A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions which could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition. The total fuel area of a bonfire shall not be greater than 8 feet (2440 mm) in diameter and 4 feet (1220 mm) in height unless approved by the fire code official.

(h) Section 311.1.1 Abandoned Premises. Section 311.1.1 is deleted and replaced with:

**311.1.1 Abandoned premises.** Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

(i) Section 311.3 Removal of Combustibles. Section 311.3 shall be amended by addition of the following subsections:

**311.3.1** In case of failure of any owner or lessee of such building(s) to remove all accumulations of hazardous materials, abate said building, and secure the premises, in a manner approved by the Fire Chief, and upon the election by the Fire Chief to remove said waste or rubbish and/or to secure or remove/install barricading of building(s), the Fire Chief is authorized to give notice by certified mail addressed to the last known address of the owner of such building, which shall require the removal of such waste or rubbish, or otherwise require the securing of said building(s) or removal of the problem causing the public nuisance, within sixty (60) days of the date of the notice. In the event such work is not done within the sixty (60) days, the City Manager may then proceed to have the work done as soon as practicable. The costs of such work shall be collected by the City Manager in accordance with the provisions of the International Property Maintenance Code. The charge shall be the actual costs for labor, equipment, and materials plus ten (10) percent for administration, supervision and inspection. The Fire Chief may cause any building to be barricaded or secured immediately after a fire has been extinguished. Any and all barricading or securing shall be at the owner's expense.

**311.3.2** The City Manager, as soon as may be practicable after such charge is made, shall send by mail, addressed to the last known address of the owner of such property, a notice of such assessment. The notice shall contain a description of the lots or parcels of land, the name of the owner or owners, and the amount of the assessment, together with a brief description of said assessment.

**311.3.3** It shall be the duty of the owner to pay such assessment within twenty (20) days after the mailing of such notice, and in case of his failure to do so, he shall be liable personally for the amount of the assessment and the same shall be a lien upon the respective lots or parcels of land from the time of such assessment. In case the owner shall fail to pay such assessment within twenty (20) days after notice has been mailed to him, as provided by this article, then it shall be the duty of the City Manager to certify the amount of the assessment to the County Treasurer or other officer of the County having custody of the tax list, for the current year, to be collected in the same manner as other taxes are collected, with ten (10) percent penalty thereon to defray the cost of collection. All of the laws of the State of Colorado for the assessment and collection of general taxes, including the laws for the sale of property for taxes and the redemption thereof, shall apply to and have full effect for the collection of all such assessments.

**311.3.4** The fact that assessments have been made against property as provided in this article for removal of waste and rubbish, abatement and/or barricading or securing of said building(s) shall not prevent the owner, agent or lessee from being punished by fine or imprisonment under the provisions of GJMC 1.04.090, but such fine or penalty may be imposed on those found guilty of violating any provision hereof in all cases, whether an assessment has or has not been made in accordance with the provisions hereof.

(j) Section 503.1 Where Required. Section 503.1 is amended by addition of the following:

The Fire Chief may be guided by the City of Grand Junction *Traffic Engineering Design Standards* and by Appendix D of this code for more detailed design requirements and alternative designs.

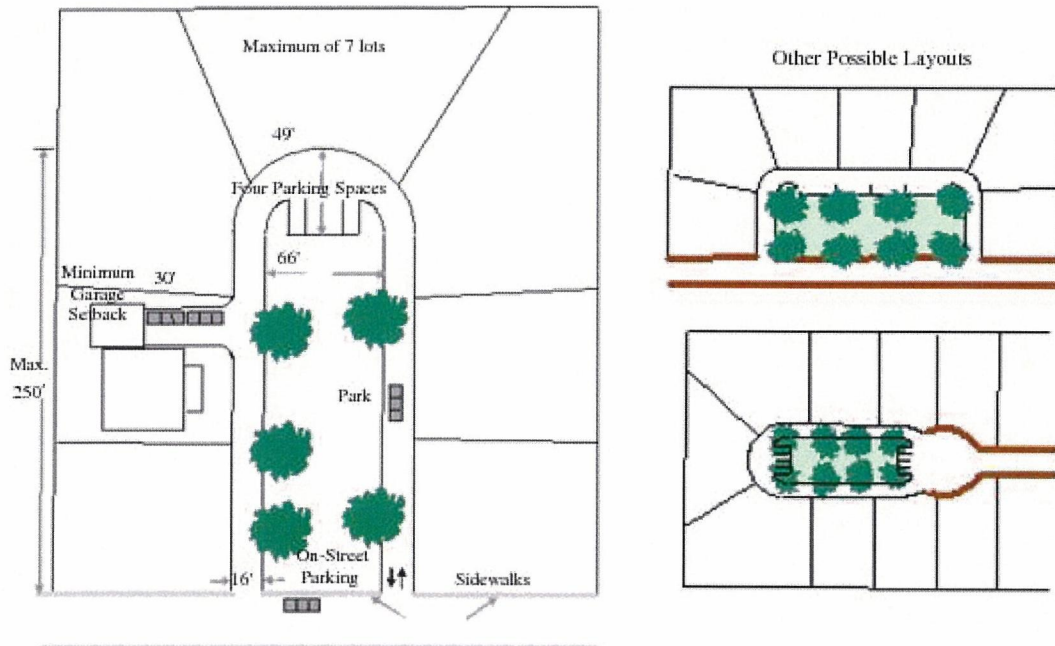
(k) Section 503.2.1 Dimensions. Section 503.2 is amended by the addition of two additional subsections, numbered 503.2.1.1 and 503.2.1.2, at the end thereof to read:

**503.2.1.1** Fire apparatus access roads may, notwithstanding the foregoing paragraphs, have an unobstructed width of not less than sixteen feet (16') if constructed as a loop ("fire loop lane"), as indicated in the diagram shown below and if all of the following conditions are met:

1. Not more than seven single family residences obtain access from the fire loop lane;
2. The sixteen foot wide fire loop lane shall consist of an all-weather clear surface;
3. No curve on any portion of the flow line of the fire loop lane shall have an inside radius of less than thirty-three feet (33') and an outside radius of less than forty-eight feet (48'). "Flow line" means the area between the curbs or equivalent if curbs are not present;
4. No portion of the fire loop lane shall extend more than two hundred and fifty feet (250') from the abutting street right-of-way;
5. A minimum of four parking spaces shall be constructed at the end of the fire loop lane, as indicated on the diagram;
6. The fire loop lane and parking stalls, as indicated on the diagram, are dedicated to and maintained by the City;
7. Two-way traffic is allowed;
8. "No parking" signs and markings, as required by the City, are installed and maintained so that no parking is allowed between the curbs on any traveled portion of the fire loop lane;
9. Corner lots that front the fire loop lane and the abutting street shall be required to only obtain access from the fire loop lane;
10. No garage or carport built on a lot obtaining access from the fire loop lane shall be constructed, any portion of which is closer than thirty feet (30') from any portion of the fire loop lane;

11. Each residence obtaining access from the fire loop lane shall provide and maintain four parking spaces between the garage or carport and the fire loop lane; and

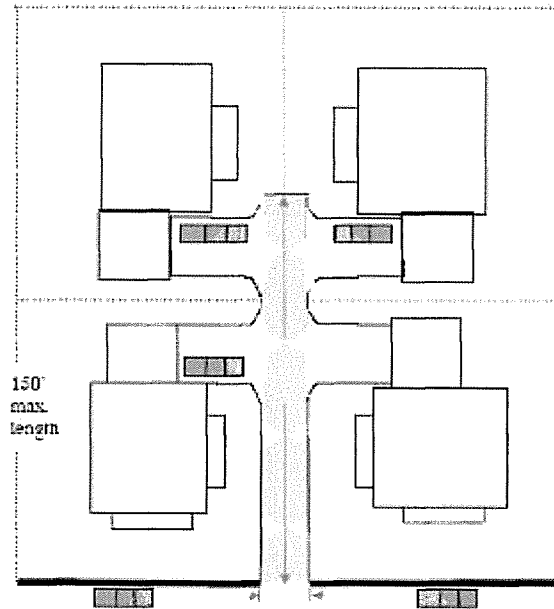
12. The fire loop lane shall only connect to a street where on-street parking exists now and is expected to remain, according to the City Engineer, based on such factors as the City capital program and any adopted street plans.



#### 503.2.1.2 Fire code standards for a shared driveway:

1. A shared driveway shall be owned and maintained by the owners of the parcels or lots which abut the shared driveway;
2. Not more than four single family lots shall abut or touch any portion of the shared driveway and no more than four single family units may access a shared driveway;
3. A shared driveway shall be least sixteen feet (16') wide and not longer than one hundred and fifty feet (150');
4. No parking is allowed on the shared driveway;
5. Each lot abutting a shared driveway must provide four (4) on-site parking spaces.
6. Each lot abutting a shared driveway must access off the shared driveway unless approved by Director of Public Works and Planning or Planning Commission, depending upon which entity is approving the plan; and

7. A shared driveway may be used only where it intersects a street where on-street parking exists and is expected to remain, according to the City Engineer, based on such factors as the City capital program and any adopted street plans.



**Example Layout for a Shared Driveway**

(l) Section 903.3.1.3 NFPA 13D Sprinkler Systems. Section 903.3.1.3 is amended by the addition of the following:

Where domestic water is provided by a public water system, any required 13D system must be supplied by the public water system. The water tap must be adequate to supply the hydraulic demand of the fire sprinkler system.

(m) Section 903.3.7 Fire Department Connections. Section 903.3.7 is amended by the addition of the following:

Fire department connections must be located within 150 feet of the nearest fire hydrant.

(n) Section 907.6.5 Monitoring. Section 907.6.5 is amended by addition of the following subsections:

**907.6.5.3 False alarms.** Whenever the activation of any fire alarm is due to a malfunction of the alarm or alarm system and that alarm or alarm system has had a malfunction within the same calendar year quarter, or more than six (6) times during any calendar year, the owner and/or operator of the alarm or alarm system shall pay a false



alarm fee to offset some of the costs involved in the dispatching and responding of fire equipment to the location of the alarm.

**907.6.5.4.** It is the responsibility of the owner or operator of an alarm system to prevent the improper use of the system, such as the intentional activating of a false alarm or the intentional activation of a smoke or heat detector to produce a false alarm. After three (3) such activations within the same quarter of a calendar year, or more than six (6) during any calendar year, from the same alarm system, the fee schedule for false alarms shall become effective.

**907.6.5.5.** Whenever the Fire Chief cannot determine how a false alarm was activated and three (3) such unexplained alarms occur within a calendar year quarter, or alarm(s) exceeding six (6) during any calendar year, the fee schedule for false alarms shall become effective with the fourth and seventh and subsequent alarm(s) respectively.

**907.6.5.6.** A fee, in accordance with the fee schedule established by resolution of the City Council and on file with the City Clerk, shall be charged for false alarms.

**907.6.5.7.** A new alarm system shall be allowed thirty (30) days to become stabilized before charges will accrue for false alarms.

(o) Section 3405 Outdoor Storage of Tires. Section 3405 is deleted in its entirety and replaced with the following:

**3405.1.** No person shall store more than 500 tires on any parcel, tract, or lot of land.

**3405.2.** Tires shall be arranged as required in sections 3405.3 through 3405.7.

**3405.3.** Maximum pile or stack height shall not exceed six (6) feet.

**3405.4.** Pile or stack width and length shall not exceed eight (8) feet.

**3405.5.** Twenty (20) feet of clearance shall be maintained between piles or stacks.

**3405.6.** Piles or stacks shall not be placed closer than twenty (20) feet to any structure; and

**3405.7.** Piles or stacks shall be stored so as to provide ready access by the Fire Department in the event of a fire.

(p) Section B103 Modifications. Section B103 is amended by the addition of the following subsection:

**B103.4 Alternative Methods.** In areas which are mostly developed where not more than two buildable lots are created (at the same time) after the effective date hereof, and the existing water lines and fire flow are inadequate in the area, the Fire Chief may

allow a residential structure to be built if sprinklered and if he determines that water upgrades would be impracticable. In such event, the Fire Chief shall record a memorandum indicating the fire protection measure used and the facts concerning the inadequate water lines.

(q) Section C102 Location. Section C102 is amended by the addition of the following:

**C102.2 Water supply lines.** Hydrants shall be on a looped (receiving water from more than one direction) water supply line of at least six inches (6") in diameter.

**Exceptions:**

1. One or two-family residential developments may have hydrants supplied by a dead-end water line where there are 30 or fewer dwelling units. Up to 60 dwelling units may have hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In any case, the Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.

2. Multiple-family residential developments having up to 100 dwelling units may be protected by fire hydrants supplied by a dead-end water line. Up to 200 dwelling units may be protected by fire hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.

3. For commercial and industrial developments, any building not exceeding three stories or 30 feet in height may be protected by fire hydrants supplied by a dead-end water line.

4. For commercial and industrial developments, buildings or facilities having a gross building area up to 62,000 square feet may be protected by fire hydrants supplied by a dead-end water line. The gross building area may be increased to 124,000 square feet without a looped water line when all buildings are equipped with an approved automatic fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments to provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.

5. The Fire Chief may allow a new development that would otherwise be required to provide a looped water line for required fire hydrants, to have a dead-end line as long as the development provides a means to connect to a looped system as future

development occurs. The time period and conditions under which this exception is allowed shall be as determined by the Chief.

6. The Fire Chief may allow fire hydrants to be supplied by other than a looped water line when the permittee can demonstrate, to the satisfaction of the Fire Chief, that a looped system is not practicable. In such event, the Fire Chief shall make his findings in writing and shall copy such findings to the Public Works and Planning Director. In such cases, additional fire protection may be required as determined by the Chief.

**C102.3 Fire Hydrant Installation.** The distance from the center of the fire hydrant pumper connection to the finished grade shall not be less than 22 inches. Pumper connections shall face the access road or as directed by the Fire Chief.

(r) Section D107.1 One- or Two-Family Residential Developments. Section D107.1, exception 1: Delete the language of exception 1 and replace with:

1. Where there are 60 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.

**15.44.070 Zones in which storage of flammable or combustible liquids in outside aboveground tanks is permitted.**

(a) Section 5704 of the International Fire Code limits the storage of flammable or combustible liquids in outside aboveground tanks. Storage of flammable or combustible liquids is permitted as follows:

On lands within the City that are zoned in the categories of C-2 (heavy commercial), I-1 (light industrial) and I-2 (heavy industrial). The Fire Chief may permit storage of flammable or combustible liquids in aboveground tanks on lands within the jurisdiction which are zoned C-1 (light commercial) when it can be demonstrated to the Fire Chief or his designee that such use may be safely undertaken in the particular location.

(b) Section 5706.4 of the International Fire Code limits the siting of bulk plants for flammable or combustible liquids. New bulk plants or terminals for flammable or combustible liquids are permitted as follows:

On lands within the City that are zoned in the categories of C-2 (heavy commercial), I-1 (light industrial) and I-2 (heavy industrial). The Fire Chief may permit such use in C-1 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

**15.44.080 Zones in which storage of liquefied petroleum gases is restricted.**

Section 6104 of the International Fire Code restricts the storage of liquefied petroleum gas. Liquefied petroleum gas may be stored as follows:

On lands within the City that are zoned in the categories of C-2 (heavy commercial), I-1 (light industrial) and I-2 (heavy industrial). The Fire Chief may permit such use in C-1 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

The remaining sections in Chapter 15.44 not specifically set forth herein shall remain in full force and effect.

**SECTION 2 Public Hearing**

A public hearing on the adoption by reference of the International Fire Code, 2012 Edition, including the appendices thereto, together with certain amendments, is scheduled in the City Auditorium at City Hall in Grand Junction, Colorado, at: 7:00 p.m. on the 13<sup>th</sup> day of February 2012. The City Clerk is hereby directed to publish Notice of said public hearing in the manner and style and pursuant to the schedule of such publication prescribed in sections 31-16-201, *et seq.*, C.R.S.

**SECTION 3 Public Inspection**

At least one copy of the International Fire Code, 2012 Edition, including the appendices thereto, together with certain amendments, all certified to be true and correct, shall be on file as aforesaid in the office of the City Clerk at least fifteen (15) days preceding said hearing and may be inspected by any interested person between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday, holidays excepted.

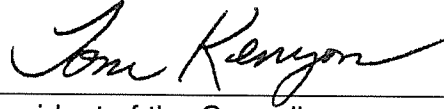
**SECTION 4 Validity**

Any and all sections or parts of sections of the Municipal Code of Ordinances of the City of Grand Junction, Colorado, as amended, in conflict herewith, are hereby repealed.

Introduced this 16<sup>th</sup> day of January, 2012.

Passed on second reading this 13<sup>th</sup> day of February, 2012.

Attest:



\_\_\_\_\_  
President of the Council

  
\_\_\_\_\_  
City Clerk