

1 Longmont, hereinafter referred to as “this code”.

2 16.32.040 Section 102.1 amended - Construction and design provisions.

3 Section 102.1 of the International Fire Code is amended by addition of the
4 following:

5 5. Existing structures and facilities. When in any 24-month period,
6 the value of renovation, remodeling, modification or addition to any
7 existing occupancy exceeds one third of the value of the occupancy being
8 improved the entire occupancy shall be made to comply with the
9 requirements of the International Fire Code Chapter 9 as amended and
10 adopted by the city. Cost of improvements shall be determined by the
11 building official according to the International Building Code. Value of
12 the occupancy will be established using the “Building Valuation Data”
13 from the most recent issue of “ ICC Building Safety Journal.”

14 Exception: When expenditures are strictly related to repair,
15 replacement or maintenance of an existing system.

16 16.32.050 Section 102.6. amended - Referenced codes and standards

17 Section 102.6 of the International Fire Code is amended to read as
18 follows:

19 102.6 Referenced codes and standards. The codes and standards
20 referenced in this code shall be those that are listed in Chapter 45, except that
21 “adopted Electrical Code” shall be substituted for “ICC Electrical Code” and such
22 codes and standards shall be considered part of the requirements of this code to
23 the prescribed extent of each such reference. Where differences occur between
24 the provisions of this code and the referenced standards, the provisions of this
25 code shall apply.

26 16.32.060 Section 102.9 amended - Conflicting Provisions.

27 Section 102.9 of the International Fire Code is amended by addition of the
28 following:

29 102.9.1 Conflicting provisions. Where there is a conflict between a
30 general requirement of the International Building Code or the International Fire

1 Code or the Longmont municipal code, the specific requirements of the Longmont
2 municipal code shall be applicable.

3 16.32.070 Section 104.3 amended - Right of entry.

4 Section 104.3 of the International Fire Code is amended by deletion of
5 Section 104.3 and 104.3.1 as published.

6 16.32.080 Section 105.1.1 amended - Permit fees.

7 Section 105.1.1 of the International Fire Code is amended by addition of
8 the following:

9 105.1.1.1 Permit Fees Established. Fees for any permit, plan review or
10 inspection required by this code shall be established from time to time by
11 resolution of the city council.

12 105.1.1.2 Work commencing before permit issuance. In addition to the
13 required permit fees, any person who commences any work on a project, before
14 obtaining the necessary permits shall be subject to a fee established by city
15 council.

16
17 16.32.090 Section 105.6.10, 105.6.12, 105.6.14, 105.6.16, 105.6.18, 105.6.20,
18 105.6.24, 105.6.36 modified - Permits.

19 The International Fire Code is amended by deletion of Sections 105.6.10,
20 105.6.12, 105.6.14, 105.6.16, 105.6.18, 105.6.20, 105.6.24, and 105.6.365 as
21 published.

22 16.32.100 Section 105.6.33 amended–Open Flames and candles.

23 Section 105.6.33 of the International Fire Code is amended by deletion of
24 105.6.33 as published and adoption of the following:

25 105.6.33 Open Flames and candles. An operational permit is required for
26 the use of open flames or candles in Group A Occupancies.

27 Exception: A-3 Occupancies used primarily for worship.

28 16.32.110 Section 105.6 amended - Required Operational Permits.

29 Section 105.6 of the International Fire Code is amended by addition of the
30 following:

- 1 4. Natural gas type barbecues permanently installed in accordance
2 with the manufacturer's specifications and the building code
3 and utilizing a permanently installed natural gas fuel source.

4 16.32.170 Section 308.5 amended - Open flame devices.

5 Section 308.5 of the International Fire Code is amended by addition of the
6 following:

7 308.5.3 Portable outdoor fireplaces and patio/garden heating units.
8 Portable outdoor fireplaces and patio/garden heating units utilizing wood,
9 flammable or combustible liquids and gas fuels shall not be operated or stored
10 upon or within buildings or building projections. Such fireplaces or heating units
11 shall be at grade and not be within 15 feet of the drip-line of horizontal
12 projections such as balconies, roof overhangs, canopies, awnings, marquees or
13 architectural projections. Conditions which could cause a fire to spread within 10
14 feet of the outdoor fire place or patio/garden heating unit, such as vegetation and
15 combustible materials, shall be eliminated prior to ignition. When in operation,
16 the fire place or heating unit shall be constantly attended until the fire or flame is
17 extinguished.

18 Exceptions:

- 19 1. Single unit and single-story multi-unit dwellings.
20 2. Units supplied by electricity.
21 3. Natural gas type units permanently installed in accordance
22 with the manufacturer's specifications and the Building Code
23 and utilizing a permanently installed natural gas fuel source.

24 308.5.3.1 Single unit and single-story multi-unit dwellings. Portable
25 outdoor fireplaces and patio/garden heating units utilizing wood, flammable or
26 combustible liquids and gas fuels shall be operated only outdoors and away from
27 combustible materials. When in operation, the fire place or heating unit shall be
28 constantly attended until the fire or flame is extinguished. (see section 307.3.2 of
29 the IFC)

1 16.32.180 Section 403.1 amended - General.

2 Section 403.1 of the International Fire Code is amended by deletion of
3 Section 403.1 as published and adoption of the following:

4 403.1 General. In all occupancies, where the code official determines that
5 an indoor or outdoor gathering of persons has a potential adverse impact on public
6 safety through diminished access to buildings, structures, fire hydrants and fire
7 apparatus access roads, or where such gatherings adversely affect public safety
8 services of any kind, the code official shall have the authority to order the
9 development of, or prescribe a plan for, the provision of an approved level of
10 public safety.

11 16.32.190 Section 404.2 amended - Where required.

12 Section 404.2 of the International Fire Code is amended by deletion of
13 Section 404.2 as published and adoption of the following:

14 404.2 Where required. An approved fire safety and evacuation plan shall
15 be prepared and maintained for the following occupancies and buildings when
16 required by the code official.

- 17 1. Group A
- 18 2. Group E.
- 19 3. Group H.
- 20 4. Group I.
- 21 5. Group R-1.
- 22 6. Group R-4.
- 23 7. High-rise buildings.
- 24 8. Group M
- 25 9. Covered malls
- 26 10. Underground buildings.
- 27 11. Buildings with an atrium and having an occupancy in Group A, E or M.

28 16.32.200 Section 405.2 – Frequency.

29 Section 405.2 of the International Fire Code is amended by deletion of
30 Section 405.2 as published and adoption of the following:

- 1 1. Activate the fire alarm system, where provided.
- 2 2. Notify the public fire department.
- 3 3. Take other action as previously instructed.

4 16.32.220 Section 408.11.1.2 amended - Revisions.

5 Section 408.11.1.2 of the International Fire Code is amended by deletion
6 of Section 408.11.1.2 as published and adoption of the following:

7 408.11.1.2 Revisions. The lease plans shall be revised annually or as often
8 as necessary to keep them current. Modifications or changes to tenant spaces or
9 occupancies shall not be made without prior approval of the code official and
10 building official.

11 16.32.230 Section 501 amended - General.

12 Section 501 of the International Fire Code is amended by addition of the
13 following:

14 501.5 Addresses. The street or road on which any building is addressed
15 shall meet the requirements of this section.

16 16.32.240 Section 503 amended - Fire apparatus access roads.

17 Section 503 of the International Fire Code is amended by deletion of
18 Section 503 as published and adoption of the following:

19 503 Fire Apparatus Access Roads.

20 503.1 Where required. Fire apparatus access roads shall be provided and
21 maintained in accordance with Sections 503.1.1 through 503.1.3.

22 503.1.1 Buildings and facilities. Approved fire apparatus access roads
23 shall be provided for every facility, building or portion of a building hereafter
24 constructed or moved into or within the jurisdiction. The fire apparatus access
25 road shall comply with the requirements of this section and shall extend to within
26 150 feet of all portions of the facility as measured by way of provided doors,
27 stairways and corridors and any portion of the exterior wall of the first story of the
28 building as measured by an approved route around the exterior of the building or
29 facility.

30 Exception: The code official is authorized to increase the
31 dimension of 150 feet:

- 1 1. To a maximum of 300 feet when the building is equipped
2 throughout with an approved NFPA 13 automatic sprinkler
3 system not required by another provision of the code.
- 4 2. When fire apparatus access roads cannot be installed due to
5 location on property, topography, waterways, non-negotiable
6 grades or other similar conditions, and an approved alternative
7 means of fire protection is provided.

8 503.1.2 Additional access. A minimum of two separate and independent
9 access/egress routes shall be provided when more than 25 individual dwelling
10 units, or a combined potential aggregate building area of more than 24,000 square
11 feet in any other type of development will be served by the access.

12 Exception: When all buildings are protected by approved
13 automatic fire sprinkler systems, installed in accordance with
14 NFPA 13 (NFPA 13D for Group R-3), two access/egress routes
15 need not be provided unless more than 50 dwelling units or a
16 combined potential aggregate building area of more than 48,000
17 square feet will be served by the single access/egress route.

18 503.1.3 High-piled storage. Fire department vehicle access to buildings
19 used for high-piled combustible storage shall comply with the applicable
20 provisions of Chapter 23.

21 503.2 Specifications. Fire apparatus access roads shall be installed and
22 arranged in accordance with Sections 503.2.1 through 503.2.8.

23 503.2.1 Dimensions. Fire apparatus access roads shall have an
24 unobstructed width of not less than 20 feet except for approved security gates in
25 accordance with Section 503.6 and an unobstructed vertical clearance of not less
26 than 13 feet 6 inches.

27 503.2.2 Authority. The code official shall have the authority to require an
28 increase in the minimum access widths where they are inadequate for fire or
29 rescue operations.

30 503.2.3 Surface. The full width of fire apparatus access roads shall be
31 constructed with at least the first lift of an approved type of paving material in

1 place and meet all of the construction requirements of the City of Longmont
2 Public Improvements Design Standards and Construction Specifications Manual.

3 503.2.4 Turning radius. The centerline radius of all turns shall not be less
4 than 40 feet. No turn shall have less than a 30 foot inside radius and a 50 foot
5 outside radius.

6 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150
7 feet in length shall be provided with an approved area, for turning around fire
8 apparatus, that has a minimum cross section in accordance with Appendix D, as
9 amended.

10 Exception: When all buildings are equipped throughout with
11 approved automatic sprinkler systems installed in accordance with
12 NFPA 13 (NFPA 13D for one and two unit dwellings) the dead-
13 end may be extended to 300 feet before a turnaround is required.

14 503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated
15 surface is part of a fire apparatus access road, the bridge shall be constructed and
16 maintained in accordance with AASHTO "Standard Specification for Highway
17 Bridges". Bridges and elevated surfaces shall be designed for a live load
18 sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall
19 be posted at both entrances to bridges when required by the code official. Where
20 elevated surfaces designed for emergency vehicle use are adjacent to surfaces
21 which are not designed for such use, approved barriers, approved signs or both
22 shall be installed and maintained when required by the code official.

23 503.2.7 Grade and Vertical Alignment. The grade and vertical alignment
24 of the fire apparatus access road shall be in accordance with the requirements of
25 the City of Longmont Public Improvements Design Standards and Construction
26 Specifications.

27 503.2.8 Neck Downs and Islands. Short neck downs and islands may be
28 allowed by the code official where all of these conditions are met:

- 29 1. The design does not negatively impact the turning radius of fire
30 apparatus or the ability to safely operate aerial apparatus; and

1 2. They are designed to eliminate the potential blockage by lawfully
2 parked vehicles and a 20 foot minimum clear width access is
3 maintained throughout.

4 503.3 Marking. Where required by the code official, approved signs or
5 other approved notices shall be provided for fire apparatus access roads to identify
6 such roads or prohibit the obstruction thereof. Signs or notices shall be maintained
7 in a clean and legible condition at all times and be replaced or repaired when
8 necessary to provide adequate visibility.

9 503.4 Obstruction of fire apparatus access roads. Fire apparatus access
10 roads shall not be obstructed in any manner, including the parking of vehicles.
11 The minimum widths and clearances established in Section 503.2.1 shall be
12 maintained at all times.

13 503.5 Required gates or barricades. The code official is authorized to
14 require the installation and maintenance of gates or other approved barricades
15 across fire apparatus access roads, trails or other accessways, not including public
16 streets, alleys or highways.

17 503.5.1 Secured gates and barricades. When required, gates and
18 barricades shall be secured in an approved manner. Roads, trails and other
19 accessways that have been closed and obstructed in the manner prescribed by
20 Section 503.5 shall not be trespassed on or used unless authorized by the owner
21 and the code official.

22 Exception: The restriction on use shall not apply to public officers
23 acting within the scope of duty.

24 503.6 Security gates. Installed security gates shall be maintained and an
25 approved means of emergency operation shall be provided and maintained.

26 16.32.250 Section 506.1 amended - When required.

27 Section 506.1 of the International Fire Code is amended by deletion of
28 Section 506.1 as published and adoption of the following:

29 506.1 When required. A key box shall be installed in an accessible
30 location on all buildings protected by a fire alarm or automatic fire suppression
31 system, or where access to or within a structure or an area is restricted because of

1 secured openings, or where immediate access is necessary for life-saving or fire-
2 fighting purposes. The key box shall be of an approved type and shall contain
3 keys to gain access as required by the code official.

4 Exception: A key box need not be provided on R-3 occupancies or
5 for individual dwelling units. Keys to individual dwelling units are
6 not required.

7 16.32.260 Section 603.8.1 amended - Residential incinerators.

8 Section 603.8.1 of the International Fire Code is amended by deletion of
9 Section 603.8.1 as published and adoption of the following:

10 603.8.1 Residential incinerators. Residential incinerators shall be prohibited.

11 16.32.270 Section 606.8 amended - Refrigerant detector.

12 Section 606.8 of the International Fire Code is amended by deletion of
13 Section 606.8 as published and adoption of the following:

14 606.8 Refrigerant detector. Machinery rooms shall contain a refrigerant
15 detector with an audible and visual alarm. The detector, or a sampling tube that
16 draws air to the detector, shall be located in an area where refrigerant from a leak
17 will concentrate. The alarm shall be actuated at a value not greater than the
18 corresponding TLV-TWA values shown in the International Mechanical Code for
19 the refrigerant classification. Detectors and alarms shall be placed in approved
20 locations and comply with NFPA 72 for installation and maintenance.

21 Exception: Detectors are not required for ammonia systems where
22 the machinery room complies with Section 1106.3 of the
23 International Mechanical Code.

24 16.32.280 Section 901 amended - General

25 Section 901 of the International Fire Code is amended by deletion of
26 Section 901.2.1 as published and adoption of the following:

27 901.2.1 Changes to approved documents. Where field conditions
28 necessitate any change from the approved construction documents the installing
29 contractor shall notify the code official for a determination of resubmittal
30 requirements.

1 901.2.2 Statement of compliance. Before requesting final approval of the
2 installation, the installing contractor shall provide the code official with a written
3 statement that the fire protection system has been installed in accordance with the
4 approved plans, has been tested in accordance with the manufacturer’s
5 specifications, and the appropriate installation standards and applicable sections
6 of this chapter 9. Any deviations from the design standards or approved
7 construction documents shall be noted and submitted with the approvals for such
8 deviations, corrected (red lined) drawings and the written compliance statement to
9 the fire department at the final inspection.

10 16.32.290 Section 901.6 amended - Inspection, testing and maintenance.

11 Section 901.6 of the International Fire Code is amended by deletion of
12 Section 901.6 as published and adoption of the following:

13 901.6 Inspection, testing and maintenance. Fire detection, alarm and
14 extinguishing systems shall be maintained in an operative condition at all times
15 and shall be replaced or repaired where defective. Non-required fire alarm and
16 detection systems shall be inspected, tested and maintained or removed or have
17 signage posted as required by the code official.

18 16.32.300 Section 902.1 amended – Definitions.

19 Section 902.1 of the International Fire Code is amended by deletion of the
20 definitions “FIRE ALARM SYSTEM” and “FIRE AREA” as published and
21 adoption of the following:

22 FIRE ALARM SYSTEM. A system consisting of components and
23 circuits arranged to monitor and annunciate the status of fire alarm or supervisory
24 signal-initiating devices and to initiate the appropriate response to those signals.

25 FIRE AREA. For the purposes of Chapter 9 of this code, “fire area” shall
26 be that area of a building completely isolated from adjoining portions of the
27 building by a 4 hour fire wall with no openings.

1 16.32.310 Sections 903.1 amended - General through 903.2.1.2 amended Group
2 A-2.

3 Sections 903.1 through 903.2.1.2 of the International Fire Code are
4 amended by deletion of Sections 903.1 through 903.2.1.2 as published and
5 adoption of the following:

6 Section 903 Automatic Sprinkler Systems.

7 903.1 General. Automatic sprinkler systems shall comply with this
8 section.

9 903.1.1 Alternative protection. Alternative automatic fire extinguishing
10 systems complying with section 904 shall be permitted in lieu of automatic
11 sprinkler protection where recognized by applicable standard and approved by the
12 code official.

13 903.1.2 Residential systems. Unless specifically allowed by this code or
14 the International Building Code, residential sprinkler systems installed in
15 accordance with NFPA 13D or NFPA 13R shall not be recognized for the
16 purposes of area increases, exceptions or reductions permitted by other
17 requirements of this code.

18 903.1.3 Construction documents. A minimum of two complete sets of
19 construction documents for fire sprinkler systems shall be submitted for review
20 and approval prior to system installation. Construction documents shall include,
21 but not be limited to, all of the following:

- 22 1. Site plan showing connection to public water supply and location of
23 the fire department connection;
- 24 2. A floor plan;
- 25 3. Hydraulic calculations;
- 26 4. Manufacturers cut sheets, model numbers and listing information for
27 equipment, devices and materials to be installed;
- 28 5. Details of ceiling height and construction, cross section elevations; and
- 29 6. Information required in accordance with the Longmont fire department
30 fire sprinkler plan submittal form;

1 903.2 Where required. An approved automatic sprinkler system in new
2 buildings and structures shall be provided in locations described in this section.

3 Exception: Spaces or areas in telecommunications buildings used
4 exclusively for telecommunications equipment, associated electrical
5 power distribution equipment, batteries and standby engines, provided
6 those spaces or areas are equipped throughout with an approved
7 alternative automatic fire extinguishing system and are separated from the
8 remainder of the building by a wall with a fire resistance rating of not less
9 than 1 hour and a floor/ceiling assembly with a fire-resistance rating of not
10 less than 2 hours.

11 903.2.1 Group A. An automatic sprinkler system shall be provided
12 throughout buildings and portions thereof used as Group A occupancies as
13 provided in this section. The automatic sprinkler system shall be provided
14 throughout the floor area where the Group A occupancy is located, in all floors
15 between the Group A occupancy and the level of exit discharge, and in all floors
16 below the Group A occupancy.

17 903.2.1.1 All Group A-1. An automatic sprinkler system shall be
18 provided throughout a fire area containing a Group A-1 occupancy where one of
19 the following conditions exists:

- 20 1. The fire area exceeds 5,000 square feet.
- 21 2. The fire area has an occupant load of 300 or more.
- 22 3. The fire area is located on a floor other than the level of exit
23 discharge.
- 24 4. The fire area contains a multi-theater complex.

25 903.2.1.2 All Group A-2. An automatic sprinkler system shall be
26 provided throughout a fire area containing a Group A-2 occupancy where one of
27 the following conditions exists:

- 28 1. The fire area exceeds 5,000 square feet.
- 29 2. The fire area has an occupant load of 100 or more.
- 30 3. The fire area is located on a floor other than the level of exit
31 discharge.

1 16.32.320 Section 903.2.2 amended - Group E and 903.2.3 amended - Group F-1.

2 Sections 903.2.2 and 903.2.3 of the International Fire Code are amended
3 by deletion of Sections 903.2.2 and 903.2.3 as published and adoption of the
4 following:

5 903.2.2 Group E. An automatic sprinkler system shall be provided
6 throughout all Group E fire areas greater than 12,000 square feet in area. An
7 automatic sprinkler system shall also be provided for every portion of educational
8 buildings below the level of exit discharge.

9 903.2.3 Group F-1. An automatic sprinkler system shall be provided
10 throughout all buildings where the fire area containing a Group F-1 occupancy
11 exceeds 12,000 square feet, or where the combined fire area on all floors,
12 including mezzanines, exceeds 24,000 square feet.

13 16.32.330 Sections 903.2.6 amended - Group M and 903.2.6.1 High piled storage.

14 Sections 903.2.6 and 903.2.6.1 of the International Fire Code are amended
15 by deletion of Sections 903.2.6 and 903.2.6.1 as published and adoption of the
16 following:

17 903.2.6 Group M. An automatic sprinkler system shall be provided
18 throughout buildings where the fire area containing a Group M occupancy
19 exceeds 12,000 square feet, or where the combined fire area on all floors,
20 including any mezzanines, exceeds 24,000 square feet.

21 903.2.6.1 High-piled storage. An automatic sprinkler system shall be
22 provided as required in Chapter 23 in all buildings of Group M where storage of
23 merchandise is in high-piled or rack storage arrays.

24 16.32.340 Sections 903.2.8 amended - Group S-1 and 903.2.8.1 amended Repair
25 garages.

26 Sections 903.2.8 and 903.2.8.1 of the International Fire Code are amended
27 by deletion of Sections 903.2.8 and 903.2.8.1 as published and adoption of the
28 following:

29 903.2.8 Group S-1. An automatic sprinkler system shall be provided
30 throughout all buildings where the fire area containing a Group S-1 occupancy

1 exceeds 12,000 square feet, or where the combined fire area on all floors,
2 including mezzanines, exceeds 24,000 square feet.

3 903.2.8.1 Repair garages. An automatic sprinkler system shall be
4 provided throughout all buildings used as repair garages in accordance with the
5 International Building Code, as follows:

- 6 1. Buildings two or more stories in height, including basements, with a
7 fire area containing a repair garage exceeding 10,000 square feet.
- 8 2. One-story buildings with a fire area containing a repair garage
9 exceeding 12,000 square feet.
- 10 3. Buildings with a repair garage in the basement.

11 16.32.350 Sections 903.2.10 through 903.2.10.3 amended - All occupancies.

12 Sections 903.2.10 through 903.2.10.3 of the International Fire Code are
13 amended by deletion of Sections 903.2.10 through 903.2.10.3 as published and
14 adoption of the following:

15 903.2.10 All occupancies. An automatic sprinkler system shall be
16 installed in the locations set forth in Sections 903.2.10.1 through 903.2.10.3.

17 903.2.10.1 Stories and basements without openings. An automatic
18 sprinkler system shall be installed throughout any story or basement of a building
19 where the story or basement does not have at least one of the following types of
20 exterior wall openings:

- 21 1. Openings not more than 4 feet below grade which are centered in an
22 excavation at least 3 times the width of the opening and extending out
23 from the building at least 3 times the depth of the opening below
24 grade. The bottom of the excavation shall be level and entirely below
25 the lowest point of the opening. When excavation is greater than 24
26 inches deep provide steps up to grade having no more than a 12 inch
27 rise. Openings totaling at least 20 square feet in each shall be located
28 in each 50 linear feet, or fraction thereof, of exterior wall in the story
29 on at least one side; or

1 2. Openings entirely above the adjoining ground level totaling at least 20
2 square feet in each 50 linear feet or fraction thereof, of exterior wall in
3 the story on at least one side.

4 Exceptions:

- 5 1. Single family dwellings
- 6 2. Townhouse buildings.

7 903.2.10.1.1 Opening dimensions and access. Openings shall have
8 a minimum dimension of at least 30 inches. Such openings shall be
9 accessible to the fire department from the exterior and shall not be
10 obstructed in a manner that fire fighting or rescue cannot be accomplished
11 from the exterior.

12 903.2.10.1.2 Openings on one side only. Where openings in a
13 story are provided on only one side and the opposite wall of such story is
14 more than 75 feet from such openings, the story shall be equipped
15 throughout with an approved automatic sprinkler system, or openings as
16 specified above shall be provided on at least two sides of the story.

17 903.2.10.1.3 Basements. Where any portion of a basement is
18 located more than 75 feet from openings required by Section 903.2.12.1,
19 the basement shall be equipped throughout with an approved automatic
20 sprinkler system.

21 903.2.10.2 Rubbish and linen chutes. An automatic sprinkler system shall
22 be installed at the top of rubbish and linen chutes and in their terminal rooms.
23 Chutes extending through three or more floors shall have additional sprinkler
24 heads installed within such chutes at alternate floors. Chute sprinklers shall be
25 accessible for servicing.

26 Exceptions: Single family dwellings, townhouse buildings. Private
27 garage spaces provided for the exclusive use of the occupants
28 of the dwelling unit the garage is located within shall be
29 considered part of the same occupancy for the purpose of this
30 section.

1 903.2.10.3 Buildings over 35 feet in height. An automatic sprinkler
2 system shall be installed throughout all buildings having a building height more
3 than 35 feet measured from the lowest grade at a point 5 feet away from the
4 building's exterior wall to the top of the highest ridgeline.

5 Exceptions:

- 6 1. Detached Single family dwellings
- 7 2. Open parking structures.

8 16.32.360 Section 903.2 amended - Buildings greater than 12,000 square feet and
9 Buildings more than 2 stories.

10 Section 903.2 of the International Fire Code is amended by addition of the
11 following:

12 903.2.14 Buildings greater than 12,000 square feet. An automatic
13 sprinkler system shall be provided throughout all buildings where the fire area
14 exceeds 12,000 square feet, or where the combined fire area on all floors,
15 including mezzanines and basements, exceeds 24,000 square feet.

16 Exception:

- 17 1. F-2 Occupancies
- 18 2. Open parking structures
- 19 3. When expanding an existing building and all of the following
20 is satisfied:
 - 21 A. The existing building was constructed prior to 3/22/1999;
 - 22 B. The area of the addition is not greater than one third of the
23 area of the existing building;
 - 24 C. The addition does not change the number of stories of the
25 existing building;
 - 26 D. The total building is separated into allowable areas by fire
27 walls in accordance with the International Building Code;
 - 28 E. The total building is protected throughout by an approved
29 automatic fire alarm system. Such fire alarm system shall
30 be configured to automatically close all fire wall openings.

1 903.2.15 Buildings more than 2 stories. An automatic sprinkler system
2 shall be provided throughout all buildings more than 2 stories in height.

3 Exception:

4 1. Single family detached dwellings

5 16.32.370 Section 903.3.5 amended - Water supplies.

6 Section 903.3.5 of the International Fire Code is amended by deletion of
7 Section 903.3.5 as published and adoption of the following:

8 903.3.5 Water supplies. Water supplies for automatic sprinkler systems
9 shall comply with this section and the standards referenced in Section 903.3.1.
10 All new fire sprinkler system installations and sprinkler systems under going
11 modifications, unless exempted by the director of the Longmont water
12 department, shall be isolated from the public water system by a backflow
13 preventor meeting the requirements of the Longmont municipal code.

14 16.32.380 Section 903.3.5 amended – Water Supplies.

15 Section 903.3.5 of the International Fire Code is amended by addition of
16 the following:

17 903.3.5.3 Design Pressure. All fire sprinkler systems shall be designed
18 and constructed to operate at water pressures not less than 10% below the
19 peakday operating pressures as determined by the city of Longmont water
20 department.

21 16.32.390 Section 903.4 amended - Sprinkler system monitoring and alarms.

22 Section 903.4 of the International Fire Code is amended by deletion of
23 Section 903.4 as published and adoption of the following:

24 903.4 Sprinkler system monitoring and alarms. All valves controlling the
25 water supply for automatic sprinkler systems and water-flow switches on all
26 sprinkler systems shall be electrically supervised.

27 Exceptions:

28 1. Automatic sprinkler systems protecting one and two family
29 dwellings.

30 2. Limited area systems serving fewer than 20 sprinklers.

- 1 3. Jockey pump control valves that are sealed or locked in the
2 open position.
- 3 4. Control valves to commercial kitchen hoods, paint spray
4 booths or dip tanks that are sealed or locked in the open
5 position.
- 6 5. Valves controlling the fuel supply to fire pump engines that are
7 sealed or locked in the open position.
- 8 6. Trim valves to pressure switches in dry, pre-action and deluge
9 sprinkler systems that are sealed or locked in the open position.

10 16.32.400 Section 904.3.5 amended - Monitoring.

11 Section 904.3.5 of the International Fire Code is amended by addition of
12 the following:

13 904.3.5.1 Monitoring of alternative automatic fire-extinguishing systems,
14 when installed as an alternative to the required automatic sprinkler systems of
15 Section 903, monitoring shall be required in accordance with NFPA 72.

16 16.32.410 Sections 905.1 amended - General through 905.3.2 amended - Group
17 A.

18 Sections 905.1 through 905.3.2 of the International Fire Code are amended
19 by deletion of Sections 905.1 through 905.3.2 as published and adoption of the
20 following:

21 905.1 General. Standpipe systems shall be provided in new buildings and
22 structures in accordance with this section. Fire hose threads used in connection
23 with standpipe systems shall comply with NFPA 1963 or as otherwise approved
24 and shall be compatible with fire department hose threads. The location of fire
25 department hose connections shall be approved. In buildings used for high-piled
26 combustible storage, fire protection shall be in accordance with Chapter 23.

27 905.2 Installation standards. Standpipe systems shall be installed in
28 accordance with this section and NFPA 14.

29 905.3 Required installations. Standpipe systems shall be installed where
30 required by Sections 905.3.1 through 905.3.6 and in the locations indicated in
31 Sections 905.4, 905.5 and 905.6. Standpipe systems are permitted to be combined

1 with automatic sprinkler systems when piping is adequately sized to support
2 simultaneous operation of both.

3 Exception: Standpipe systems are not required in Group R-3
4 occupancies.

5 905.3.1 Building height. Class I or Class III standpipe systems shall be
6 installed throughout buildings where the floor level of the highest story is located
7 more than 30 feet above the lowest level of the fire department vehicle access, or
8 where the floor level of the lowest story is located more than 30 feet below the
9 highest level of fire department vehicle access.

10 905.3.1.1 Building area. In buildings exceeding 10,000 square feet in area
11 per story, Class I automatic wet or manual wet standpipes shall be provided where
12 any portion of the building's interior area is more than 150 feet measured by way
13 of provided doors, corridors and stairs, from the nearest point of fire department
14 vehicle access.

15 Exceptions:

- 16 1. Buildings equipped throughout with automatic sprinkler
17 systems installed in accordance with NFPA 13 where all
18 portions of the building are less than 300 feet as measured
19 around the perimeter and via provided doors, corridors and
20 stairs, from the nearest point of fire department vehicle access.
- 21 2. Group A-5, F-2, or S-2 occupancies.
- 22 3. Automatic dry and semiautomatic dry standpipes are allowed
23 as provided for in NFPA 14

24 16.32.420 Section 906.1 amended - Where required.

25 Section 906.1 of the International Fire Code is amended by deletion of
26 Section 906.1 as published and adoption of the following:

27 906.1 Where required. Portable fire extinguishers shall be installed in the
28 following locations.

- 29 1. In all occupancies not protected by approved fire sprinkler systems.
- 30 2. Within 30 feet of commercial cooking equipment.

- 1 3. In areas where flammable or combustible liquids are stored, used or
2 dispensed.
- 3 4. On each floor of structures under construction, except Group R-3
4 occupancies, in accordance with Section 1414.1.
- 5 5. Where required by the sections indicated in Table 906.1.
- 6 6. Special-hazard areas, including but not limited to laboratories,
7 computer rooms, and generator rooms where required by the code
8 official.

9 16.32.430 Section 907.1.1 amended - Construction documents.

10 Section 907.1.1 of the International Fire Code is amended by deletion of
11 907.1.1 as published and adoption of the following:

12 907.1.1 Construction documents. A minimum of two complete sets of
13 construction documents for fire alarm systems shall be submitted for review and
14 approval prior to system installation. Construction documents shall include, but
15 not be limited to, all of the following:

- 16 1. A floor plan.
- 17 2. Locations of alarm-initiating and notification appliances.
- 18 3. Alarm control and trouble signaling equipment.
- 19 4. Annunciation.
- 20 5. Power connection.
- 21 6. Battery calculations.
- 22 7. Conductor type and sizes.
- 23 8. Voltage drop calculations.
- 24 9. Manufacturers, model numbers and listing information for equipment,
25 devices and materials.
- 26 10. Details of ceiling height and construction.
- 27 11. The interface of fire safety control functions.
- 28 12. Information required in accordance with the Longmont fire department
29 fire alarm plan submittal form.

1 16.32.440 Section 907.1 amended – General.

2 Section 907.1 of the International Fire Code is amended by addition of the
3 following:

4 907.1.3 Connections to other systems. A fire alarm system shall not be
5 used for any purpose other than fire protection or control of fire protection
6 systems. Combination fire and security panels are not permitted.

7 16.32.450 Section 907.2.1 amended - Group A.

8 Section 907.2.1 of the International Fire Code is amended by deletion of
9 907.2.1 as published and adoption of the following:

10 907.2.1 Group A. A manual and automatic fire alarm system shall be
11 installed in accordance with NFPA 72 in all Group A occupancies. Portions of
12 Group E occupancies occupied for assembly purposes shall be provided with a
13 fire alarm as required for the Group E occupancy.

14 Exceptions:

- 15 1. Where the building is equipped throughout with an
16 automatic sprinkler system and the alarm notification appliances
17 will activate upon sprinkler water flow.
18 2. Fire area is 750 square feet or less.

19 16.32.460 Section 907.2.7 amended - Occupant notification.

20 Section 907.2.7 of the International Fire Code is amended by deletion of
21 Section 907.2.7.1 Occupant notification as published.

22 16.32.470 Section 907.3 amended - Retroactive Alarms.

23 Section 907.3 of the International Fire Code is amended by deletion of
24 907.3 as published and adoption of the following:

25 907.3 Where required - retroactive in existing buildings and structures.
26 An approved manual, automatic or manual and automatic fire alarm system shall
27 be installed in existing buildings and structures in accordance with Sections
28 907.3.1 through 907.3.1.5.3. Where automatic sprinkler protection is provided in
29 accordance with Section 903.3.1.1 or 903.3.1.2 and connected to the building fire
30 alarm system, automatic heat detection required by this section shall not be
31 required. An approved automatic fire detection system shall be installed in

1 accordance with the provisions of this code and NFPA 72. Devices, combinations
2 of devices, appliances and equipment shall be approved. The automatic fire
3 detectors shall be smoke detectors, except an approved alternative type of detector
4 shall be installed in spaces such as boiler rooms where, during normal operation,
5 products of combustion are present in sufficient quantity to actuate a smoke
6 detector.

7 907.3.1 Occupancy requirements. A fire alarm system shall be installed in
8 accordance with Sections 907.3.1.5 through 907.3.1.5.3.

9 Exception: Occupancies with an existing, previously approved
10 fire alarm system.

11 907.3.1.5 Group R. A fire alarm system shall be installed in existing
12 Group R occupancies in accordance with Sections 907.3.1.5.1 through
13 907.3.1.5.3.

14 907.3.1.5.1 General. Existing Group R occupancies not already
15 provided with single-station smoke alarms shall be provided with
16 approved single-station smoke alarms. Installation shall be in accordance
17 with Section 907.2.10.

18 907.3.1.5.2 Installation. Approved single-station smoke alarms
19 shall be installed in existing dwelling units, congregate residences, and
20 hotel and lodging house guestrooms.

21 907.3.1.5.3 Power source. In Group R occupancies, single-station
22 smoke alarms shall be either battery operated or allowed to receive their
23 primary power from the building wiring provided that such wiring is
24 served from a commercial source. Where power is provided by the
25 building wiring, the wiring shall be permanent and without a
26 disconnecting switch other than as required for overcurrent protection.

27 16.32.480 Section 1008.1.8.6 amended - Delayed egress locks.

28 Section 1008.1.8.6 of the International Fire Code is amended by deletion
29 of Section 1008.1.8.6 as published and adoption of the following:

30 1008.1.8.6 Delayed egress locks. Approved, listed, delayed egress locks
31 shall be permitted to be installed on doors serving any occupancy except Group

1 A, E and H occupancies in buildings which are equipped throughout with an
2 automatic sprinkler system in accordance with NFPA 13 and an approved
3 automatic smoke detection system installed in accordance with Section 907,
4 provided that the doors unlock in accordance with Items 1 through 6 below. A
5 building occupant shall not be required to pass through more than one door
6 equipped with a delayed egress lock before entering an exit.

- 7 1. The doors unlock upon actuation of the automatic sprinkler system or
8 automatic fire detection system.
- 9 2. The doors unlock upon loss of power controlling the lock or lock
10 mechanism.
- 11 3. The door locks shall have the capability of being unlocked by a signal
12 from the fire command center.
- 13 4. The initiation of an irreversible process which will release the latch in
14 less than 15 seconds when a force of not more than 15 pounds is
15 applied for 1 second to the release device. Initiation of the irreversible
16 process shall activate an audible signal in the vicinity of the door.
17 Once the door lock has been released by the application of force to the
18 releasing device, relocking shall be by manual means only.

19 Exception: Where approved, a delay of not more than 30 seconds
20 shall be permitted.

- 21 5. A sign shall be provided on the door located above and within 12
22 inches of the release device reading: PUSH UNTIL ALARM
23 SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS
- 24 6. Emergency lighting shall be provided at the door.

25 16.32.490 Section 1401 amended - General.

26 Section 1401 of the International Fire Code is amended by addition of the
27 following:

28 1401.3 Permits. Permits shall be required for the storage or use of LP-gas
29 as set forth in Section 105.6.28.

1 possession and use of permissible fireworks for the celebration of Independence
2 Day, a nationally recognized holiday.

3 B. Definitions. The following definitions apply to this section of this code.

4 1. "Fireworks stand" means any location used for the lawful sale of
5 permissible fireworks. A fireworks stand may or may not have walls, roof or floor
6 and shall include any temporary structure, tent, canopy, temporary membrane
7 type structure, fenced area, or other place where permissible fireworks are
8 lawfully sold. A fireworks stand may not be a building, vehicle or trailer.

9 2. "Permissible fireworks" means items listed as permissible fireworks
10 herein designed primarily to produce visual or audible effects by combustion,
11 including certain devices designed to produce audible or visual effects; except
12 that no device or component shall, upon functioning, project or disburse any
13 metal, glass, or brittle plastic fragments. Permissible fireworks include:
14 cylindrical fountains, cone fountains, wheels, ground spinners, illuminating
15 torches, colored fire, dipped sticks, sparklers, snakes and glow worms when such
16 examples meet the applicable requirements of CRS 12-28-101(8). All other
17 fireworks are unlawful, including, without limitation: fire crackers, M-80s, aerial
18 shells, torpedoes, skyrockets, pop-bottle rockets, and roman candles.

19 C. Use limited. It is unlawful for any person to discharge or cause to be
20 discharged any fireworks:

21 1. On any city street or alley, city sidewalk, city park or other city
22 property,

23 2. In, from, within, or upon any type of vehicle (motorized or not, moving
24 or not).

25 3. In, on or adjacent to any grassland, combustible vegetation or other
26 combustible materials.

27 4. Upon or adjacent to the property of another so as to cause sparks, flame,
28 smoke, heat, sound or odor to migrate to the property of another.

29 D. Sale permit required. No person shall sell, offer to sell, or possess for
30 the purpose of sale, any fireworks without a valid, unrevoked "Fireworks Sale
31 Permit" issued by the fire chief under this section. The fire chief may grant a

1 permit for the sale of permissible fireworks to an individual, organization or
2 group and may adopt reasonable rules and regulations, consistent with this code,
3 regulating the granting of such permits. A permit applicant shall make written
4 application at least 7 days before the proposed sale. Any use of public property or
5 right-of-way requires separate application and permit under Longmont municipal
6 code chapter 13.37. Any Fireworks Sale Permit is nontransferable. Fireworks may
7 only be sold from a fireworks stand.

8 1. Permit application. The permit application shall include:

- 9 a. A completed application form provided by the fire chief.
- 10 b. A site plan drawn to scale showing the location and size of the
11 fireworks stand, all property lines and improvements within
12 150 feet of the stand including, parking lots, buildings,
13 roadways and overhead utilities.
- 14 c. A copy of the applicant's Colorado Retailer of Fireworks
15 License from the Colorado Division of Fire Safety.
- 16 d. A Certificate of Insurance in the amount of \$1,000,000, naming
17 as additionally insured the city, its officers and employees.
- 18 e. A cash bond of \$250 for each permitted location. The deposit
19 shall be returned to the permit holder after the permit holder
20 removes the stand and cleans up all related debris to the
21 satisfaction of the fire chief. If the permit holder fails to
22 remove the stand and debris before midnight of July 6th in the
23 calendar year in which the permit is granted, the cash bond is
24 forfeited to the city.
- 25 f. A permit fee of \$1,000 for each permitted location. The permit
26 fee shall be designated and used for fire prevention and safety
27 education.
- 28 g. Written evidence of authority or permission to use the property
29 for fireworks sales and all related activity.
- 30 h. A copy of the applicant's sales and use tax license issued by the
31 city.

1 i. A statement and evidence that the applicant is 21 years of age or
2 older.

3 j. The name and address of an individual 21 years of age or older
4 designated to receive service on behalf of applicant of any
5 notice issued under this code.

6 2. Customer age limits. It is unlawful for any person to sell any fireworks
7 to anyone under the age of 16. It is unlawful for any person under the age of 16 to
8 purchase any fireworks.

9 3. Limited sales period. It is unlawful to sell any fireworks before June
10 19th or after July 4th of any year. Fireworks stands shall limit their hours of
11 operation to 8:00 a.m. to 10:00 p.m. Sunday through Thursday and to 8:00 a.m. to
12 12:00 a.m. Friday and Saturday.

13 E. Fireworks stands. It is unlawful for any person to sell any fireworks
14 except from temporary fireworks stands authorized under this code. Sales from
15 within buildings, from vehicles or trailers are prohibited.

16 1. Construction. Fireworks stands shall be constructed of non-combustible
17 or fire resistive materials. When tents, canopies or temporary membrane
18 structures are used as fireworks stands they shall also comply with the Fire Code
19 of the City of Longmont.

20 2. Electrical. All electrical installations shall comply with the National
21 Electrical Code. Generators and generator fuel shall be located in a protected
22 location at least 50 feet from the fireworks stand. Cords and lighting shall be
23 secured to prevent contact with combustible materials and to prevent any tripping
24 hazards.

25 3. Exits. Distance to an exit from any point in a fireworks stand shall not
26 exceed 15 feet. Two exits shall be available from any point within the structure.
27 Dead-end aisles are prohibited. All fireworks stands shall provide for foot traffic
28 at grade throughout. Steps and ramps or any abrupt change of grade is prohibited.
29 All aisles and exit openings shall be at least 48 inches in width. Exits shall remain
30 open; no curtain flap or door is allowed when the fireworks stand is occupied.

1 4. Location. No fireworks stand shall be located within 75 feet of any
2 other building or structure, nor within 100 feet of any vehicle fueling station, nor
3 within 300 feet of any other fireworks stand.

4 5. Storage. There shall not be any fireworks stored in any fireworks stand
5 overnight. All fireworks must be removed at the end of each business day and
6 stored in a Type 1, 2, 3 or 4 magazine.

7 6. Supervision. Each temporary fireworks stand and each retail sale shall
8 be under the direct personal supervision of a person at least 21 years of age at all
9 times. It is unlawful for any person under the age of 18 years to sell fireworks.

10 7. Smoking. It is unlawful to smoke inside or within 25 feet of a fireworks
11 stand.

12 8. Parking. It is unlawful to park any vehicle or trailer within 25 feet of a
13 fireworks stand.

14 9. Combustible materials, ground cover, flammables. No straw, sawdust,
15 hay, or other combustible ground cover may be located inside or within 30 feet of
16 a fireworks stand. Weeds and combustible vegetation shall be removed from the
17 area occupied by a fireworks stand and from areas adjacent to and within 30 feet
18 of a fireworks stand. All trash and rubbish shall be kept in containers at least 50
19 feet from a fireworks stand. No flammable or combustible liquids or gases may be
20 stored, placed or used inside or within 50 feet of a fireworks stand.

21 10. Fire extinguisher. One 5 pound, or larger, ABC, U.L. rated 2A-10B:C
22 portable fire extinguisher shall be provided at each cashier location in a fireworks
23 stand.

24 11. Demonstrations or ignition of fireworks. Demonstration or ignition of
25 fireworks is prohibited within 100 feet of any fireworks stand or any combustible
26 vegetation or materials.

27 12. Ignition sources. The use of any electrical, gas or fuel fired heating
28 device, candle, lantern, oil lamp, open flame or heat generating device or cooking
29 equipment is prohibited within 50 feet of a fireworks stand. All light bulbs in
30 fireworks stands shall be protected and isolated from all combustible materials.

1 13. Phone required. A working telephone shall be available within 100
2 feet of a fireworks stand at all times the stand is occupied.

3 F. Postings required.

4 1. At least one unlawful use warning sign shall be prominently displayed
5 in each fireworks stand, stating:

6 ***THE POSSESSION, MANUFACTURE, STORAGE, SALE,
7 HANDLING OR USE OF UNLAWFUL FIREWORKS IS
8 PROHIBITED IN THE CITY.***

9
10 ***UNLAWFUL FIREWORKS INCLUDE FIRECRACKERS,
11 TORPEDOES, SKYROCKETS, POP-BOTTLE ROCKETS,
12 ROMAN CANDLES, AND OTHER FIREWORKS OF LIKE
13 CONSTRUCTION.***

14
15 ***IF THE FIREWORK ARTICLE OR DEVICE IS LABELED
16 (TYPE 1.3G) IT IS UNLAWFUL.***

17
18 ***IT IS UNLAWFUL TO DISCHARGE OR CAUSE TO BE
19 DISCHARGED ANY FIREWORKS:***

20 ***1. ON ANY CITY STREET, ALLEY, SIDEWALK, CITY
21 PARK OR CITY PROPERTY.***

22 ***2. IN, FROM, WITHIN OR UPON ANY TYPE OF
23 VEHICLE (MOTORIZED OR NOT, MOVING OR NOT).***

24 ***3. IN, ON OR ADJACENT TO ANY GRASSLAND,
25 COMBUSTIBLE VEGETATION OR OTHER COMBUSTIBLE
26 MATERIALS.***

27 ***4. UPON OR ADJACENT TO THE PROPERTY OF
28 ANOTHER SO AS TO CAUSE SPARKS, FLAME, SMOKE,
29 HEAT, SOUND OR ODOR TO MIGRATE TO THE
30 PROPERTY OF ANOTHER.***

1 the fire chief has determined that all debris has been removed and the area
2 restored to its pre-display condition.

3 6. A permit fee of \$50, which shall be designated and used for fire
4 prevention and fireworks safety education.

5 7. When in the opinion of the fire chief, there exists a risk to property or
6 public safety, proof that the permit holder will employ approved standby
7 firefighters and equipment.

8 8. For outdoor displays, a statement that the applicant has notified every
9 property owner and tenant, within an area twice the separation distances listed in
10 the Fire Code of the city, that applicant has applied for a fireworks display permit.

11 H. Revocation of permits. Permitted operations shall comply with all
12 applicable provisions of this code. The fire chief may revoke a permit at any time
13 for cause. If operations under a permit fail to comply with any provision of this
14 code or if the fire chief determines that conditions have changed creating a
15 hazard, the fire chief may issue a Notice of Revocation, stating the grounds for
16 revocation of the permit. Any revocation is effective immediately upon service to
17 the permit holder or the permit holder's designated agent. A permit holder may
18 file a written appeal of the revocation with the city manager within ten days of
19 service of such notice of revocation, specifying the allegations of error claimed.
20 Within 5 days of receiving a timely appeal, the city manager or designee shall
21 conduct a hearing complying with basic procedural due process to determine the
22 issues presented. An appeal of the city manager or designee's decision shall be
23 subject to review by the District Court of the Twentieth Judicial District of the
24 state of Colorado, upon application of the permit holder. The procedure for review
25 shall be in accordance with Rule 106(a)(4) of the Colorado Rules of Civil
26 Procedure.

27 16.32.530 Section 3404.2.7 amended - Design, construction and general
28 installation requirements for tanks.

29 Section 3404.2.7 of the International Fire Code is amended by addition of
30 the following:

1 3404.2.7.12 Additional aboveground tank design requirements. Tanks
2 containing Class I, Class II and Class III liquids shall comply with U.L. 2085
3 standards or equivalent for flammable/combustible liquids protected tanks.

4 Exceptions:

- 5 1. Tanks containing Class III-B liquids and having a water
6 capacity equal to or less than 500 gallons and located outdoors.
7 Tanks located indoors and tanks greater than 500 gallons shall
8 have a minimum of double wall construction.
- 9 2. Special purpose aboveground storage tanks shall be identified
10 and approved by the code official.
- 11 3. Single wall or double wall tanks located in liquid-tight vaults.
- 12 4. Tanks used for temporary fueling of equipment on construction
13 sites.

14 The interstitial space between the primary tank and the secondary integral
15 containment shall be monitored and the method shall be approved by the
16 code official.

17 16.32.540 Section 3404.2.13.1.3 amended - Out of service for 1 year.

18 Section 3404.2.13.1.3 of the International Fire Code is amended by
19 deletion of Section 3404.2.13.1.3 a published and adoption of the following:

20 3404.2.13.1.3 Out of service for 1 year. Properties that have underground
21 storage tanks which have been out of service for one year shall have a minimum
22 Phase I site assessment according to Appendix H conducted by a qualified
23 engineer, specialist or laboratory acceptable to the code official and property
24 owner (See Section 104.7.2). Based upon the information available, the code
25 official is authorized to:

- 26 1. Determine the level of additional site assessment according to
27 Appendix H;
- 28 2. Require the removal of the underground tanks from the ground
29 according to Section 3404.14.1 and restore the site in an approved
30 manner;

- 1 3. Allow abandonment (Closure) in place according to Section
- 2 3404.2.13.1.4; or
- 3 4. Allow the tanks to remain in place for possible future operations. If
- 4 the tanks are allowed to remain in place;
- 5 5. Annual monitoring of the site shall consist of a minimum of a
- 6 Phase I site assessment according to Appendix H conducted by a
- 7 qualified engineer, specialist or laboratory acceptable to the code official
- 8 and property owner (See Section 104.7.2).
- 9 a. Tanks shall be safeguarded according to Section
- 10 3404.2.13.1.2.
- 11 b. Prior to restoring underground tanks to service, tanks shall
- 12 be tested according to Section 3404.2.12 and documented
- 13 results provided to the code official.

14 16.32.550 Section 3404.2.13.2.3 amended - Out of Service.

15 Section 3404.2.13.2.3 of the International Fire Code is amended by

16 deletion of Section 3404.2.13.2.3 as published and adoption of the following:

17 3404.2.13.2.3 Out of service for 1 year. Properties that have aboveground

18 storage tanks which have been out of service for a period of one year shall have a

19 minimum Phase I site assessment according to Appendix H conducted by a

20 qualified engineer, specialist or laboratory acceptable to the code official and

21 property owner (See Section 104.7.2).

22 Exception: Tanks within operating facilities.

23 Based upon the information available, the code official is

24 authorized to:

- 25 1. Determine the level of additional site assessment according
- 26 to Appendix H;
- 27 2. Require the removal of the aboveground tanks from the
- 28 property according to Section 3404.2.14 and restore the site
- 29 in an approved manner;
- 30 3. Allow the tanks to remain in place for possible future
- 31 operations. If the tanks are allowed to remain in place:

1 Annual monitoring of the site shall consist of a minimum of
2 a Phase I site assessment according to Appendix H
3 conducted by a qualified engineer, specialist or laboratory
4 acceptable to the code official and property owner (See
5 Section 104.7.2).

6 16.32.560 Section 3404.2.14 amended - Removal and disposal of tanks through
7 3404.2.14.2 amended - Disposal.

8 Sections 3404.2.14 through 3404.2.14.2 of the International Fire Code are
9 amended by deletion of Sections 3404.2.14 through 3404.2.14.2 as published and
10 adoption of the following:

11 3404.2.14 Removal and disposal of tanks. Removal and disposal of tanks
12 shall comply with Sections 3404.2.14.1 through 3404.2.14.4.

13 3404.2.14.1 Permit. Prior to removing storage tanks or storage tank
14 systems, the owner or person contracting to remove the storage tank shall obtain a
15 permit from the Longmont fire department. To obtain a permit, the licensed
16 contractor must provide all of the following:

- 17 1. A copy of the state approval of the ten day notification of the tank
18 removal submitted to the Colorado State Oils Inspection Section;
- 19 2. A copy of the Class A; Class B; or Class D contractor's license
20 from the city's building inspection division;
- 21 3. Proof of liability insurance with \$600,000 minimum per
22 occurrence naming the city as additional insured;
- 23 4. Proof of worker's compensation insurance certificate and
24 employer's liability insurance certificate and employer's liability insurance in
25 conformance with the compensation laws of the state of Colorado;
- 26 5. The tank(s) size, location, and street address;
- 27 6. The site plan including the location of the tank(s);
- 28 7. The name, address and telephone number of the property owner,
29 general contractor removing the tank, tank transporter, environmental assessment
30 representative, recipient of the tank;

1 8. The name, address, telephone number and EPA number of the tank
2 pumping operator registration (if applicable); and

3 9. Identify the liquid and/or materials in the tank to the satisfaction of
4 the fire department.

5 3404.2.14.2 Preparation. On Site Tank Preparation for Removal. Before
6 removing the tank, the contractor shall:

7 1. Notify the fire department; and

8 2. Remove the flammable/combustible liquid from the tank. No more
9 than one inch of residue will be allowed;

10 3. Remove the piping and cap or plug the tank openings. The vent
11 line shall remain attached and extend at least twelve feet above grade, and

12 4. Purge or inert the tank.

13 3404.2.14.3 Removal.

14 1. After removing the tank, the contractor shall verify and record the
15 U.L. Plate/Serial Number and the manufacturer's plate.

16 2. The contractor shall:

17 a. Secure the tank to a mobile transportation device in a safe
18 and secure manner.

19 b. Placard the tank/trailer with DOT labeling in accordance
20 with state law.

21 c. Remove the tank transport from the site within 48 hours.

22 3. If there is any suspected release of the liquid or material in the
23 soils, drains, or atmosphere, the contractor shall immediately notify the fire
24 department, the appropriate state authorities, and mitigate the release in the most
25 appropriate manner or as ordered by the fire department. The contractor shall
26 stockpile any suspected contaminated soil on non-porous materials or asphalt and
27 cover it completely with plastic. The contractor shall barricade the site (per
28 Longmont municipal code section 9.08.010) to prevent contact with the public.

29 4. Within 45 days after removal of the tank from the site, the
30 contractor shall provide to the fire department a copy of the site assessments and
31 documentation of the sampling technique, analysis results, any remedial action

1 plans required by the Colorado Department of Public Health and Environment
2 (CDPHE) and a copy of the Closure report submitted to CDPHE at no expense to
3 the city of Longmont.

4 3404.2.14.4 Disposal. Tanks shall be disposed of in accordance with
5 federal, state and local regulations.

6 16.32.570 Section 3406.3.1.1 amended - Storage tanks and sources of ignition
7 through 3406.3.1.3.2 amended - Existing wells.

8 Sections 3406.3.1.1 through 3406.3.1.3.2 of the International Fire Code
9 are amended by deletion of Sections 3406.3.1.1 through 3406.3.1.3.2 as published
10 and adoption of the following:

11 3406.3.1.1 Storage tanks and sources of ignition. Storage tanks or boilers,
12 fired heaters, open-flame devices or other sources of ignition shall not be located
13 within 75 feet of well heads. Smoking is prohibited at wells or tank locations
14 except as designated and in approved posted areas.

15 Exception: Engines used in the drilling, production and serving of
16 wells.

17 3406.3.1.2 Streets and railways. Wells shall not be drilled within 75 feet
18 of any dedicated public street, highway or nearest rail of an operating railway.

19 3406.3.1.3 Buildings. Wells shall not be drilled within 350 feet of
20 buildings not necessary to the operation of the well.

21 3406.3.1.3.1 Group A, E or I buildings. Wells shall not be drilled
22 within 350 feet of buildings with an occupancy in Group A, E or I.

23 3406.3.1.3.2 Existing wells. Where wells are existing, buildings
24 shall not be constructed within 350 feet.

25 16.32.580 Section 3406.3 amended - Well drilling and operating.

26 Section 3406.3 of the International Fire Code is amended by addition of
27 the following:

28 3406.3.9 Security. There shall be a secured enclosure around any
29 equipment used in the production and maintenance of a well including the
30 petroleum storage tanks. The enclosure shall comply with the fence and

1 landscaping requirements for oil and gas facilities set forth in the Longmont
2 Development Code.

3 3406.3.10 Abandoned wells. Abandoned wells shall be closed according
4 to the provisions of the Colorado State Oil and Gas Conservation Commission.

5 3406.3.11 Fire Department access. Fire department access shall be
6 provided according to Section 503.

7 16.32.590 Section 3804.3 amended - Container location.

8 Section 3804.3 of the International Fire Code is amended by addition of
9 the following:

10 3804.3.2 Multi-Unit Dwellings. LP-Gas containers with a water capacity
11 of 2.5 pounds [nominal 1 pound (.0454 kg) LP-gas capacity] are prohibited from
12 storage or use upon or within the drip edge of horizontal projecting elements such
13 as balconies, roof overhangs, canopies, marquees or architectural projections of
14 occupied multi-unit dwellings.

15 16.32.600 Chapter 45 amended--NFPA Codes.

16 The referenced NFPA codes in Chapter 45 of the International Fire Code
17 are amended by deletion as published and adoption of the following:

18 National Fire Protection Association (NFPA), Batterymarch Park, Quincy, MA 02269

Standard Reference Number	Title	Referenced in code section number
10-2002	Portable Fire Extinguishers	Table 901.6.1, 906.2, 906.3, Table 906.3(1), Table 906.3(2), 2106.3
11-2002	Low Expansion Foam	904.7, 3404.2.9.1.2
11A-99	Medium- and High-Expansion Foam Systems	904.7, 3404.2.9.1.2
12-00	Carbon Dioxide Extinguishing Systems	Table 901.6.1, 904.8, 904.11
12A-97	Halon 1301 Fire Extinguishing Systems	Table 901.6.1, 904.9
13-2002	Installation of Sprinkler Systems	Table 704.1, 903.3.1.1, 903.3.2, 903.3.5.1.1, 904.11, 907.9, 2308.2, 3404.3.7.5.1, 3404.3.8.4
13D-2002	Installation of Sprinkler Systems in One and Two Family Dwellings and	903.1.2, 903.3.1.3, 903.3.5.1.1

	Manufactured Homes	
13R-2002	Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height	903.1.2, 903.3.1.2, 903.3.5.1.1, 903.3.5.1.2, 903.4
14-2003	Installation of Standpipe and Hose Systems	905.2, 905.3.2, 905.3.5, 905.4.2, 905.8
15-2001	Water Spray Fixed Systems for Fire Protection	3404.2.9.1.3
16-2003	Installation of Deluge Foam-Water Sprinkler and Foam-Water Spray Systems	904.7, 904.11
17-2002	Dry Chemical Extinguishing Systems	Table 901.6.1, 904.6, 904.11
17A-2002	Wet Chemical Extinguishing Systems	Table 901.6.1, 904.5, 904.11
20-2003	Installation of Centrifugal Fire Pumps	913.1, 913.2, 913.5.1
22-2003	Water Tanks for Private Fire Protection	508.2.2
24-2002	Installation of Private Fire Service Mains and their Appurtenances	508.2.1, 1909.5
25-2002	Inspection, Testing and Maintenance of Water-Based Fire Protection Systems	508.5.3, Table 901.6.1, 904.7.1, 912.6, 913.5,
30-2003	Flammable and Combustible Liquids Code	2804.2, 2804.5, 3403.6.2, 3403.6.2.1, 3404.2.7, 3404.2.7.1 3404.2.7.2, 3404.2.7.3.6, 3404.2.7.4, 3404.2.7.6, 3404.2.7.7, 3404.2.7.8, 3404.2.7.9, 3404.2.9.2, 3404.2.9.3, 3404.2.9.5.1.1, 3404.2.9.5.1.2, 3404.2.9.5.1.3, 3404.2.9.5.1.4, 3404.2.9.5.1.5, 3404.2.9.5.2, 3404.2.9.6.4, 3404.2.10.2, 3404.2.11.4, 3404.2.11.5.2, 3404.2.12.1, 3404.3.1, 3404.3.6, 3404.3.7.2.3, 3404.3.8.4, 3406.8.3
30A-2003	Automotive and Marine Service Station Code	2201.4, 2201.5, 2201.6, 2206.6.3, 2209.1
30B-2002	Manufacture and Storage of Aerosol Products	2801.1, 2803.1, 2804.1, Table 2804.3.1, 2804.6, 2806.5, 2806.8, 2807.1,

		Table 2804.3.2, Table 2804.3.2.2, 2804.4.1, 2804.5.2, Table 2806.2, Table 2806.3
31-2001	Installation of Oil-Burning Equipment	603.1, 603.1.7, 603.3.1, 603.3.3
32-2000	Plants	1201.1, 1204.1, 1205.1, 1205.1.5, 1205.2, 1206.1, 1207.1, 1207.3
33-2003	Spray Application Using Flammable or Combustible Materials	1501.1, 1504.1.2
34-2003	Dipping and Coating Processes Using Flammable or Combustible Liquids	1501.1, 1505.3, 1505.6.1
35-99	Manufacture of Organic Coatings	2001.3, 2005.4
40-2001	Storage and Handling of Cellulose Nitrate Motion Picture Film	306.2
50-2001	Bulk Oxygen Systems at Consumer Sites	3201.1, 4001.1
50A-99	Gaseous Hydrogen Systems at Consumer Sites	3501.1
50B-99	Liquefied Hydrogen Systems at Consumer Sites	3201.1
51-2002	Design and Installation of Oxygen-Fuel Gas Systems for Welding, Cutting, and Allied Processes	2601.5, 2607.1, 2609.1
51A-2001	Acetylene Cylinder Charging Plants	2608.1
52-2002	Compressed Natural Gas (CNG) Vehicular Fuel Systems	3001.1
57-2002	Liquefied Natural Gas (LNG) Vehicular Fuel Systems	3001.1
58-2004	Liquefied Petroleum Gas Code	313.1, 1403.3, 3801.1, 3803.1, 3803.2.1, 3803.2.1.2, 3803.2.1.7, 3803.2.2, 3804.1, 3804.3.1, 3804.4, 3806.3, 3807.2, 3808.1, 3808.2, 3809.11.2, 3811.3
59A-2001	Production, Storage and Handling of Liquefied Natural Gas (LNG)	3001.1, 3201.1
61-2002	Prevention of Fires and Dust Explosions in Agricultural and Food Products Facilities	Table 1301.1

69-2002	Explosion Prevention Systems	911.1, 911.3, Table 1301.1
72-2002	National Fire Alarm Code	509.1, Table 901.6.1, 903.4.1, 904.3.5, 907.2, 907.2.1, 907.2.1.1, 907.2.10, 907.2.10.4, 907.2.11.2, 907.2.11.3, 907.2.12.2.3, 907.2.12.3, 907.3, 907.5, 907.6, 907.10.2, 907.11, 907.15, 907.17, 907.18, 907.20, 907.20.2, 907.20.5, 909.12, 909.12.3, 2309.3, 3904.1.6, 4004.1.7
80-99	Fire Doors and Fire Windows	703.2, 1003.3.1.3.3
86-2003	Ovens and Furnaces	2101.1
96-2001	Ventilation Control and Fire Protection of Commercial Cooking Operations	904.11
99-2002	Health Care Facilities	3006.4
101-2003	Life Safety Code	1008.5.2
102-95	Grandstands, Folding and Telescopic Seating, Tents and Membrane Structures	2401.7
110-2002	Emergency and Standby Power Systems	604.1, 604.4, 913.5.2, 913.5.3
111-2001	Stored Electrical Energy Emergency and Standby Power Systems	604.1, 604.4
120-99	Coal Preparation Plants	Table 1301.1
211-2003	Chimneys, Fireplaces, Vents and Solid Fuel-Burning Appliances	603.2
231 231C 231D consolidated into 13- 2002	General Storage Rack Storage of Materials Storage of Rubber Tires	2304.2, 2306.9, 2307.2, 2307.2.1, 2804.1, 3404.3.3.9 2301.1, 2304.2, 2306.9, 2308.2, 2308.2.2, 2308.2.2.1, 2308.4, 2310.1, 2804.1, Table 3404.3.6.3(7), 3404.3.7.5.1, 3404.3.8.4, 2501.1, 2505.5
241-2000	Safeguarding Construction, Alteration, and Demolition Operations	1401.1
255-2000	Methods of Fire Tests of Roof Coverings	306.3
260-2003	Methods of Tests and Classification System for Cigarette Ignition Resistance of Components	803.6.1

	of Upholstered Furniture	
261-2003	Method of Test for Determining Resistance of Mock-Up Upholstered Furniture Material Assemblies to Ignition by Smoldering Cigarettes	803.5.1, 803.7.1
265-2002	Fire Tests for Evaluating Room Fire Growth Contribution of Textile Wall Coverings	806.2.2
266-98	Method of Test for Fire Characteristics of Upholstered Furniture Exposed to Flaming Ignition Source	803.5.2
267-2001	Method of Test for Fire Characteristics of Mattress and Bedding Assemblies Exposed to Flaming Ignition Source	803.5.3, 803.6.3, 803.7.4
385-2000	Tank Vehicles for Flammable and Combustible Liquids	3406.6, 3406.6.1
407-2001	Aircraft Fuel Servicing	1106.2, 1106.3
430-2000	Storage of Liquid and Solid Oxidizers	4004.1.4
480-2000	Storage, Handling, and Processing of Magnesium Solids and Powders	Table 1301.1
481-2000	Production, Processing, Handling and Storage of Titanium	Table 1301.1
482-96	Production, Processing, Handling and Storage of Zirconium	Table 1301.1
490-2002	Storage of Ammonium Nitrate	3301.1.5
495-2001	Explosive Materials Code	911.1, 911.4, 3301.1.1, 3301.1.5, 3302.1, 3304.2, 3304.6.2, 3304.6.3, 3304.7.1, 3305.1, 3305.5, 3306.1, 3306.5.2.1, 3306.5.2.3, 3307.1, 3307.9, 3307.11, 3307.15
498-2001	Safe Havens and Interchange Lots for Vehicles Transporting Explosives	3301.1.2
505-2003	Powered Industrial Trucks,	2703.7.3

	Including Type Designations, Areas of Use, Maintenance, and Operation	
650-98	Pneumatic Conveying Systems for Handling Combustible Materials	Table 1301.1
651-98	Manufacture of Aluminum Powder	Table 1301.1
654-98	Prevention of Fire and Dust Explosions in the Chemical, Dye, Pharmaceutical and Plastics Industries	Table 1301.1
655-2001	Prevention of Sulfur Fires and Explosions	Table 1301.1
664-2002	Prevention of Fires and Explosions in Wood Processing and Woodworking Facilities	Table 1301.1, 1905.3
701-2001	Methods of Fire Tests for Flame-Resistant Textiles and Films	803.2.2, 805.1, 805.2, 2406.1
703-2000	Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials	806.2.5
704-2001	Identification of the Hazards of Materials for Emergency Response	606.7, 606.9.3.4, 1802.1, 2703.2.2.1, 2703.2.2.2, 2703.5, 2703.10.2, 2705.1.10, 2705.2.1.1, 2705.4.4, 3003.2, 3003.2.1, 3203.4.1, 3404.2.3.2
750-2003	Standard on Water Mist Fire Protection Systems	Table 901.6.1
780-2000	Installation of Lightning Protection Systems	1903.5.2
909-2001	Protection of Cultural Resources, Including Museums, Libraries, Places of Worship and Historic Properties	102.5
1122-2002	Model Rocketry	3301.1.4
1123-2000	Fireworks Display	3304.2, 3308.1, 3308.2.2, 3308.5, 3308.6
1124-2003	Manufacture, Transportation, and Storage of Fireworks	3302.1, 3304.2, 3305.1, 3305.3, 3305.4, 3305.5
1125-2001	Manufacture of Model Rocket and High Power Rocket	3301.1.4

	Motors	
1126-2001	Use of Pyrotechnics Before a Proximate Audience	3304.2, 3305.1, 3308.1, 3308.2.2, 3308.4, 3308.5
1127-2002	High Power Rocketry	3301.1.4
1963-2003	Fire Hose Connections	903.3.6, 905.1
2001-2000	Clean Agent Fire Extinguishing Systems	Table 901.6.1, 904.10
8503-97	Pulverized Fuel Systems	Table 1301.1

1
2 16.32.610 Sections B104.2 amended - Area separation and B104.3 amended -
3 Type IA and Type IB construction.

4 Sections B104.2 and B104.3 of the International Fire Code are amended
5 by deletion of Sections B104.2 and B104.3 as published and adoption of the
6 following:

7 B104.2 Area separation. Portions of buildings that are completely isolated
8 from adjoining portions of the building by a wall having a 4 hour fire resistance
9 rating with no openings, constructed as required by Section 705 of the
10 International Building Code are allowed to be considered as separate fire areas.

11 B104.3 Type IA and Type IB construction. The fire area of buildings
12 constructed of Type IA and Type IB construction shall be the area of the three
13 largest successive floors.

14 Exception: Fire area for open parking garages shall be determined
15 by the area of the largest floor.

16 16.32.620 Section B105 amended - Fire-Flow Requirements for Buildings.

17 Section B105 of the International Fire Code is amended by deletion of
18 Section B105 as published and adoption of the following:

19 B105 Fire-Flow Requirements for Buildings.

20 B105.1 One- and two-family dwellings. The minimum fire flow
21 requirements for one- and two-family dwellings having a fire area which does not
22 exceed 3,600 square feet shall be 1,000 gallons per minute. Fire flow and flow
23 duration for dwellings having a fire area in excess of 3,600 square feet shall not
24 be less than that specified in Table B105.1.

25 Exception: A reduction in required fire flow of 50 percent, as
26 approved, is allowed where the building is equipped throughout

1 with an approved automatic sprinkler system in accordance with
2 Chapter 9 of the International Fire Code.

3 B105.2 Buildings other than one- and two-family dwellings. The
4 minimum fire flow and flow duration for buildings other than one- and two-
5 family dwellings shall be as specified in Table B105.1.

6 Exception: A reduction in required fire flow of up to 75 percent, as
7 approved, is allowed when the building is provided with an
8 approved automatic sprinkler system installed in accordance with
9 NFPA 13. The reduction in fire flow for buildings provided with
10 an automatic sprinkler system installed in accordance with NFPA
11 13R will be calculated based only on the area of the protected
12 portion of the building . The unprotected area will not be granted
13 any reduction. The resulting fire flow shall not be less than 1,500
14 gallons per minute.

15 16.32.630 Appendix D amended - Fire Apparatus Access Roads.

16 Appendix D of the International Fire Code is amended by deletion of
17 Appendix D as published and adoption of the following:

18 Appendix D Fire Apparatus Access Roads

19 Section D101 General.

20 D101.1 Scope. Fire apparatus access roads shall be in accordance with
21 this appendix and all other applicable requirements of the International Fire Code
22 as amended from time to time.

23 Section D102 Required Access.

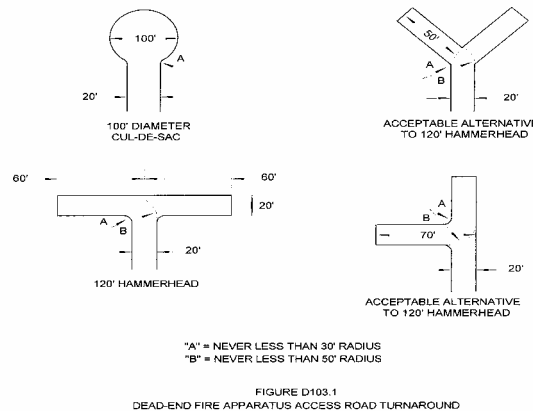
24 D102.1 Access and loading. Facilities, buildings or portions of buildings
25 hereafter constructed shall be accessible to fire department apparatus by way of an
26 approved fire apparatus access road with an asphalt, concrete or other approved
27 driving surface capable of supporting the imposed load of fire apparatus weighing
28 at least 75,000 pounds.

29 Section D103 Minimum Specifications.

1 D103.1 Grade. Fire apparatus access roads shall be designed and
2 constructed in accordance with section 200 of the city of Longmont Public
3 Improvements Design Standards and Construction Specifications.

4 D103.2 Turning radius. The minimum turning radius shall be no less than
5 30 feet inside and 50 feet outside.

6 D103.3 Dead ends. Dead-end fire apparatus access roads in excess of 150
7 feet shall be provided with width and turnaround provisions in accordance with
8 Figure D103.1



9
10 D103.4 Fire apparatus access road gates. Gates securing the fire apparatus
11 access roads shall comply with all of the following criteria:

- 12 1. The minimum gate width shall be 20 feet.
- 13 2. Gates shall be of the swinging or sliding type.
- 14 3. Construction of gates shall be of materials that allow manual operation
15 by one person.
- 16 4. Gate components shall be maintained in an operative condition at all
17 times and replaced or repaired when defective.

- 1 5. Electric gates shall be equipped with a means of opening the gate by
- 2 fire department personnel for emergency access. Emergency opening
- 3 devices shall be approved by the code official.
- 4 6. Manual opening gates shall not be locked with a padlock, or chain and
- 5 padlock, unless they are capable of being opened by means of forcible
- 6 entry tools.
- 7 7. Locking device specifications shall be submitted for approval by the
- 8 code official.

9 D103.5 Signs. Where required by the code official, fire apparatus access
 10 roads shall be marked with permanent NO PARKING—FIRE LANE signs
 11 complying with Figure D103.6. Signs shall have a minimum dimension of 12
 12 inches wide by 18 inches high and have red letters on a white reflective
 13 background. Signs shall be posted on one or both sides of the fire apparatus road
 14 as required by Section D103.5.1. or D103.5.2.



15 D103.5.1 Roads less than 28 feet in width. Fire apparatus access roads
 16 less than 28 feet wide shall be posted on both sides as a fire lane.

17 D103.5.2 Roads more than 28 feet in width. Fire apparatus access roads
 18 more than 28 feet wide and less than 36 feet wide shall be posted on one side of
 19 the road as a fire lane.
 20

1 Section D104 Commercial and Industrial Developments.

2 D104.1 Buildings exceeding three stories/35 feet in height. Buildings or
3 facilities exceeding 35 feet or three stories in height shall have at least two means
4 of fire apparatus access for each structure.

5 D104.2 Developments exceeding an aggregate of 24,000 square feet in
6 area. Buildings or facilities having a gross building area of more than 24,000
7 square feet shall be provided with two separate and approved fire apparatus access
8 roads.

9 Exception: Projects having an aggregate building area of up to
10 48,000 square feet having a single approved fire apparatus access
11 road when all buildings are equipped throughout with approved
12 automatic sprinkler systems.

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

17 Section D105 Aerial Fire Apparatus Access Roads.

18 D105.1 Where required. Buildings or portions of buildings or facilities
19 exceeding 35 feet in height above the lowest level of fire department vehicle
20 access shall be provided with approved fire apparatus access roads capable of
21 accommodating fire department aerial apparatus. Overhead utility and power lines
22 shall not be located within the aerial fire apparatus access roadway.

23 D105.2 Width. Fire apparatus access roads shall have a minimum
24 unobstructed width of 26 feet in the immediate vicinity of any building or portion
25 of building more than 35 feet in height.

26 D105.3 Proximity to building. At least one of the required access routes
27 meeting this condition shall be located within a minimum of 15 feet and a
28 maximum of 30 feet from the building, and shall be positioned parallel to one
29 entire side of the building.

1 Section D106 Multiple Family Residential Developments.

2 D106.1 Projects having more than 25 dwelling units. Multiple-family
3 residential projects having more than 25 dwelling units shall be equipped
4 throughout with two separate and approved fire apparatus access roads.

5 Exception: Projects having up to 50 dwelling units may have a
6 single approved fire apparatus access road when all buildings are
7 equipped throughout with approved automatic sprinkler systems
8 installed in accordance with NFPA 13R.

9 D106.2 Projects having more than 50 dwelling units. Multiple-family
10 residential projects having more than 50 dwelling units shall be provided with two
11 separate and approved fire apparatus access roads regardless of whether they are
12 equipped with an approved automatic sprinkler system.

13 D107 One- or Two- Family Residential Developments.

14 D107.1 One- or two-family dwelling residential developments.
15 Developments of one- or two-family dwellings where the number of dwelling
16 units exceeds 25 shall be provided with separate and approved fire apparatus
17 access roads, and shall meet the requirements of Section D104.3.

18 Exceptions:

- 19 1. Where there are 50 or fewer dwelling units on a single public
20 or private access way and all dwelling units are protected by
21 approved residential sprinkler systems, access from two
22 directions shall not be required.
- 23 2. The number of dwelling units on a single fire apparatus access
24 road shall not be increased unless fire apparatus access roads
25 will connect with future development, as determined by the
26 code official.

27 16.32.640 Appendix H added - Site assessments for determining potential fire and
28 explosion risks from aboveground & underground flammable or combustible
29 liquid tank leaks.

30 The International Fire Code is amended by addition of the following:

1 Appendix H - Site assessments for determining potential fire and
2 explosion risks from aboveground & underground flammable or combustible
3 liquid tank leaks.

4 H101.1 Scope. Site assessments for determining the potential fire or
5 explosion risk from a leak, spill or discharge from an underground flammable or
6 combustible liquid storage tank shall be in accordance with Appendix H. For
7 required site assessments, see Section 3403.3. Based on information available,
8 the code official is authorized to determine what level of site assessment to
9 require after evaluating the extent of the spill, potential receptors, nature of
10 product stored and any other pertinent information.

11 H101.2 Site Assessment Criteria.

12 H101.2.1 Level I Site Assessment.

13 H101.2.1.1 General. A Level I site assessment shall be provided
14 when a minor leak is indicated through monitoring or other means or when
15 a surface spill occurs. A Level I site assessment shall be submitted to the
16 fire department within 10 days after being required by the code official.

17 H101.2.1.2 Components. A Level I site assessment shall include:

- 18 1. The reason that a leak or release occurred or is suspected.
- 19 2. The results of equipment tests or analyses done.
- 20 3. The estimated extent of leaks, releases or spills found.
- 21 4. Mitigation actions taken.

22 H101.2.2 Level II Site Assessment.

23 H101.2.2.1 General. A Level II site assessment shall be provided
24 when there is evidence of a large leak or spill, or when deemed
25 appropriate after a review of a Level I site assessment. A Level II site
26 assessment shall be submitted to the fire department within 60 days after
27 being required by the code official. Periodic updates shall be provided
28 when required by the code official during the time a Level II site
29 assessment is being conducted.

30 H101.2.2.2 Components. A Level II site assessment shall include:

- 31 1. The type and known or estimated quantity of product leaked.

- 1 2. The geology and hydrology of the leak site and surrounding
- 2 area.
- 3 3. Buildings, underground structures, utilities and water sources
- 4 which could be impacted.
- 5 4. A prediction of plume movement, speed and direction.
- 6 5. The extent and severity of current contamination.
- 7 6. Other possible sources of contamination.
- 8 7. Current and potential degree of fire and explosion hazards.
- 9 8. Mitigation plans for current and potential fire and explosion
- 10 hazards.

11 H101.3 Site Assessment Records.

12 Level I and Level II site assessments submitted to the fire department shall
13 become the property of the department and shall be maintained as public records
14 for such a period as deemed necessary by the department.

15 Section 2 Violation - Penalty

16 Section 109.3 of the International Fire Code is amended by deletion of Section 109.3 as
17 published and adoption of the following:

18 Section 109.3 Violation penalties.

19 A. Any person, partnership or corporation who violates this chapter or
20 fails to obey it, or who violates or fails to obey any order made under it, or who
21 builds in violation of any detail statement of specifications or plans submitted and
22 approved under it, or builds in violation of any certificate or permit issued under
23 it, commits a separate offense for each day or part of a day the violation exists.
24 Offenses are punishable according to Chapter 1.12 of the Longmont Municipal
25 Code. Imposition of one penalty for any violation shall not excuse the violation,
26 nor permit it to continue; and all such persons shall correct or remedy such
27 violations or defect within a reasonable time.

28 B. In addition to any other penalties, any violation of this code is also a
29 public nuisance, which a court of competent jurisdiction shall enjoin. The city
30 attorney may also obtain legal or equitable relief from any court of competent
31 jurisdiction.

1 Section 3 Validity

2 To the extent only that they conflict with this ordinance, the council repeals any
3 conflicting ordinances or parts of ordinances. The provisions of this ordinance are severable, and
4 invalidity of any part shall not affect the validity or effectiveness of the rest of this ordinance.
5 Neither the adoption of this ordinance nor its action repealing or amending any other ordinance
6 of the City of Longmont shall, in any manner affect prosecution for violations of ordinances
7 committed before the effective date of this ordinance. This ordinance shall not waive any
8 license, fee or penalty due and unpaid under pre-existing ordinances on its effective date. This
9 ordinance shall not affect any pre-existing ordinances on the collection of any license, fee or
10 penalty, or the penal provisions applicable to any violation thereof. This ordinance shall not
11 affect the validity of any bond or cash deposit required under any ordinance. All rights and
12 obligations under such security shall continue in full force and effect.

13 Section 4

14 This ordinance shall become effective on February 14, 2005.

15
16 Introduced this 28th day of December, 2004.

17 Passed and adopted this _____ day of _____,2005.

18
19
20 _____
21 MAYOR

22
23 ATTEST:
24
25
26 _____
27 CITY CLERK

28
29
30 NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
31 7:00 P.M. ON THE 25th DAY OF JANUARY, 2005, IN THE LONGMONT COUNCIL
32 CHAMBERS.
33
34

1 APPROVED AS TO FORM:

2

3 /s/James W. Rourke
4 DEPUTY CITY ATTORNEY

12/22/2004
DATE

5

6 /s/Julie A. Wolfe
7 PROOF READ

12/22/2004
DATE

8

9 APPROVED AS TO FORM AND SUBSTANCE:

10

11 /s/Thomas Montoya
12 ORIGINATING DEPARTMENT

12/22/2004
DATE

13

14 File: 5336