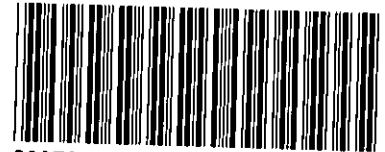


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ORDINANCE NO. O-007-002



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**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**AN ORDINANCE ADOPTING THE 2003 EDITION OF THE *INTERNATIONAL FIRE CODE*, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PRESCRIBING PENALTIES FOR VIOLATIONS THEREOF; AND REPEALING ALL ORDINANCES AND RESOLUTIONS, OR PORTIONS THEREOF, IN CONFLICT THEREWITH.**

WHEREAS, Section 30-15-401.5(1), C.R.S., authorizes the Board of County Commissioners (the "Board") to adopt ordinances to provide for minimum safety standards, and;

WHEREAS, Section 30-15-401.5(3), C.R.S., authorizes the Board of County Commissioners to adopt fire code provisions for the unincorporated areas of Douglas County, and;

WHEREAS, pursuant to Section 30-15-401.5(2), C.R.S., the Board of County Commissioners has appointed a permanent commission, known as the Fire Code Adoption and Revision Commission, for the purpose of reviewing and making recommendations for the adoption of a fire code, and;

WHEREAS, pursuant to Section 30-15-401.5(2), C.R.S., the Board of County Commissioners has received a recommendation of approval from the Fire Code Adoption and Revision Commission, and;

WHEREAS, after receiving the recommendations of the Fire Code Adoption and Revision Commission and duly considering the same, the Board of County Commissioners of Douglas County desires to adopt by reference the 2003 International Fire Code in its entirety, except as modified herein, to protect the safety and welfare of the citizens of Douglas County.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY AS FOLLOWS:**

**Section 1. Adoption of the International Fire Code.** That certain document, three (3) copies of which are filed in the office of the Douglas County Clerk & Recorder, being marked and designated as the *International Fire Code*, 2003 edition, including Appendix Chapters B and C, as published by the International Code Council, be and is hereby adopted by the Board as the Douglas County Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of

buildings and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes prescribed in Section 2 of this Ordinance.

**Section 2. Additions, Insertions, Deletions and Changes.** The following sections of the Fire Code are hereby revised as follows:

Subsection 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of Douglas County, hereinafter referred to as “this code”.

Subsection 102.3 is hereby amended to read as follows:

102.3 Change of use or occupancy. The provisions of the International Building Code shall apply to all buildings undergoing a change of occupancy.

Subsection 102.4 is hereby amended to read as follows:

102.4 Application of building code. The design and construction of new structures shall comply with the International Building Code. Repairs, alterations and additions to existing structures shall comply with the International Building Code.

Subsection 102.5 is hereby amended to read as follows:

102.5 Historic buildings. The construction, alteration, repair, enlargement, restoration, relocation or movement of existing buildings or structures that are designated as historic buildings when such buildings or structures do not constitute a distinct hazard to life or property shall be in accordance with the provisions of the International Building Code.

A new Subsection 102.10 is hereby enacted to read as follows:

102.10 Application of residential code. Where structures are designated and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions: Provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access, and water supplies. Construction permits for fire suppression or alarm systems and associated equipment utilized in the interior or exterior of the structure shall also apply.

2. Administrative, operational, and maintenance provisions: All such provisions of this code shall apply.
3. References in this code to Group R-3 or U occupancies or one- and two-family dwellings and townhouses shall apply to structures under the scope of the International Residential Code except as limited by this section.

A new Subsection 102.11 is hereby enacted to read as follows:

102.11 Douglas County Regulations. Where any of the provisions of this code are in conflict with a more specific Douglas County code, standard or other adopted regulation, the Douglas County provisions shall control.

Subsection 108.1 is hereby amended to read as follows:

108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be created a Regional Fire Code Board of Appeals ("board") by the entry of various fire districts into an intergovernmental agreement ("IGA"). The board of appeals shall be appointed through the operation of the IGA. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. The Douglas County Board of County Commissioners shall be notified of all appointments made to the board. Said notification shall be in writing and shall be given within 30 days of said appointment(s). Upon 30 days written notice, the County may elect to withdraw from the use of the board at any time and for any reason.

Subsection 109.3 is hereby amended to read as follows:

109.3 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to fine and/or imprisonment up to the maximum specified in Section 30-15-402, C.R.S. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Subsection 111.4 is hereby amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fine and/or imprisonment up to the maximum specified in section 30-15-402, C.R.S.

A new Subsection 112 is hereby enacted to read as follows:

SECTION 112  
FEES

112.1 General. The Fire District shall have authority as outlined in Sections 32-1-1001(1)(j) and 32-1-1002(1)(e), C.R.S., to fix and from time to time to increase or decrease fees for the services authorized by this code.

Subsection 508.3 is hereby amended to read as follows:

508.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B or by an approved method.

Subsection 508.5 is hereby amended to read as follows:

508.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 508.5.1 through 508.5.6 and Appendix C.

A new Subsection 511 is hereby enacted to read as follows:

SECTION 511  
PUBLIC SAFETY RADIO AMPLIFICATION SYSTEMS

511.1 General. Public safety radio amplification systems for the enhancement of emergency services communications within buildings shall be designed, installed and maintained in accordance with this section.

511.2 Where required. Where adequate radio coverage cannot be established within a building, as defined by the fire code official, public safety radio amplification systems shall be installed in the following locations:

1. New buildings with a total building area greater than 50,000 square feet or building additions that cause the building to be greater than 50,000 square feet. For the purposes of this section, fire walls shall not be used to define separate buildings.
2. All new basements over 10,000 square feet where the design occupant load is greater than 50, regardless of the occupancy classification.
3. Existing buildings meeting the criteria of Item #1 or 2 of this section undergoing alterations exceeding 50% of the aggregate area of the building.

Exception: One- and two-family dwellings and townhouses.

511.3 Design and installation standard. Public safety radio amplification systems shall be designed and installed in accordance with the criteria established by the fire code official based on the capabilities and communication features of emergency services.

511.4 Maintenance. Public safety radio amplification systems shall be maintained in an operative condition at all times and shall be replaced or repaired where defective.

Subsection 907.3.1.7 is hereby amended to read as follows:

907.3.1.7 Group R-2. A manual and automatic fire alarm system shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling units or sleeping units.

Exceptions:

1. (no change)
2. (no change)
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1022.6, Exception 4.

Subsection 3204.3.1.1 is hereby amended to read as follows:

3204.3.1.1 Location. Stationary containers shall be located in accordance with Section 3203.6. Containers of cryogenic fluids shall not be located within diked areas containing other hazardous materials.

Subsection 3301.1.3 is hereby amended to read as follows:

3301.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Storage and handling of fireworks as permitted in Section 3304.
2. Manufacture, assembly and testing of fireworks as permitted in Section 3005.
3. The use of fireworks for display as permitted in Section 3308.
4. The possession, storage, sale, handling and use of permissible fireworks as defined by Section 12-28-101, C.R.S.

Subsection 3404.2.9.5.1 is hereby amended to read as follows:

3404.2.9.5.1 Locations of above-ground tanks. Above-ground tanks shall be located in accordance with this section.

Subsection 3406.2.4.4 is hereby deleted in its entirety.

Subsection 3804.2 is hereby deleted in its entirety.

**Only those appendix chapters of the 2003 International Fire Code listed herein are adopted as follows:**

APPENDIX B, Fire-Flow Requirements for Buildings.

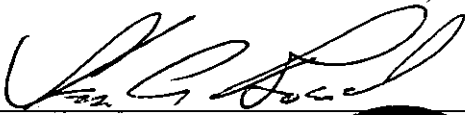
APPENDIX C, Fire Hydrant Locations and Distribution.

**Section 3. Applicability and Enforcement:** The provisions of the Fire Code, as modified in Section 2 herein, and from the date on which this ordinance shall take effect, shall be controlling within the limits of the Fire Protection Districts of Castle Rock North Fork, South Metro, Franktown, Jackson 105, Larkspur, Littleton, Parker, West Douglas, and West Metro, along with the Metropolitan Districts of Highlands Ranch, Roxborough Park and Castle Pines and those areas of unincorporated Douglas County not included within a fire protection district. The Fire Code shall be enforced by the Board or by the chief, commander or designated representative of the each fire protection department or district specified in Section 1.

**Section 4. Repeal of Conflicting Ordinances, Resolutions, and Regulations:** All ordinances and/or resolutions or parts of ordinances and/or resolutions inconsistent with the provisions of this Ordinance, including Ordinance No. O-997-007, are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

**INTRODUCED, READ AND ADOPTED ON FIRST READING** on June 26, 2007, and ordered published in the Douglas County News-Press.

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

BY:   
STEVEN A. BOARD, Chairman

ATTEST:  
BY:   
MARY A. NIBLACK, Clerk



ADOPTED ON SECOND AND FINAL READING ON July 25, 2007,  
and ordered published by reference to title only in the Douglas County News-Press.

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS COLORADO**

BY: [Signature]  
STEVEN A. BOAND, Chair

ATTEST:

BY: [Signature]  
MARY A. NIBLACK, Deputy Clerk



**CERTIFICATE**

I hereby certify that the foregoing Ordinance No. O-007-002 was introduced, read and adopted on first reading at the regulation meeting of the Board of County Commissioners of the County of Douglas on June 26, 2007, and the same was published in full in the Douglas County News-Press, a newspaper of general circulation published in Douglas County, on July 5, 2007, and thereafter was adopted on second and final reading at a regular public hearing of the Board of County Commissioners of the County of Douglas on July 25, 2007. Said Ordinance was published by reference to title only on August 2, 2007. Said Ordinance went into effect on Sept. 2nd, 2007.

[Signature]  
Mary A. Niblack, Deputy Clerk



State of Colorado     )  
                                  )ss.  
County of Douglas    )

Subscribed and sworn to before me this 25<sup>th</sup> day of July, 2007, by Mary A. Niblack, Deputy Clerk.

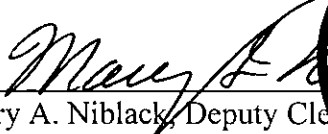
[Signature]  
Notary Public



My Commission expires: Oct. 12, 2007

CERTIFICATION

I, Mary A. Niblack, Douglas County Deputy Clerk, do hereby certify that the foregoing Ordinance No. O-007-002, entitled **AN ORDINANCE ADOPTING THE 2003 EDITION OF THE *INTERNATIONAL FIRE CODE*, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PRESCRIBING PENALTIES FOR VIOLATIONS THEREOF; AND REPEALING ALL ORDINANCES AND RESOLUTIONS, OR PORTIONS THEREOF, IN CONFLICT THEREWITH,** is a true, correct and complete copy from the records in my office, that said Ordinance was duly adopted by the Board of County Commissioners of Douglas County and is in full force and effect.

  
\_\_\_\_\_  
Mary A. Niblack, Deputy Clerk

