

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2444

AN ORDINANCE ADOPTING THE INTERNATIONAL FIRE CODE, 2009 EDITION, INCLUDING APPENDIX CHAPTERS B AND C; PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE, HAZARDOUS MATERIALS OR EXPLOSION; PROVIDING FOR THE ISSUANCE OF PERMITS FOR CONSTRUCTION OR OPERATIONAL ACTIVITIES; AND CREATING A FEE SCHEDULE FOR FIRE PERMITS, PLAN REVIEW AND INSPECTIONS PROVIDED BY FIRE PREVENTION SERVICES; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Steamboat Springs has previously adopted the 2006 International Fire Code and established a fee Schedule; and

WHEREAS, the International Code Council and similar bodies have updated and improved the codes; and

WHEREAS, the Fire Marshal has reviewed the new codes and recommends their adoption; and

WHEREAS, the City Council desires to adopt the International Fire Code, 2009 Edition.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL, OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:

Section 1. Section 5-14 of the Steamboat Springs Revised Municipal Code shall be amended to read as follows:

Section 5-14 International Fire Code Adoption. Pursuant to authority conferred by Section 7.9 of the Charter, here is hereby adopted by the City of Steamboat Springs for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain code known as the International Fire Code, 2009 Edition, including Appendix Chapters B and C, as amended herein. The code, and the whole thereof, except as amended herein is adopted by reference thereto the same as if set forth in length in this section.

Section 2. Section 5-15 of the Steamboat Springs Revised Municipal Code shall be amended to read as follows:

Section 5-15. Amendments Made in the International Fire Code.

The 2009 Edition of the International Fire Code is subject to the following amendments and deletions:

Section 105 Permits shall be amended to add the following sections.

105.1.4 Permit Fees. The fee for each permit shall be as set forth in the fee schedule adopted by the jurisdiction. The determination of value shall be made by the Fire Marshal. In addition, the value to be used in computing the Fire Permit and Plan Review fees for Fire Alarm and Detection systems, Automatic Fire Extinguishing systems, and Commercial Kitchen Hood Extinguishing systems shall be the total value of all work for which the permit is issued, therefore the permit applicant must provide a copy signed by the Owner/General Contractor of the permit applicant's accepted bid to obtain a permit. If the work being done is on a time and materials basis, the permit applicant must provide a letter with an estimate of the value of the work to obtain the permit, however, a signed copy from the Owner/General Contractor of the final bill must be submitted to Fire Prevention before any final inspections will be done. At that time any adjustments to the purchase price of the permit may be made. After the final bill is provided to Fire Prevention final inspections can be scheduled for completion of the job.

All other permits fees shall be as listed in Table 105-D, SECTION III & IV

Whenever work for which a permit is required by the fire code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, may be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by Table 105-D. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of this code nor from any penalty prescribed by law.

105.1.5 Plan Review Fees. When submittal documents are required by the Fire Marshal for Fire Alarm and Detection systems, Automatic Fire Extinguishing systems, and Commercial Kitchen Hood Extinguishing systems a plan review fee shall be paid at the time of submitting the

submittal documents for review. Said plan review fee shall be 65 percent of the Fire Permit Fee as adopted by the jurisdiction.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate shown in Table 105-D, SECTION IV.

General Building Permit Applications and Development Review plan fees shall be charged at the rate shown in Table 105-D, SECTION II.

Plan review fees specified in this section are separate fees from permit fees specified in Section 105.1.1 and are in addition to any other permit fees.

Table 105-D -- FIRE PREVENTION FEES

**SECTION I
FIRE PERMIT FEES FOR FIRE ALARM and DETECTION SYSTEMS,
AUTOMATIC FIRE EXTINGUISHING SYSTEMS and COMMERCIAL
KITCHEN HOOD EXTINGUISHING SYSTEMS**

TOTAL VALUATION	FEES
\$1.00 to \$2000.00	\$50.00
\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

PLAN REVIEW FEE: When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee for buildings and structures shall be **65% of the building permit fee** as set forth above.

*** Permit fee includes 1 Rough Inspection and 1 Final Inspection only. Additional or partial inspections, either rough or final will require a written request with prior approval by the Fire Marshal, or his designee and may be subject to an hourly charge of \$50.00 per hour/minimum 1 hour.*

**SECTION II
REVIEW FEES FOR GENERAL BUILDING PERMIT APPLICATIONS &
DEVELOPMENT APPLICATIONS**

General Building Permit Applications-Single Family	General City \$25.00 (No site visit required as determined by Fire Prevention)
	Site Specific City \$100.00 (Site visit may be required as determined by Fire Prevention)
	General District \$25.00 (No site visit required as determined by Fire Prevention)
	Site Specific District \$200.00 (Site visit may be required as determined by Fire Prevention)
General Building Permit Applications-Multi Family	General City \$25.00 (No site visit required as determined by Fire Prevention)
	Site Specific City \$100.00 (Site visit may be required as determined by Fire Prevention)
	General District \$25.00 (No site visit required as determined by Fire Prevention)
	Site Specific District \$200.00 (Site visit may be required as determined by Fire Prevention)
General Building Permit Applications-Commercial	General City \$25.00 (No site visit required as determined by Fire Prevention)
	Site Specific City \$100.00 (Site visit may be required as determined by Fire Prevention)
	General District \$25.00 (No site visit required as determined by Fire Prevention)
	Site Specific District \$200.00 (Site visit may be required as determined by Fire Prevention)
Development Review	General and Site Specific City fees –No separate fee required- collected by Planning Department
	General District \$50.00 (No site visit required as determined by Fire Prevention)
	Site Specific District \$200.00 (Site visit may be required as determined by Fire Prevention)

Table 105-D - CONTINUED

**SECTION III
FEES FOR SPECIAL ACTIVITY PERMITS**

Carnivals and Fairs	\$50.00 per event / location
Dry Hydrant Permit	\$250.00 per hydrant
Explosive or Blasting Permit	\$50.00 per event / location/inspection
Fire Works Permit	Retail Display - \$50.00 per display
	Public Aerial Display - \$100.00 per event
Under Ground Storage Tank Removal	\$50.00 for the first tank and \$20.00 for every additional tank removed at the same location.
Open Burn Permit	\$25.00 every six months / per location
Open Flame Permit /Flame Effect	\$25.00 per event
Tents and Temporary Membrane Structures	\$25.00 - 400 - 1000 sq. ft.
	\$50.00 - 1001 - 2500 sq. ft.
	\$200.00 - > 2501 sq. ft.
Miscellaneous Permits	\$25.00 minimum \$50.00 maximum

**SECTION IV
OTHER INSPECTIONS AND FEES**

1. Special request, reinspections or inspections outside of normal business hours
\$50.00 per hour*
(minimum charge—two hours)
2. Re-inspection fees assessed at \$50.00 per hour*
3. Inspections for which no fee is specifically indicated.....\$50.00 per hour*
(minimum charge—one-half hour)
4. Additional plan review required by changes, additions, revisions to plans or not otherwise noted.....\$50.00 per hour*
(minimum charge—one-half hour)
5. Test of Water Tanks with a Type 1 Engine\$300.00*
6. For use of outside consultants for plan checking and inspections, or both..... actual costs**

**Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.*

***Actual costs include administrative and overhead costs.*

Section 105.6.30 Open burning , is amended to delete the Exception

Section 307.2 Permit required, is amended to read as follows:

A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire.

Section 501.1 Scope, is amended to add a second paragraph as follows:

The fire code official shall have the authority to adopt additional standards for fire service features subject to applicable provisions of State statutes and home rule charter.

Section 503.5 Required gates or barricades, is amended to read as follows:

The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. Electric gate operators are required, and shall be listed in accordance with UL 325. Gates shall be automatic operating and shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and shall have an Opticom™ emergency vehicle preemption detector added.

Section 503.6 Security gates, is amended to read as follows:

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators are required, and shall be listed in accordance with UL 325. Gates shall be automatic operating and shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and shall have an Opticom™ emergency vehicle preemption detector added.

Section 901.1 Scope, is amended to add a second paragraph as follows:

The fire code official shall have the authority to adopt additional standards for fire protection systems subject to applicable provisions of State statutes and home rule charter.

Section 903.2.8 Group R, is amended to add the following exception:

EXCEPTION: An automatic sprinkler system is not required in multi-use buildings, two stories or less with no more than 2 dwelling units, provided the building is constructed as required by International Building Code Section 508.4, and an automatic and manual fire alarm system is installed in accordance with NFPA 72. Sprinkler systems required by other sections and other codes must still be provided.

Section 907.2.1 Group A, Exception, delete.

Section 907.2.2 Group B, Exception, delete.

Section 907.2.3 Group E, Exception 3, delete

Section 907.2.4 Group F, Exception, delete.

Section 907.2.7 Group M, Exception 2, delete.

Section 907.2.8.1 Manual fire alarm system, Exception 2, delete.

Section 907.2.9.1 Group R-2, Exception 2, delete.

Section 907.2.10.1 Manual fire alarm system, Exception 2, delete

Section 1009.1 Stairway width, the first paragraph is amended to read as follows:

The width of stairways shall be determined as specified in Section 1005.1, but such width shall be not less than 48 inches (1219 mm). See Section 1007.3 for accessible means of egress stairways.

Section 1009.1 Stairway width. Exception 1, is amended to read as follows:

1. Stairways serving one individual dwelling unit in Group R, Division 1 or 2, or serving Group U Occupancies may be 36 inches (914 mm) in width.

Section 1012.3 Handrail graspability, is amended to read as follows:

Handrails with a circular cross section shall have an outside diameter of at least 1.25 inches (32 mm) and not greater than 2 inches (51 mm) or shall provide equivalent graspability. If a handrail is not circular, it shall

have a maximum horizontal cross section dimension of at least 1.25 inches (32mm) and not greater than 3 inches (57 mm). The narrowest horizontal cross section of the handgrip portion of the handrail shall have a minimum dimension .75 inch less than the maximum horizontal cross section. The surface of the handgrip portion of the handrail shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6.25 inches (160 mm) measured to the centerline of the narrowest horizontal cross section. Edges shall have a minimum radius of 0.01 inch (0.25 mm).

Section 1012.4 Exception 1, is amended to read as follows:

Handrails within dwelling units are permitted to be interrupted by a newel post at a landing.

Section 1013.2 Height, is amended to read as follows:

Required guards shall not be less than 42 inches (1067 mm) high, measured vertically above the adjacent walking surfaces or the line connecting the leading edges of the treads.

Section 1030.2 Reliability, is amended to add a second paragraph as follows:

All exits to a public way shall be designed to be a minimum of 4 feet wide and of an all-weather surface capable of being maintained unobstructed year round.

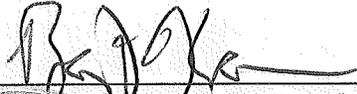
Section 3. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

Section 4. If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

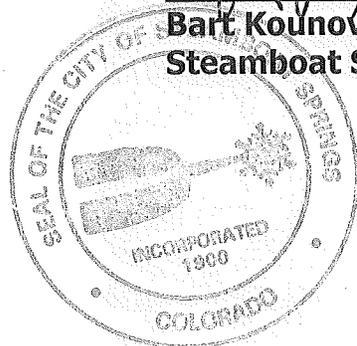
Section 5. The City Council hereby finds, determines and declares that this ordinance is necessary for the immediate preservation of the public peace, health and safety.

Section 6. This Ordinance shall take effect immediately upon the expiration of five (5) days from and after the final date of publication, as provided by Charter.

INTRODUCED, READ AND ORDERED PUBLISHED, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 4th day of December, 2012.



**Bart Kounovsky, President
Steamboat Springs City Council**



ATTEST:



**Julie Franklin, CMC
City Clerk**

FINALLY READ, PASSED AND APPROVED this 18th day of _____
December, 2012.



**Bart Kounovsky, President
Steamboat Springs City Council**



ATTEST:



**Julie Franklin, CMC
City Clerk**