

O-2023-15

AN ORDINANCE

AN ORDINANCE REPEALING AND REENACTING CHAPTER 14.24 OF TITLE 14 OF THE LAKEWOOD MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2021 EDITION OF THE INTERNATIONAL CODE COUNCIL'S INTERNATIONAL FIRE CODE, INCLUDING APPENDICES B, C, D, E, F, H, I, K, L, M AND N, WITH DELETIONS AND AMENDMENTS AS SET FORTH BELOW, AND ESTABLISHING PENALTIES FOR VIOLATION THEREOF

WHEREAS, Public Works Department Staff, including the Building Official and City Engineer, have presented for adoption by reference the 2021 International Fire Code, including amendments and modifications thereto, to replace the current versions thereof;

WHEREAS, the City of Lakewood Board of Appeals was established by Lakewood Municipal Code section 14.12.010 and charged with reviewing proposed additions, changes or amendments to the City's building codes and to make recommendations to the City Council with respect to the adoption thereof;

WHEREAS, the Board of Appeals has reviewed, considered, and recommended for adoption the 2021 edition of the International Fire Code, including the amendments and modifications set forth herein;

WHEREAS, approval of this ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Chapter 14.24 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.24.010 International Fire Code, 2021 Edition, adopted by reference, generally.

In accordance with Colorado Revised Statutes Section 31-16-201, *et seq.*, and the Lakewood City Charter, the International Fire Code of the International Code Council, 2021 Edition, including Appendices B, C, D, E, F, H, I, K, L, M and N, hereinafter "International Fire Code", is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.24.020 Purpose of the International Fire Code.

The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

14.24.040 Local amendments to certain provisions of the International Fire Code.

Certain provisions of the International Fire Code, as indicated in this section, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Section 103 is deleted.
3. A new subsection 105.5.53 is added to read as follows:
105.5.53 Assisted living facilities. An operational permit issued by the Fire Authority having jurisdiction is required for the operation and maintenance of assisted living facilities.
4. A new subsection 105.6.25 is added to read as follows:
105.6.25 Buildings and facilities. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change occupancy of a building, or structure, or facility permitted under the International Building Code, or which requires a new fire sprinkler or fire alarm system to be installed or modified, or to cause any such work to be performed, shall make an application to the fire code official and obtain the required permit.
5. Section 107 is replaced with the following:
107 Fees. Fees and valuation for permits required by this Code shall be as specified in Section 14.01.060 of the Lakewood Municipal Code.
6. Section 111 is replaced with the following:
111 Board of Appeals. Persons aggrieved under this Chapter 14.24 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.
7. Section 112.4 is deleted.

B. The provisions of Chapter 5 shall include the following amendments:

1. Subsection 503.2.1 is replaced with the following:

503.2.1 Dimensions. Public streets. Public streets that are used for fire apparatus access roads shall have an unobstructed width that meets the dimensions in the Engineering Regulations, Construction Specifications, and Design Standards of the City of Lakewood; and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115mm).

503.2.1.1 Dimensions. Private streets, roads, drives. Private streets, roads, drives or any other areas on private property designated as fire apparatus access roads shall have an unobstructed width of not less than 24 feet, except for approved security gates in accordance with Section 503.6, Appendix D103.5, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

2. Subsection 503.2.4 is replaced with the following:

503.2.4 Turning Radius. A public street used as a fire apparatus road shall have intersection and centerline turning radii meeting the dimensions of the Transportation Engineering Design Standards of the City of Lakewood. The required turning radius of a fire apparatus access road on private property shall be an inside radius of 25 feet and an outside radius of 50 feet or as determined by the fire code official.

3. Subsection 503.2.8 is replaced with the following:

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be no greater than 10% or within the limits established by the fire code official based on fire apparatus.

4. Subsection 507.5.1.1 is amended as follows:

507.5.1.1 Hydrants for automatic sprinkler systems and standpipe systems. Hydrants for standpipe and/or automatic sprinkler systems, buildings equipped with a standpipe system installed in accordance with Section 905, and/or an automatic sprinkler system installed in accordance with 903.3.1.1 or 903.3.1.2 shall have a fire hydrant a minimum of 50 feet and a maximum of 100 feet from the fire department connection(s) as approved by the fire code official.

5. Subsection 510.4.1.1 is replaced with the following:

510.4.1.1 Minimum signal strength into the building. The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The inbound signal level shall be a minimum of -85 dBm throughout the coverage area and sufficient to provide not less than a Delivered Audio Quality (DAQ) of 3.0 or an equivalent Signal-to-Interference-Plus-Noise Ratio (SINR) applicable to the technology for either analog or digital signals.

6. Subsection 510.4.1.2 is replaced with the following:

510.4.1.2 Minimum signal strength out of the building. The minimum outbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code

official. The outbound signal level shall be sufficient to provide not less than a DAQ of 3.0 or minimum signal strength of -90 dBm applicable to the technology for either analog or digital signals.

7. A new subsection 510.4.1.4 is added to read as follows:

510.4.1.4 Field strength. If the field strength outside the building where the receive antenna for the in-building-system is located is less than -85 dBm, the minimum required in-building field strength shall equal the field strength being delivered to the receive antenna of the building.

8. Subsection 510.5.4 is amended to add item 9 as follows:

510.5.4 Acceptance test procedure.

9. Prior to testing, the fire agency's radio technician shall be notified and participate in the testing process to ensure the noise floor of the hosting transmitter site is not impacted by the amplification equipment.

9. A new subsection 510.5.6 is added to read as follows:

510.5.6 Rating. All essential components shall be installed in a room accessible for repair and testing within the structure that is rated at 2-hours.

- C. The provisions of Chapter 9 shall include the following amendments:

1. Subsection 901.4.7 is amended to read as follows:

901.4.7 Pump and riser room size. Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. The room shall provide a minimum of 36 square feet working space around a fire pump or automatic sprinkler system riser.

2. Subsection 901.4.7.1 is amended to read as follows:

901.4.7.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. Where located in a fire pump room or automatic sprinkler system riser room, the door shall be permitted to be locked provided that the key is available at all times. When automatic fire sprinkler systems are provided within a building and the system serves multiple tenant spaces, the main fire sprinkler control valves shall be placed within an approved room that has access provided directly from the building exterior.

3. A new subsection 901.6.4 is added to read as follows:

901.6.4 Third party reporting. The fire code official is authorized to require inspection, testing, and maintenance contractors to utilize third party tracking and reporting of the status of fire protection, fire detection, and life safety systems.

2. A new subsection 907.6.6.4 is added to read as follows:

907.6.6.4 Separate panels required. Fire alarm panels and security alarm panels shall be separate and not combined.
- D. The provisions of Chapter 10 shall include the following amendment:
 1. Subsection 1025.1 is replaced with the following:

1025.1 General. Approved luminous egress path markings delineating the exit path shall be provided in high-rise buildings in groups A, B, E, I, M, R-1 and R-2 in accordance with Section 1025.1 through 1025.5.
- E. The provisions of Chapter 53 shall include the following amendment:
 1. Subsection 5303.7.1 is replaced with the following:

5303.7.1 Incompatible materials. Compressed gas containers, cylinders and tanks shall be separated from each other based on the hazard class for their contents and shall be separated from incompatible materials in accordance with 5003.9.8. The provisions of this section shall apply to both new and existing systems.
- F. The provisions of Chapter 56 shall include the following amendment:
 1. A new Section 5610 is added to read as follows:

5610 Other requirements. This chapter shall be interpreted to be consistent with the provisions of 24-33.5-2001 et seq., CRS and any applicable municipal ordinance which shall govern all fireworks, their sale, storage and use.
- G. The provisions of Chapter 61 shall include the following amendment:
 1. Subsection 6109.13 is amended by deleting the exception.
- H. The provisions of Appendix B shall include the following amendments:
 1. Table B105.1(1) The minimum fire-flow shall not be less than 1000 gallons per minute for all fire-flow calculation areas.
 2. Table B105.2 is amended to change the minimum fire flow percentage from 25% to 50% of the value in Table B105.1(2) for buildings sprinklered under section 903.3.1.1 and 903.3.1.2 of the International Fire Code.
 3. Table B105.2 Footnote "a." is amended to state "The reduced fire flow shall not be less than 1,500 gallons per minute".
- I. The provisions of Appendix D shall include the following amendment:
 1. Section D102.1 is replaced by the following:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 85,000 pounds (38,555 kg).

14.24.070 – Penalties for violations of the International Fire Code.

- A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this title, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020 of the Lakewood Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

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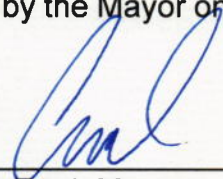
SECTION 2. All provisions of Title 14 of the Lakewood Municipal Code not expressly amended hereby shall remain unaltered by this Ordinance and in full force and effect.

SECTION 3. This ordinance shall take effect thirty (30) days after final publication.

SECTION 4. If any provision of this ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this ordinance are not determined by the court to be inoperable.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 24th day of April, 2023; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 27th day of April, 2023; set for public hearing to be held on the 8th day of May, 2023, read, finally passed and adopted by the City Council on the 8th day of May, 2023 and, signed by the Mayor on the 9th day of May, 2023.

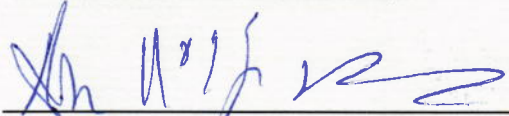



Adam Paul, Mayor

ATTEST:


Jay Robb, City Clerk

APPROVED AS TO FORM:


Alison McKenney Brown, City Attorney