

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager

RE: APPROVAL OF THE FIRE CODE ADOPTED BY THE WEST METRO FIRE PROTECTION DISTRICT

Date: 7/28/2026

Staff Recommendation: Whereas, the West Metro Fire Protection District (District), on July 16, 2024, adopted the 2024 edition of the International Fire Code, with amendments to suit the needs of the District, to apply within the District's borders (Fire Code), and

Whereas, in order for the District's Fire Code to apply within the portions of the District in unincorporated Jefferson County, the Board of County Commissioners must adopt a resolution stating that the Fire Code applies within the District's boundaries that include unincorporated Jefferson County, and

Whereas, the District has requested that the Board of County Commissioners adopt such resolution.

Now, therefore, be it resolved that, pursuant to C.R.S. § 32-1-1002(1)(d), the Board of County Commissioners approves the Fire Code adopted by the West Metro Fire Protection District, as set forth its Revised Resolution No. 2024-06 adopted July 16, 2024, which is attached hereto and incorporated herein. The Fire Code shall apply in the portion of the District that constitutes unincorporated Jefferson County.

This approval is specifically contingent upon the following:

1. It shall be the sole and exclusive responsibility of the District to enforce the Fire Code;

2. The approval of the Fire Code does not amend, waive or otherwise affect the provisions or the enforcement of the Jefferson County Building Code or any other Jefferson County code, ordinance or regulation; and
3. The approval of the Fire Code does not extend to any subsequent alteration, modification, rescission, repeal or amendment, in whole or in part, of the Fire Code.

Resolution No: CC26-200

Background: The District has adopted, by written resolution dated July 16, 2026, the 2024 edition of the International Fire Code, with Appendices B, C, D, F, H, M, N, and O only, with such amendments as are set forth in the resolution.

C.R.S. § 32-1-1002(1)(d) requires the Board of County Commissioners to adopt a resolution approving all or a portion of the Fire Code before such code will become effective in the portion of the District that constitutes unincorporated Jefferson County. The District has requested that the Board adopt such a resolution. Building Safety Division staff have determined that the District's Fire Code meets the minimum fire safety regulations of the County and is not in conflict with other development standards adopted by the Board.

Fiscal Impact: None

BCC Briefing Presented on: 7/21/2026

Originator: Brita Van Horne, Building Safety Director; Charles Allison-Godfrey, Assistant County Attorney

Distribution: Abel Montoya, Development and Transportation Director; Brian Keating, Wildland Fire Program Manager; Chris O'Keefe, Planning and Zoning Director

Resolution No. 2024-06
Fire Code
West Metro Fire Protection District

A RESOLUTION ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE, REGULATING AND GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION, AND PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS MATERIAL STORAGE, USE, OR OPERATION.

WHEREAS, the Board of Directors of the West Metro Fire Protection District have previously adopted the 2021 International Fire Code in part; and

WHEREAS, the Board of Directors deems it necessary to adopt the following code for the purpose of establishing rules of conduct and standards for the protection of life, health, property, security and welfare of the inhabitants of the District; and

WHEREAS, the Board of Directors has considered the effect of fire code enforcement within the boundaries of the District and has determined that enforcement of the proposed codes would not cause undue hardship or suppression of economic growth within the District; and

WHEREAS, the Board of Directors has studied the necessity for realistic and reasonable level of fire protection to be provided by an urban fire protection district.

NOW, THEREFORE BE IT RESOLVED THAT:

SECTION I: Adoption of the 2024 International Fire Code.

There is hereby adopted by the West Metro Fire Protection District for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials, or explosion, that certain Codes known as the International Fire Code, including Appendix Chapters: **B** (Fire-Flow Requirements for Building), **C** (Fire Hydrant Locations and Distribution), **D** (Fire Apparatus Access Roads) with specifications approved by the Fire Marshal, **F** (Hazard Ranking), **H** (Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions), **M** (High-rise buildings - Retroactive Automatic Sprinkler Requirement), **N** (Indoor Trade Shows and Exhibitions), **O** (Valet Trash and Recycling Collection in Group R-2 Occupancies) as published by the International Code Council, being particularly the 2024 edition thereof and the whole thereof, save and except such portions as are hereinafter deleted, modified, or amended by the Resolution, of which said Code are now filed in the offices of the West Metro Fire Protection District, and the same are hereby adopted and incorporated as fully as if set out at length herein.

The date on which this Resolution shall take effect within the incorporated municipalities

within this District shall be the date of approval by the governing board of said municipality and the date on which it shall take effect within the unincorporated portions of Jefferson County and Douglas County shall be on the date of approval by the Board of County Commissioners in and for Jefferson County, State of Colorado and Douglas County, State of Colorado. This Code shall be in effect within the territorial limits of the West Metro Fire Protection District.

SECTION II: Establishment and Duties of Life Safety Inspectors.

Organizational structure and duties of the Life Safety Division shall be as provided by the District's rules and regulations, and internal organizational structure.

SECTION III: Definitions.

The following definitions shall be utilized in addition to those set forth in the International Fire Code:

Wherever the term "jurisdiction" is used, it is meant to be inclusive of the boundaries of the West Metro Fire Protection District as they now or may hereafter exist.

Where the term "Chief" or "Deputy Chief of Life Safety", is used, it shall be held to mean the Fire Chief of the West Metro Fire Protection District, the District's Fire Marshal, or a designated member of the District.

Where the term "Board" is used, it shall be held to mean the Board of Directors of the West Metro Fire Protection District.

Where the term "International Building Code" is used, it shall be held to mean the International Building Code as adopted, amended and incorporated into the Jefferson County Building Code for unincorporated portions of Jefferson County, the Douglas County Building Code for unincorporated portions of Douglas County, or the International Building Code as adopted, amended and incorporated into the applicable municipality's Building Code within a municipality's territorial limits.

SECTION IV: Amendments made in and to the International Fire Code. Only Appendices B, C, D, F, H, M, N, and O shall be adopted as amended.

The International Fire Code is amended in the following respects:

- ❖ 1. Chapter 1, §104.8 Add the sentence: "Nothing herein shall be construed as a waiver of immunities provided by §24-10-101, *et seq.*, C.R.S. or by other statutes, or by the common law."
- ❖ 2. Chapter 1, §104.11 Add the sentence: "The authority of the Fire Chief of the District or designated members of the Life Safety Division and district to act as police officers shall only extend as far as the authority set forth in §32-1-1002, CRS, or other applicable

state statutes."

- ❖ 3. Chapter 1, §105.5.58 is added to read as follows:

105.5.58 Assisted living facilities. "An operational permit is required for the operation and maintenance of assisted living facilities."

- ❖ 4. Chapter 1, §105.6.26 is added to read as follows:

105.6.26 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. Chapter 1, §108.2.1 is added to read as follows:

108.2.1 Setting of Fees "Pursuant to §32-1-1002 (l)(e)(II) CRS, the Board may fix and from time to time may increase or decrease fees and charges, at its discretion, for inspections, operational permits, and review of plans and specifications, which are:

(1) Requested or mandated for existing structures, buildings and improvements; and necessitated in conjunction with any county regulation, resolution or condition of development; or

(2) Performed in conjunction with the construction of new structures, buildings, and improvements.

Said fees and charges may, at the discretion of the Board, include a charge for reimbursement to the district of any consultation fees, expenses or costs incurred by the district in the performance of the inspections or review of the plans and specifications."

- ❖ 6. Chapter 1, §112.1 is replaced as follows:

Chapter 1, §112.1 General. "An appeal shall be heard by a subcommittee of three members of the Board, designated annually by the Board as members of the Appeal Committee. The decision of the Appeal Committee shall be deemed as final agency action for purposes of any grievant seeking judicial review of an adverse decision.

The Board, upon recommendation of the Appeals Committee or the chief or upon its own motion, may enter into written agreements for enforcement or compliance with the owner, lessee, occupant or authorized agent thereof, of any property, building or structure, or any interested person directly affected by the application of this code. Said agreements may extend the time for compliance with this code and may contain such terms and conditions that the Board deems appropriate to adequately protect the

life, health, property, security and welfare of the general public.

Persons within the territorial limits of a county or municipality aggrieved under this code may file an appeal with the Board of Appeals of that county or municipality.

Persons not within the territorial limits of a county or municipality aggrieved under this code may file an appeal with the Board of the West Metro Fire Protection District under Chapter 1, §112.4 of the International Fire Code.”

- ❖ 7. Chapter 1, §113.4 is replaced as follows:

Chapter 1, §113.4 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 guilty of a Fire Code Violation. City ordinance and County resolutions shall stipulate what the offense(s) will be. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

- ❖ 8. Chapter 1, §114.4 is replaced as follows:

Chapter 1, §114.4 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 a fee, fine and/or imprisonment up to the maximum specified in §32-1-1001 and §32-1-1002, CRS. City ordinance and County resolutions shall stipulate what the offense(s) will be."

- ❖ 9. Chapter 1, §116 is added to read as follows:

"This Chapter shall be interpreted to be consistent with the provision of §32-1-1002(3), CRS."

- ❖ 10. Chapter 5, §503.2 Add the sentence: "See Appendix D for additional requirements."

- ❖ 11. Chapter 5, §503.2.1 is replaced as follows:

Chapter 5, §503.2.1 Dimensions. "Fire apparatus access roads and drive aisles shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, 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."

- ❖ 12. Chapter 5, §503.2.3 Add the sentence: "Grass concrete and similar surfaces are not allowed."

- ❖ 13. Chapter 5, §503.2.4 is replaced as follows:

Chapter 5, §503.2.4 Turning radius. "The required turning radius of a fire apparatus access road shall be a inside radius of 25 feet and outside radius of 50 feet or as determined by the fire code official."

- ❖ 14. Chapter 5, §503.2.8 is replaced as follows:

Chapter 5, §503.2.8 Angles of approach and departure. "The angles of approach and departure for fire apparatus access roads shall be no greater than 8% unless approved by the fire code official."

- ❖ 15. Chapter 5, §507.5.1.1 is replaced as follows:

Chapter 5, §507.5.1.1 Hydrants for automatic sprinkler systems and standpipe systems. "Buildings equipped with a standpipe system installed in accordance with Section 905, and/or an automatic sprinkler system installed in accordance with sections 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."

Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

- ❖ 16. Chapter 5, §510.1 Exception #4 is replaced as follows:

"One-story buildings not exceeding 12,000 square feet (1115 m²) with no below-ground area(s) as approved by the fire code official."

- ❖ 17. Chapter 5, §510.4.1.1 is replaced as follows:

Chapter 5, §510.4.1.1 Minimum signal strength into the building: "The minimum downlink signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The downlink 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 3.4 throughout the coverage area using either narrowband analog, digital or wideband LTE signals or an equivalent bit error rate (BER), or signal-to-interference-plus-noise ratio (SINR) applicable to the technology for either analog or digital signals."

- ❖ 18. Chapter 5, §510.4.1.2 is replaced as follows:

Chapter 5, §510.4.1.2 Minimum signal strength outbound from a building: "The minimum uplink signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The uplink signal level shall be sufficient to provide not less than a delivered audio quality (DAQ) of 3.4 using either narrowband analog, digital or wideband LTE digital signals or an equivalent bit error rate (BER), or minimum signal strength of -90 dBm applicable to the technology for either analog or digital signals."

- ❖ 19. Chapter 5, §510.4.1.4 Add new subsection:

510.4.1.4 Field strength: "If the field strength OUTSIDE the building where the receiving antenna system for the in-building system is located is less than the (-85 dBm), then the minimum required in-building field strength shall equal the field strength being delivered to the receive antenna of the building."

- ❖ 20. Chapter 5, §510.5.4 Add to the end of the section:

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."

- ❖ 21. Chapter 9, §901.4.7 is replaced as follows:

Chapter 9, §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."

- ❖ 22. Chapter 9, 901.6.3.2 is added to read as follows:

901.6.3.2 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, life safety, and emergency responder communication enhancement systems."

- ❖ 23. Chapter 9, 903.1.2 is added to read as follows:

903.1.2 Location of sprinkler control valves. "When automatic sprinkler systems are required within a building and the system serves more than one tenant space, the main control valves shall be located within an approved room that is accessible directly from the building exterior. The door to said room shall be not less than three (3) feet (914 mm) in width by six (6) feet eight (8) inches (203.2 mm) in height. The door to said room shall be identified as required in section 509.1. The size of the room shall meet the size requirements per Section 901.4.7."

- ❖ 24. Chapter 9, §903.4.3 is replaced as follows:

Chapter 9, §903.4.3 Alarms. “An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm system and provide notification throughout the building in accordance with Section 907.5 Actuation of the automatic sprinkler system shall actuate the building fire alarm system.” Exception: Automatic sprinkler systems protecting one- and two-family dwellings.

- ❖ 25. Chapter 9, §907.6.3 is amended by deleting exception numbers 1 and 2.

- ❖ 26. Chapter 9, §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."

- ❖ 27. Chapter 53, §5307.3, Add the sentence: "The provisions of this section shall apply to new or existing systems."

- ❖ 28. Chapter 56, §5601.1 Add the sentence: "This chapter shall be interpreted to be consistent with the provisions of part 20 of article 33.5 of title 24, CRS and any applicable municipal ordinance or county resolution/ordinance, shall govern all fireworks, their sale, storage and use."

- ❖ 29. Chapter 61, §6109.13 is amended by deleting the exception.

- ❖ 30. Chapter 80, §8001 is added to read as follows:

8001 NFPA Standards. “Where this code references a standard published by the National Fire Protection Association (NFPA), the most current edition of the referenced standard is hereby adopted. The most current edition of the referenced NFPA standard shall become effective on January 1st of the year following the publication and release of the standard.”

- ❖ 31. Appendix B, Table B105.1(1) is amended to “The minimum fire-flow shall not be less than 1000 gallons per minute for all fire-flow calculation areas.”
- ❖ 32. Appendix B, 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.
- ❖ 33. Appendix B, Table B105.2 Footnote "a" is amended to "The reduced fire flow shall not be less than 1,500 gallons per minute."

- ❖ 34. Appendix D, §D102.1 is replaced as follows:

Appendix D, §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 loads of fire apparatus weighing at least 85,000 pounds (38,555 kg)."

- ❖ 35. Appendix O, §O103.4 is added to read as follows:

O103.4 Sprinklers required. "Valet trash service is only allowed in buildings equipped with an automatic sprinkler system."

SECTION V: Repeal of Conflicting Ordinances or Resolutions.

All former ordinances or resolutions enacted by the District or parts thereof conflicting or inconsistent with the provisions of this resolution of the Code or standards hereby adopted are hereby repealed.

SECTION VI: Validity and Conflict.

The Board hereby declares that should any section, paragraph, sentence or word of this resolution or of the code or standards hereby adopted be declared for any reason to be invalid, it is the intent of the Board that it would have passed all other portions of this resolution independent of elimination here from of any such portion as may be declared invalid. It is further the declaration of the Board that no provision of this resolution or the code or standards adopted herein be interpreted in conflict with existing State law. In the event there is conflict between State law and this code, State law shall take precedent.

SECTION VII: Date of Effect.

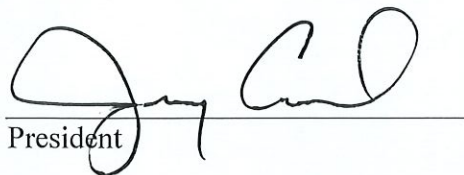
This resolution shall take effect and be enforced within incorporated municipalities and unincorporated portions of Jefferson County and Douglas County from and after its approval as set forth in CRS §32-1-1002(1)(d).

Adopted this 16th day of July, 2024

West Metro Fire Protection District

ATTEST:

By:


President


Secretary