



Land Use

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Building Safety & Inspection Services Team

**BOULDER COUNTY FIRE CODE REVIEW COMMITTEE
DOCKET #FCRC-14-0004
PUBLIC HEARING
BERTHOUD FIRE PROTECTION DISTRICT FIRE CODE (2012
IFC)
Tuesday, September 23, 2014 – 1:30 P.M.
Boulder County Land Use Department
Caribou Conference Room, 2nd Floor, Courthouse Annex
2045 13th St., Boulder, CO 80302**

Staff: Gary Goodell, Chief Building Official, Secretary to the Fire Code Review Committee

The Berthoud Fire Protection District (“FPD”) lies generally in the extreme northeastern area of unincorporated Boulder County north of the City of Longmont and also extends into Larimer and Weld counties. In Boulder County, it is bounded to the west by the Lyons Fire Protection District and to the south by the Hygiene and Mountain View FPDs.

The district’s board of directors has adopted the 2012 edition of the International Fire Code (“IFC”), including Appendices B, C, D, E, F, G, H, I and J by resolution dated June 17, 2014 (attached). The proposed adoption is similar to previous adoptions by the Berthoud FPD.

Staff has a number of positive comments on the proposed fire code adoption:

1. **2012 Edition.** Adopting the latest edition of the International Fire Code (“IFC”) is encouraged, and this correlates well with the county’s current adoption of the 2012 International Codes.
2. **Consistency.** As we move toward more fire districts updating their codes to the most current version, everyone involved in design, construction, codes administration and the ownership and operations of buildings and facilities benefits through improved consistency with county regulations as well as from one district to another.
3. **Permits.** As with recent adoptions by other districts, the district has reviewed the various categories of operational and construction permits in Section 105 of the published IFC and has either retained or deleted them based upon the district’s needs as well as their ability or desire to administer the permitting, plan review, inspections and record-keeping that is involved.

Automatic Fire Sprinkler Systems. At least partially due to the fact that Larimer and Weld counties have not adopted the fire sprinkler requirements for all new dwellings as found in the 2009 and 2012 editions of the International Residential Code (“IRC”) and as adopted by Boulder County, the proposed Berthoud FPD Fire Code contains the following amendment to IFC Section 903.3.1.3:

“Automatic sprinkler systems shall not be required in one and two family dwellings including townhouses that meet the requirements of APPENDIX B, FIRE-FLOW REQUIREMENTS FOR BUILDINGS, and APPENDIX D, FIRE APPARATUS ACCESS ROADS. All other one-and two family dwellings shall have automatic sprinkler systems installed in accordance with NFPA 13D.”

Although the area of the Berthoud FPD that lies within unincorporated Boulder County is small and the development potential is relatively low, this exception to the published Fire Code creates a conflict. The Boulder County staff will tell someone that an automatic residential fire sprinkler system is required, for instance, for a new single-family dwelling, but the Berthoud FPD staff will tell them that they aren't required to sprinkler if they meet water supply and access standards. Staff is thus recommending that this particular amendment be deleted from the approval for the unincorporated Boulder County portion of the Berthoud FPD.

Note that Berthoud's proposed amendment to IFC Section 901.1 does help somewhat, as it reads, “When the requirements of this code and the adopted building code are in conflict the more restrictive shall apply,” but it is still felt that the amendment to IFC Section 903.3.1.3 could lead to confusion on the part of property owners, designers and contractors.

Appendices E and G. One relatively minor item is that the district has proposed to adopt Appendices E and G, which, on their title pages, contain the language, “This appendix is for information purposes and is not intended for adoption.” If, as stated, the appendix is not intended for adoption, there is no reason for the district to formally adopt these appendices and assume the greater responsibility of enforcing them as part of their adopted fire code. On the other hand, the district may have specific reasons for including the adoption of these appendices.

STAFF RECOMMENDATION: Staff recommends that the Fire Code Review Committee recommend to the Board of County Commissioners that the proposed Berthoud FPD Fire Code be ACCEPTED for administration by the district in those portions of unincorporated Boulder County that lie within the boundaries of the Berthoud Fire Protection District, subject to the following CONDITIONS:

1. That the amendment to IFC Section 903.3.1.3 shall not apply in unincorporated Boulder County.
2. That Appendices E and G be deleted from the list of appendices being adopted.

GRG:grg

Attachment: Berthoud FPD Fire Code Adopting Resolution dated June 17, 2014