

**ESTES VALLEY FIRE PROTECTION DISTRICT**

**RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE ESTES VALLEY FIRE PROTECTION DISTRICT  
ADOPTING THE 2021 INTERNATIONAL FIRE CODE AND CERTAIN  
APPENDICES AND CERTAIN MODIFICATIONS THERETO REGULATING  
AND GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY  
FROM FIRE OR EXPLOSION AND PROVIDING FOR CERTAIN  
PERMITTING OF SUCH USES AND OPERATIONS.**

WHEREAS, the Estes Valley Fire Protection District (“District”) is a quasi-municipal corporation and political subdivision of the State of Colorado operating pursuant to Article 1, Title 32, C.R.S., for the purpose of providing fire protection and rescue services; and

WHEREAS, Section 32-1-1002(1)(d), C.R.S., authorizes a fire protection district to adopt and enforce fire codes, although no such fire code shall apply within any municipality or unincorporated portion of a county unless the municipal or county governing body adopts a resolution stating that such code shall be applicable within the fire protection district’s boundaries; and

WHEREAS, the Board of Directors finds and determines that it is in the best interest of the residents, taxpayers, and visitors of the District to maintain adequate and updated regulations by means of adopting by reference the 2021 edition of the International Fire Code for application within the District for the purpose of establishing rules of conduct and standards for the protection of life, health, property, security and welfare of the inhabitants and property owners 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 2021 International Fire Code would not cause undue hardship or suppression of economic growth within the District.

NOW, THEREFORE, be it resolved by the Board of Directors of the Estes Valley Fire Protection District as follows:

Adoption of International Fire Code. The Board of Directors of the Estes Valley Fire Protection District hereby adopts by reference the 2021 International Fire Code and Appendices, as published by the International Code Council, as amended hereby (“International Fire Code”), including: Appendix Chapters: **A** (Board of Appeals); **B** (Fire-Flow Requirements for Buildings); **C** (Fire Hydrant Locations and Distribution); **D** ( Fire Apparatus Roads) **E** (Hazard Categories); **F** (Hazard Ranking); **G** (Cryogenic Fluids-Weight and Volume Equivalents); **I** (Fire Protection Systems – Noncompliant

Conditions); **K** (Construction Requirements for existing ambulatory Health Care and Care Facilities); **N** (Indoor Trade Shows and Exhibit), save and except such portions as are hereinafter deleted, modified, or amended this Resolution, for regulating and governing the safeguarding of life and property from fire arising 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 District and providing for the issuance of permits for special events, processes, hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such International Fire Code on file in the office of the District, are hereby referred to, adopted and made a part hereof as if fully set out in this Resolution.

Section 1. Establishment and Duties of Fire and Life Safety Inspector(s). Organizational structure and duties of the Division of Fire Prevention shall be as provided by the District's rules and regulations and internal organizational structure.

Section 2. Definitions. The following definitions shall be utilized in addition to those set forth in the International Fire Code:

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

Where the term "Chief" or "Chief of the Division of Fire Prevention" is used, it shall be held to mean the Chief of the Estes Valley Fire Protection District, or the Division Chief – of Support Services or a representative of the District designated by the Chief or the Division Chief of Support Services.

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

Wherever the term "International Building Code" is used, it shall be held to mean the International Building Code as adopted, amended, and incorporated into the Larimer County Building Code for unincorporated portions of Larimer County or the International Building Code as adopted, amended and incorporated into the Town of Estes Park's Building Code within its territorial limits.

Section 3. Revisions to the International Fire Code. The following sections of the International Fire Code are hereby revised:

- (a) Section 101.1 Title. Insert: Estes Valley Fire Protection District as the "name of jurisdiction."
- (b) These regulations shall be known as the Estes Valley Fire Protection District Consolidated Fire Code. Hereinafter referred to as "this code."



(c) The title of Section 103 shall be Division of Fire Prevention.

(d) Subsection 103.1 **General**, is hereby added to read in its entirety as follows: The Division of Fire Prevention is established within the jurisdiction under the direction of the *Fire Code Official*. The function of Division of Fire Prevention shall be the implementation, administration, and enforcement of the provisions of this code.

(e) Subsection 109.4 is hereby amended to read in its entirety as follows:

**109.4 Violation penalties.** It shall be unlawful for any person to violate any provision of this code or to fail to comply with any of the requirements thereof or to 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. Any person who is found guilty, pleads guilty or pleads *nolo contendere* to a violation of this code shall be guilty of a misdemeanor, punishable by a fine not to exceed Two Thousand Six Hundred Fifty Dollars (\$2,650.00) in accordance with Section 1.20.020 of the Municipal Code of the Town of Estes Park, Colorado as the same may be amended or increased in the future, and by a fine in Larimer County Court not to exceed One Thousand Dollars (\$1,000.00), or by imprisonment as permitted by law in the jurisdiction in which the violation occurs. Each day that a violation continues after due notice has been served shall be deemed a separate offense. A violation of any provision of this code is declared to be a serious threat to public health and safety.

(f) A new Subsection 109.5 is hereby enacted to read in its entirety as follows:

**109.5 Work commencing before permit issuance.** Any person or firm who, before obtaining the necessary permit(s), commences any construction of, or work on, a building, structure, fire protection system, fire alarm system, fire extinguishing system that is not otherwise exempted from obtaining a permit, shall be subject to a processing and penalty fee in addition to the standard prescribed permit fee. Such additional fee shall not be less than \$25, or more than \$100 for the first such violation. A person or firm committing the same such violation repeatedly is subject to processing and penalty fees equal to four times the amount of the permit fee for every subsequent violation committed thereafter within any 180-day period.

(g) Subsection 111.4 is hereby amended to read in its entirety 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 liable to a fine as provided in Subsection 109.4.

(h) Subsection 113.1 is hereby amended to read in its entirety as follows:

**113.1 Fees.** A permit shall not be issued until the fees have been paid, nor shall amendment to a permit be released until the additional fee, if any, has been paid. Fees for any permit, inspections, and services authorized by the code shall be as set forth a Schedule of Fees in amounts as determined by the board, subject to amendment in the discretion of the board.

(i) Subsection 307 is hereby to read in its entirety as follows:

Pursuant to Colorado HB 1051: A person who commits the offense of leaving a campfire unattended may be punished by a fine as stated in IFC 109.4.

A person who commits the offense of leaving a campfire unattended where the campfire is located in a forested or grassland area may be punished by a fine as stated in IFC 109.4

(j) Subsection 503.2.2 is hereby amended to read in its entirety as follows:

**503.2.2 Authority.** The *Fire Code Official* shall have the authority to require or permit modifications to the required access widths where they are either inadequate or adequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

(k) Subsection 503.2.6.1 is hereby amended to read in its entirety as follows:

**503.2.6 Bridges and elevated surfaces.** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus of not less than 70,000 pounds. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.



(l) Subsection 505.1 is hereby amended to read in its entirety as follows:

**505.1 Address identification.** New and existing buildings shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be illuminated or reflective and shall be clearly visible from the right of way. Address identification characters shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high with a minimum stroke width of ½ inch. Where required by the *Fire Code Official*, address identifications shall be provided in additional *approved* locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other signs or means shall be used to identify the structure. During construction, approved address numbers shall be displayed next to the driveway entrance leading to the project site. The provision of this subsection may be applied retroactively to existing structures. Address identification shall be maintained.

(m) A Subsection 903.2.13 is hereby enacted to read in its entirety as follows:

**903.2.13 CD-Commercial Downtown zone district.** In any CD-Commercial Downtown zone district, all new construction, and substantial improvements, regardless of uses, require approved automatic sprinkler systems as specified in this section. In this zone district, all newly constructed and substantially improved buildings shall be protected with NFPA 13 compliant automatic sprinkler systems. New construction, includes both initial development and re-development (demolition and rebuild). Improvements include, but are not limited to, additions and remodels. Substantial improvements are improvements to buildings which require permits and when the value of the improvements exceeds 50% of the pre-improvement value of the building. The provisions of this subsection are in addition to and do not exempt any requirements for automatic sprinkler systems contained elsewhere in this code.

(n) Subsection 1030.1 is hereby amended to read in its entirety as follows:

**1030.1 General.** In addition to the *means of egress* required by this chapter, provisions shall be made for *emergency escape and rescue openings* in Group R-2 occupancies in accordance with Table 1006.3.2(1) and 1006.3.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fourth story above *grade plane* shall

have at least one exterior *emergency escape and rescue opening* in accordance with this section. Where basements contain one or more sleeping rooms, *emergency escape and rescue openings* shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a *public way* or to a *yard or court* that opens to a *public way*.

**Exceptions:**

1. Emergency escape and rescue openings are not required from basement or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.

Section 4. Repeal of Prior Resolutions. Previous Resolutions of the Estes Valley Fire Protection District adopting earlier editions of International Fire Code, are hereby repealed in their entirety immediately upon the Effective Date of this Resolution as set forth in Section 9 hereof.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution or the International Fire Code adopted hereby is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions. The board hereby declares that it would have passed and adopted this Resolution and the International Fire Code adopted hereby should any other section, subsection, sentence, clause or phrase 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 State law as it now exists or may be amended in the future. In the event there is a conflict between State law and this code, State law shall control.

Section 6. Copies on File. A copy of this Resolution and the International Fire Code adopted herein shall be kept on file in the business office of the District, and shall be available for public inspection.

Section 7. Repealer. All resolutions, or parts thereof, in conflict with this Resolution, are hereby repealed, provided that this section shall not repeal the repealer clauses of any prior resolutions or hereby revive any ordinances or resolutions previously repealed.

Section 8. Publication. Notice of the adoption of this Resolution shall be published in the *Estes Park Trail Gazette* and a full copy of the Resolution as adopted shall be posted on the District's website.



Section 9. Effective Date. This Resolution shall take effect and may be enforced upon its approval by the District's Board of Directors, and this Resolution shall be in full force and effect within the Town of Estes Park and unincorporated portions of Larimer County located within the District, upon the respective adoption of a similar resolution or ordinance by such other jurisdiction(s). Until such time that a similar resolution or ordinance has been adopted in such jurisdictions, the 2018 International Fire Code as previously adopted by the District shall be and remain enforceable in each jurisdiction.

Section 10. Authorization. The officers of the District are authorized and directed to take actions necessary and appropriate to effect the provisions of this Resolution.

INTRODUCED, READ, AND APPROVED by the Board of Directors of the Estes Valley Fire Protection District, upon a motion duly made, seconded and passed at its regular meeting held on the 22nd day of November, 2023, by a vote of 5 in favor and 0 against, and 0 abstentions.

ESTES VALLEY FIRE PROTECTION  
DISTRICT

By: Ryan Bross  
Ryan Bross, Board President

Attest:

David Hamrick  
David Hamrick, Board Secretary

BRIAN TSENG, VICE-PRESIDENT