

CRESTED BUTTE FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
District Headquarters Conference Room
300 County Road 317 Crested Butte, CO 81224
Tuesday, May 12, 2026 - 5:15 PM

- 5:15 CALL REGULAR MEETING TO ORDER
1. Introduction of Guests
 2. Review / Changes to Agenda
- 5:18 OFFICER ELECTION
1. Brittany Perkins – Treasurer
- 5:20 BOARD MEMBER VACANCY APPOINTMENT
1. Ryland Bradley
 2. Jeff Isaac
- 5:40 CONSENT AGENDA
1. Approval of minutes May 12, 2026 regular meeting
 2. Approval of minutes June 1, 2026 work session
 3. Approval of monthly financial reports
- 5:45 FIRE PREVENTION REPORT
- 5:50 EMS & FIRE CHIEF REPORT
- 6:00 CHIEF EXECUTIVE REPORT
- 6:10 PUBLIC COMMENT
- 5:55 OLD / UNFINISHED BUSINESS
1. Crested Butte South Communications Tower Update – Scott Stryker
 2. Emergency Services Campus Update – Todd Goulding
 3. Larkspur Project Update – Sean Caffrey
- 6:15 NEW BUSINESS
1. Adoption of Colorado Wildfire Resiliency Code
 2. Adoption of Updated CBFPD Fire Code
 3. Capital Reallocation for Vehicle Lifts
 4. CEO Transition
- 6:40 UNSCHEDULED BUSINESS AND BOARD MEMBER COMMENTS
- 6:45 ADJOURNMENT

Online Meeting Information

<https://zoom.us/j/9703495333?pwd=ZUINRFBCL253UzlxSGNhQ0laS29TQT09>

One Tap Mobile +16699009128,,9703495333# US (San Jose)

+1 312 626 6799 US (Chicago) - Meeting ID: 970 349 5333

Password: 5333

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

June 9, 2026

1. Consent Agenda

- a) Approval of Minutes – May 12, 2026 Regular Meeting
- b) Approval of Minutes – June 1, 2026 Work Session
- c) Approval of Monthly Financial Reports

2. Chief Executive's Comments:

Despite some moisture in last few weeks historic drought conditions persist as we enter June. Our operations team has made preparations for an active wildfire season and has staged equipment for rapid response to wildfire events. Over Memorial Day we already saw two fires break out locally in the Gunnison County Fire Protection District. We have also taken steps to limit our water use and will be deferring installation of new plantings on the emergency services campus site until 2027. We have been in communication with local water districts on their conditions and have also decided to cancel the annual 4th of July water fight in conjunction with the Town of Crested Butte. Status of the 4th of July fireworks in Mt. Crested Butte will be dependent on how local fire restrictions evolve in the next few weeks.

As noted in the Chief's report, the crews have been engaged in a large number of training activities despite a decline in overall call volume. Captain Bettencourt is to be commended on his leadership in this area. Thanks are also in order to Annie for her exceptional work planning the recent open house at the new campus which was a big success and a meaningful opportunity to connect with the people we serve. I am also grateful to everyone who made it happen on the day of the event including Chef Weisbaum. Finally, a big thank you to Assistant Chief Reily for his ongoing involvement and for taking the lead in our recent auto extrication training.

On the administrative front our budget is tracking well as we approach the midpoint of the year. We have also received approximately 2/3 of our tax receipts for the year. We are expecting some increased costs in vehicle repairs as we replace tires on many of the heavy vehicles and have also identified an issue with the County Treasurer's fee that will be corrected shortly. Overall, CBFPD is in an exceptionally strong operational and financial position heading into summer.

Prior to our regular business this month we have two board related items. First is a housekeeping item to officially appoint Board Member Perkins as Treasurer. The second is to select a candidate to fill the existing board vacancy. I look forward to hearing from both Jeff Issac and Ryland Bradley and believe either would be a fine choice. We will be prepared to administer the Oath of Office as the Board directs.

In the staff reports this month you will see the highlights of our fire prevention and operational activities. From the CEO perspective I am excited for the upcoming 2-day strategic planning session our fire prevention team will be holding on June 25th & 26th. On July 3rd we will also be trying out a family night at the new campus that will include some food, beverages and hopefully some fireworks viewing that will serve as a replacement for our previous June BBQ. In other administrative news, our worker's compensation carrier has decided to exit the market so we expect to change our provider by July 1st. Lastly, The communications board is continuing to make progress on the contract structure for the new computer aided dispatch system.

We have not received any written public comment.

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

In old business, Scott Stryker will update on the Crested Butte South communications tower project. Utility design and easement work is underway and construction is expected to begin soon. Radio equipment has been specified and a purchase request is awaiting grant funder approval.

Todd Goulding will update the board on remaining closeout items for the emergency services campus. We have made significant progress on the punch list items and continue the financial closeout process. The pavement work on the north driveway is expected to begin this month. Landscaping will be curtailed this summer due to drought concerns; however, we are installing irrigation lines, bringing in landscaping boulders, managing soil erosion and weed control. The training building water-shedding issue, which is currently preventing second-floor water flow during live-fire training evolutions, remains an open item we are working through with FCI, Fire Facilities, and Symtech.

On the Larkspur housing project: I am pleased to report that the Larkspur Community Association Board of Directors adopted a formal resolution confirming that Lot EM2 is subject to a 10-foot side lot setback. The resolution resolves an inconsistency between the Larkspur Design Guidelines, which had referenced a 15-foot setback. This is a meaningful step forward. The design review process is continuing, and we remain on track to finalize plans and initiate a bidding process. Substantial construction is no longer anticipated this calendar year.

In new business this month we are ready to adopt the 2025 Colorado Wildfire Resiliency Code and the updated CBFPD Fire Code. My thanks to Joe Wonnacott, Dale Hoots and Chris Carver for working through the details of these documents and to the board members for their review of the background and contents during the June 1st work session. I recommend adoption of both documents. Once adopted we will approach our partner jurisdictions regarding their desired modifications and the necessary enabling resolutions on their end.

Also in new business this month is a request to reallocate existing capital funds to purchase a vehicle lift system to better facilitate in-house maintenance activities. Based on actual and anticipated savings with the ventilator, SCBA, and quint purchases sufficient funds are available in the capital budget to add the lifts for \$56,300. Supporting information on both the lifts and the budget modification is included in the packet. Also note that the \$1.5M in quint financing was originally approved in our capital budget, however, based on the financing structure, those funds will flow directly from the lender as opposed to through our accounts. As such we can expect a significantly reduced capital expenditure line overall.

Finally in new business this month I have included my notice that I do not intend to renew my employment contract as Chief Executive Officer which expires as the end of the year. Correspondingly, I have also attached my notice of intent to sell the 11 Paradise Road property that the District may exercise their option to purchase. I have appreciated the opportunity to serve the Crested Butte community, I am proud of the progress we have made over the last eight years, and I have made some good friends over my time here. It is, however, time to move the District into its next chapter and I look forward to facilitating that process over the coming months. I will share my thoughts on restructuring the CEO position moving forward and expect we will schedule additional time in the coming months to determine how the board would like to approach the leadership change. I further suggest the board appoint a committee and a staff lead to manage the 11 Paradise purchase option as that has a 60-day deadline.

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

3. Action Items

- a) Approve Consent Agenda
- b) Adopt 2025 Colorado Wildfire Resiliency Code – Resolution 2026-6-1
- c) Adopt CBFPD Fire Code Updates – Resolution 2026-6-2
- d) Approve Capital Reallocation for Vehicle Lifts
- e) CEO Transition – Board Discussion and Action as Appropriate
- f) Option to Purchase 11 Paradise – Appoint Committee to Evaluate

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Fire Station 1
300 CR 317 Crested Butte, CO 81224
Tuesday, May 12, 2026 - 5:15 PM
Approved _____

Attendance

Board Members Present: Matt Halvorson, Ken Lodovico, Brittany Perkins
Board Members Excused: Jack Dietrich
Guests: Scott Stryker & Chris Stryker -Western Slope Towers LLC
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Robert Weisbaum, Jeff Duke, Joe Wonnacott, Dale Hoots, Lucy Garrec, Shamaï Buckle, Eric Tunkey, Brent Meyer, Ric Ems, Mark Reaman, Kevin Schiferl, Bill and Ann Sage, Johnny Holton

Meeting called to order at 5:15 pm by Chairman Lodovico

Changes to the Agenda

Recognition of Eric Tunkey CBFDP retiree with 13 years as a volunteer and 10 years as board member.

Consent Agenda

Approval of minutes March 10, 2026 regular meeting
Approval of minutes April 28, 2026 special meeting
Approval of monthly financial reports
Approval of Lease for Crested Butte Search and Rescue
Motion to approve the consent agenda by Halvorson, seconded by Perkins. Motion passes unanimously.

Fire Prevention Report

Fire Marshal Joe Wonnacott presented the written report to the board. In addition, Wonnacott notes that the Whetstone project is currently compliant. Mineral Point housing is conducting methane testing prior to tenant occupancy. A June work session will be scheduled with the board to discuss the fire code, impact fees and Colorado Wildfire Resiliency Code adoption.

EMS & Fire Chief Report

Chief Weisbaum presented his written report. Call volume is down compared to the prior year. The training building is open, and a reserve member academy was held with outstanding results; twelve people attended supported by six instructors. Several members are currently on modified duty. Regarding the Quint update, the apparatus is in the plumbing stage of construction. The apparatus committee met and determined the truck will be designated Quint 1 and is scheduled for delivery in August, with a multi-day in-service planned and an anticipated entry into service in late August or early September.

Chief Executive Report

CEO Caffrey presented his written report.

Public Comment

Written comments were included in the board packet. Items addressed in written comments included the SAR lease, the Crested Butte South telecommunications tower, and the Larkspur project.

Johnny Holton and Ric Ems appeared on behalf of the CBSAR team to thank the board for providing a long-term home for CBSAR.

Lucy Garrec addressed the telecommunications tower, requesting that construction be paused to allow for identification of a more appropriate location. She expressed support for the project but not the current location, noting Red Mountain Park is a valuable community asset and encouraging the board to use its voice to advocate for a better site. She suggested the tower be built within a public corridor and noted that three locations were presented to CB South homeowners. Lucy requested more information about the alternative sites that were considered.

Shamai Buchel submitted written comments regarding the telecommunications tower.

Bill Sage expressed agreement with Lucy's comments, stating there appear to be better locations available and that a corridor location would be preferable. He noted that cell phone service is poor in the area but that the current placement is problematic. He raised concerns about potential impacts to electric, water, and sewer lines and requested that a better location be identified.

Board Chair Ken Lodovico acknowledged the public comments, noting the board would not formally respond during public comment, and suggested that he and Lucy meet to continue the conversation.

Kevin Schiferl, 307 Larkspur, noted he submitted written comments at both the February and March Board meetings. Schiferl has requested information regarding the financial picture of the district's proposed employee housing project at Larkspur. He expressed concern that a governmental body is pursuing development without a defined budget.

Old Business

Crested Butte South Communications Tower

Scott Stryker and Chris Stryker joined via Zoom to provide a communications tower update. Scott reported that plans have been submitted to Gunnison County for a permit and the project is awaiting permit processing with a mid-July start date anticipated.

Chris Stryker addressed how the CB South location was selected. The goal was to meet customer demand while reducing the overall number of towers in the community. Sites further up Highway 135 were considered but distance was a concern. One property owner was selling and did not want to enter a long-term lease; a second property owner did not want encroachment on agricultural land. Topographic challenges related to line of sight and signal hand-off were also factors. Access, utilities, permitting, and willingness of the landowner were all considered. Chris acknowledged it is difficult to site towers in residential communities and noted that churches, schools, and sporting fields are commonly used locations. Gunnison County's permitting process was followed, a survey was distributed, and multiple meetings were held to encourage community feedback. He reported overwhelming support for the tower in responses received.

Emergency Services Campus Update

CEO Caffrey reported good progress on the remaining punch-out list and retainage on the project is in the process of being closed out.

Larkspur Housing

The Larkspur project continues to work through the design review process. A Design Review Committee meeting is anticipated this month or next. There is no realistic possibility of bidding and pricing the

project within the current construction season. Work continues to determine project cost and construction timeline.

2025 Strategic Plan

The 2025 Strategic Plan was included in the board packet for review, reflecting work completed in November 2024. A motion for formal board approval was made by Perkins, seconded by Halvorson. Motion passed unanimously.

New Business

Draft Policy 5301, discussed at the March meeting, was presented for action. The policy addresses master lease, owned, and sublease agreements. A "key employee" category was added to direct those employees to master lease units and to ensure key employees are not excluded from district-owned housing. Regarding the 5301 term, the preference is for rental arrangements to offer a five-year opportunity, with units made available to other members at the end of the five-year period. CEO Caffrey noted that significant changes are anticipated in the rental market, including the Whetstone Housing units, and suggested flexibility on the five-year term until those units become available. This flexibility will not be drafted into the policy but will be placed into tenant agreements. A motion to approve the Employee Housing agreements and policy was made by Halvorson, seconded by Perkins. Motion passed.

Annie Tunkey briefed the board on the community open house scheduled for 5/14/2026 and encouraged board member attendance.

Unscheduled Business and Board Member Comments

No unscheduled business or board member comments.

Motion to adjourn at 6:10 pm by Lodovico, seconded by Perkins. Motion passed unanimously.

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Fire Station 1
300 CR 317 Crested Butte, CO 81224
Monday, June 1, 2026 5:30 PM
Approved _____

Attendance

Board Members Present: Matt Halvorson, Ken Lodovico, Brittany Perkins, Jack Dietrich
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Jeff Duke, Joe Wonnacott, Dale Hoots, Robert Weisbaum

The meeting was called to order at 5:31 p.m. by Chairman Lodovico.

Changes to the Agenda

No changes to the agenda were presented.

Work Session Business

2025 Colorado Wildfire Resiliency Code — Staff presented an overview of the 2025 Colorado Wildfire Resiliency Code. The enabling legislation was passed by the state legislature in 2024. State law requires adoption by every county, municipality, and district with a Wildland-Urban Interface (WUI). CBFPD will not be adopting the appendices, as those are required to be adopted by agencies having jurisdiction — specifically, the county and municipalities. Enforcement has not been funded at the state level; accordingly, CBFPD will serve in an education and support capacity rather than as an enforcement agency, with enforcement authority falling under the purview of other jurisdictions.

CBFPD Fire Code Update — Few major changes were noted from the previous code cycle. One additional appendix has been added, and the code has been reviewed by legal counsel. Staff reviewed the changes section by section with the board. The inclusion of a sprinkler requirements as specified by the International Residential Code (IRC) for single family homes was noted as a likely point of disagreement with the other jurisdictions, however, it was agreed this was a healthy and important debate regardless of the final position of the municipalities and the County.

Impact Fee Proposal — CBFPD has assessed unchanged impact fees since 1996. Under current authority, fees may be imposed, provided a rational basis exists. Impact fees are restricted to capital purchases — including vehicles, equipment, and facilities — and must be tracked in a separately. The current fee of \$388.79 has been in place since 1996. BBC Consulting conducted a 2025 study analyzing all properties within the district and incorporating the capital plan through 2042 to establish an updated impact fee. Staff does not recommend imposing the full calculated amount. A plan review discount combined with a sprinkler discounted impact fee is intended to incentivize installation of fire sprinkler systems in new construction up to 5,000 square feet. Prior to adoption, a 60-day comment period is required followed by a 90-day implementation ramp-up would be prudent, resulting in an approximately five-month process. Board Member Halvorson expressed support for increasing the fees and suggested consideration of an incremental increase or deliberate timing of adoption and implementation. Fall 2026 or January 1 were identified as potential effective dates.

Procedure to Fill Board Vacancy — The board discussed the process for filling the current vacancy. The proposed procedure would have each candidate introduce themselves and provide a brief statement of

intent. The selected individual will be sworn in and invited to participate in the meeting.

Adjourned at 7:20 pm

Crested Butte Fire Protection District

Budget vs. Actuals: CBFPD 2026 Adopted - FY26 P&L

January - December 2026

| | TOTAL | | | |
|---|-----------------------|-----------------------|-------------------------|----------------|
| | ACTUAL | BUDGET | OVER BUDGET | % OF BUDGET |
| Revenue | | | | |
| 4000 Property Tax - General Fund | 3,889,493.35 | 5,807,686.00 | -1,918,192.65 | 66.97 % |
| 4020 Specific Ownership Tax | 94,986.08 | 150,000.00 | -55,013.92 | 63.32 % |
| 4040 Intergovernmental Revenue | | 25,000.00 | -25,000.00 | |
| 4100 Ambulance/ EMS Service Fees | 155,899.12 | 340,000.00 | -184,100.88 | 45.85 % |
| 4200 Plan Review Fees | 170,555.00 | 150,000.00 | 20,555.00 | 113.70 % |
| 4210 Training Fees | 40.00 | | 40.00 | |
| 4220 Special Event Fees | 136,164.09 | | 136,164.09 | |
| 4240 Rental Income | 60,850.00 | 102,050.00 | -41,200.00 | 59.63 % |
| 4260 Vehicle Service Fees | 1,000.00 | | 1,000.00 | |
| 4300 Impact Fees | 13,684.10 | 25,000.00 | -11,315.90 | 54.74 % |
| 4400 Interest Income | 92,894.16 | 75,000.00 | 17,894.16 | 123.86 % |
| 4500 Grant Proceeds | 7,500.00 | 160,000.00 | -152,500.00 | 4.69 % |
| 4600 Contributions / Donations | 7,409.00 | | 7,409.00 | |
| 4710 Sale of Assets | 4,600.00 | 2,000.00 | 2,600.00 | 230.00 % |
| Unapplied Cash Payment Income | -6,845.95 | | -6,845.95 | |
| Total Revenue | \$4,628,228.95 | \$6,836,736.00 | \$ -2,208,507.05 | 67.70 % |
| GROSS PROFIT | \$4,628,228.95 | \$6,836,736.00 | \$ -2,208,507.05 | 67.70 % |
| Expenditures | | | | |
| 5010 (A) Wages - Administration | 113,835.37 | 278,180.00 | -164,344.63 | 40.92 % |
| 5020 (A) Wages - Fire Prevention | 246,600.38 | 404,361.00 | -157,760.62 | 60.99 % |
| 5030 (A) Part-Time / Temp Salaries | | 5,000.00 | -5,000.00 | |
| 5040 (A) Housing Stipend | 10,850.00 | 29,900.00 | -19,050.00 | 36.29 % |
| 5060 (A) Payroll Processing Fees | 3,629.29 | 8,000.00 | -4,370.71 | 45.37 % |
| 5130 (A) Medicare Tax | 4,939.97 | 9,969.00 | -5,029.03 | 49.55 % |
| 5140 (A) Social Security Tax | 1,701.85 | 3,863.00 | -2,161.15 | 44.06 % |
| 5150 (A) FPPA Pension - ER | 28,209.73 | 73,175.00 | -44,965.27 | 38.55 % |
| 5160 (A) FAMLII Premium - ER | 1,498.98 | 3,094.00 | -1,595.02 | 48.45 % |
| 5200 (A) Health Benefits | 48,418.47 | 112,509.00 | -64,090.53 | 43.04 % |
| 5210 (A) EAP Program Fees | 402.75 | 3,500.00 | -3,097.25 | 11.51 % |
| 5260 (A) Workers Compensation Insurance | | 55,000.00 | -55,000.00 | |
| 5270 (A) Ski Pass Benefit | | 6,000.00 | -6,000.00 | |
| 5290 (A) Health Reimbursement | 43,774.03 | 174,695.00 | -130,920.97 | 25.06 % |
| 5300 (A) Advertising | 194.40 | 5,000.00 | -4,805.60 | 3.89 % |
| 5320 (A) Accounting and Audit Fees | 6,756.83 | 22,500.00 | -15,743.17 | 30.03 % |
| 5330 (E) Ambulance Billing Fees | 6,020.76 | 20,400.00 | -14,379.24 | 29.51 % |
| 5340 (A) Bank Charges | 865.59 | 10,000.00 | -9,134.41 | 8.66 % |
| 5341 QB Credit Card/ACH Fees | 2,228.11 | | 2,228.11 | |
| Total 5340 (A) Bank Charges | 3,093.70 | 10,000.00 | -6,906.30 | 30.94 % |
| 5360 (A) Board Expenses | 596.35 | 3,000.00 | -2,403.65 | 19.88 % |
| 5365 (A) Board Stipends | 2,400.00 | 7,000.00 | -4,600.00 | 34.29 % |
| 5370 (A) Debt Service - Lease Purchase | 41,068.38 | 80,433.00 | -39,364.62 | 51.06 % |
| 5380 (A) Down Payment Assistance | | 1,500.00 | -1,500.00 | |

Crested Butte Fire Protection District

Budget vs. Actuals: CBFPD 2026 Adopted - FY26 P&L

January - December 2026

| | TOTAL | | | |
|---|------------------|------------------|-------------------|----------------|
| | ACTUAL | BUDGET | OVER BUDGET | % OF BUDGET |
| 5400 (A) Dues & Subscriptions | 5,338.49 | 9,000.00 | -3,661.51 | 59.32 % |
| 5420 (A) Education & Training | 2,680.74 | 20,000.00 | -17,319.26 | 13.40 % |
| 5440 (A) Elections | | 0.00 | 0.00 | |
| 5460 (A) Fire Prevention & Life Safety | 2,507.53 | 15,000.00 | -12,492.47 | 16.72 % |
| 5500 (A) Insurance - General | 63,691.25 | 65,000.00 | -1,308.75 | 97.99 % |
| 5520 (A) IT Services & Subscriptions | 34,960.23 | 70,000.00 | -35,039.77 | 49.94 % |
| 5540 (A) Legal & Professional | 44,122.92 | 60,000.00 | -15,877.08 | 73.54 % |
| 5550 (A) Meals & Incentives | 3,615.30 | 26,000.00 | -22,384.70 | 13.91 % |
| 5600 (A) Office Supplies & Equipment | 3,570.21 | 22,000.00 | -18,429.79 | 16.23 % |
| 5620 (A) Postage & Shipping | 831.16 | 3,000.00 | -2,168.84 | 27.71 % |
| 5640 (A) Rent | 2,615.16 | 69,600.00 | -66,984.84 | 3.76 % |
| 5640.1 410 Cascadilla Unit A | 12,500.00 | | 12,500.00 | |
| 5640.4 737 Zeligman St. | 21,000.00 | | 21,000.00 | |
| Total 5640 (A) Rent | 36,115.16 | 69,600.00 | -33,484.84 | 51.89 % |
| 5660 (A) Repairs - Buildings | 7,780.37 | 45,000.00 | -37,219.63 | 17.29 % |
| 5670 (A) - Repairs - Rental Units | 4,574.00 | 15,000.00 | -10,426.00 | 30.49 % |
| 5700 (A) Snow Removal | 1,422.00 | 15,000.00 | -13,578.00 | 9.48 % |
| 5720 (A) Telecom - Fixed | 272.51 | 15,000.00 | -14,727.49 | 1.82 % |
| 5760 (A) Travel | 13,007.68 | 22,500.00 | -9,492.32 | 57.81 % |
| 5780 (A) Treasurer's Fee - GF | 241,638.51 | 178,731.00 | 62,907.51 | 135.20 % |
| 5810 (A) Utilities - Rental Units | 2,458.62 | 6,000.00 | -3,541.38 | 40.98 % |
| 5820 (A) Utilities | 44,082.06 | 65,000.00 | -20,917.94 | 67.82 % |
| 5850 (A) Volunteer Pension Contribution | | 75,000.00 | -75,000.00 | |
| 5900 (A) Miscellaneous-1 | | 2,000.00 | -2,000.00 | |
| 6010 (O) Wages - Ops FT | 899,209.49 | 2,259,358.00 | -1,360,148.51 | 39.80 % |
| 6020 (O) Wages - Ops PT | 148,308.74 | 280,000.00 | -131,691.26 | 52.97 % |
| 6040 (O) Housing Stipend | 30,150.00 | 84,500.00 | -54,350.00 | 35.68 % |
| 6060 (O) Unscheduled Overtime | 37,894.63 | 110,061.00 | -72,166.37 | 34.43 % |
| 6070 (O) Training Pay | 700.00 | 5,000.00 | -4,300.00 | 14.00 % |
| 6080 (O) Special Event Pay | | 1,500.00 | -1,500.00 | |
| 6090 (O) Volunteer Stipends | 6,900.00 | 30,000.00 | -23,100.00 | 23.00 % |
| 6130 (O) Medicare Tax | 14,560.76 | 38,388.00 | -23,827.24 | 37.93 % |
| 6140 (O) Social Security Tax | 9,671.48 | 19,840.00 | -10,168.52 | 48.75 % |
| 6150 (O) FPPA Pension - ER | 114,344.31 | 308,097.00 | -193,752.69 | 37.11 % |
| 6160 (O) FAMLII Premium - ER | 4,396.87 | 11,913.00 | -7,516.13 | 36.91 % |
| 6200 (O) Health Benefits | 221,169.04 | 535,303.00 | -314,133.96 | 41.32 % |
| 6270 (O) Ski Pass Benefit | | 44,000.00 | -44,000.00 | |
| 6360 (O) Dispatch Fees | 78,169.49 | 83,000.00 | -4,830.51 | 94.18 % |
| 6420 (O) Education & Training | 15,959.43 | 45,000.00 | -29,040.57 | 35.47 % |
| 6440 (E) EMS Supplies | 17,749.32 | 45,000.00 | -27,250.68 | 39.44 % |
| 6450 (F) Firefighting Supplies | 84,135.00 | 250,000.00 | -165,865.00 | 33.65 % |
| 6460 (O) Fuel | 11,494.50 | 45,000.00 | -33,505.50 | 25.54 % |
| 6480 (O) Hazardous Waste Disposal | | 2,000.00 | -2,000.00 | |

Crested Butte Fire Protection District

Budget vs. Actuals: CBFPD 2026 Adopted - FY26 P&L

January - December 2026

| | TOTAL | | | |
|--|-----------------------|-------------------------|-------------------------|-----------------|
| | ACTUAL | BUDGET | OVER BUDGET | % OF BUDGET |
| 6550 (O) Meals - Training | 2,208.95 | 10,000.00 | -7,791.05 | 22.09 % |
| 6580 (E) Medical Direction | 4,700.00 | 10,000.00 | -5,300.00 | 47.00 % |
| 6600 (O) Protective Equipment | 22,609.87 | 40,000.00 | -17,390.13 | 56.52 % |
| 6620 (O) Radio & Computer Equipment | 4,938.52 | 35,000.00 | -30,061.48 | 14.11 % |
| 6640 (O) Repairs - Equipment | 8,802.60 | 20,000.00 | -11,197.40 | 44.01 % |
| 6660 (O) Repairs - Vehicles | 22,950.88 | 55,000.00 | -32,049.12 | 41.73 % |
| 6675 (O) Station Supplies | 12,439.39 | 12,000.00 | 439.39 | 103.66 % |
| 6680 (E) Service Contracts | | 30,000.00 | -30,000.00 | |
| 6710 (O) Responder Incentives | 1,409.20 | 10,000.00 | -8,590.80 | 14.09 % |
| 6720 (O) Telecom - Mobile | 3,945.43 | 20,000.00 | -16,054.57 | 19.73 % |
| 6730 (O) Tools & Hardware | 1,816.53 | 5,000.00 | -3,183.47 | 36.33 % |
| 6750 (O) Training Equipment & Supplies | 174.62 | 8,000.00 | -7,825.38 | 2.18 % |
| 6760 (O) Travel | 6,514.81 | 25,000.00 | -18,485.19 | 26.06 % |
| 6800 (O) Uniforms | 13,405.30 | 30,000.00 | -16,594.70 | 44.68 % |
| 6810 (O) Vehicle Service Expenses | 750.00 | | 750.00 | |
| 6820 (O) Wellness & Physicals | 185.25 | 20,000.00 | -19,814.75 | 0.93 % |
| 6900 (O) Miscellaneous | 0.00 | 2,000.00 | -2,000.00 | 0.00 % |
| Total Expenditures | \$2,878,324.39 | \$6,645,870.00 | \$ -3,767,545.61 | 43.31 % |
| NET OPERATING REVENUE | \$1,749,904.56 | \$190,866.00 | \$1,559,038.56 | 916.82 % |
| Other Expenditures | | | | |
| 8010 Capital Expenditures | 419,699.63 | 1,890,247.50 | -1,470,547.87 | 22.20 % |
| 9010 Transfer to Capital Fund | 287,137.50 | 1,087,137.50 | -800,000.00 | 26.41 % |
| Total Other Expenditures | \$706,837.13 | \$2,977,385.00 | \$ -2,270,547.87 | 23.74 % |
| NET OTHER REVENUE | \$ -706,837.13 | \$ -2,977,385.00 | \$2,270,547.87 | 23.74 % |
| NET REVENUE | \$1,043,067.43 | \$ -2,786,519.00 | \$3,829,586.43 | -37.43 % |

Crested Butte Fire Protection District

Statement of Financial Position

As of May 31, 2026

| | Total |
|---|------------------------|
| Assets | |
| Current Assets | |
| Bank Accounts | |
| 1000 Operating Checking | 126,869.66 |
| 1010 BOTW Money Market | 1,780,675.60 |
| 1100 COLORTRUST - General Fund | 5,686,730.55 |
| 1120 COLORTRUST - Debt Proceeds | 0.00 |
| 1130 CSIP Operating | 567,860.59 |
| 1200 Triplex Lease Purchase | 0.00 |
| 1520 | 0.00 |
| Total for Bank Accounts | \$8,162,136.40 |
| Accounts Receivable | |
| 1210 Accounts Receivable- Rent/Fees | 130,394.34 |
| 1211 Mill Levy Property Tax Receivable | 5,623,320.71 |
| 1215 Down Payment Assistance Receivable | 47,839.90 |
| 1250 Property Tax Receivable | 0.00 |
| 2220 Prepaid Rent Revenue | 0.00 |
| Total for Accounts Receivable | \$5,801,554.95 |
| Other Current Assets | |
| 1000.2 Payroll Posting | 0.00 |
| 1000.3 Clearing Account | 0.00 |
| 1150 Due from CBFDP Bond Fund | 0.00 |
| 1255 Accounts Receivable - AUDIT | 0.00 |
| 1260 Undeposited Funds | 0.00 |
| 1300 Prepayments | 0.00 |
| 1310 Security Deposits | 5,800.00 |
| Total for Other Current Assets | \$5,800.00 |
| Total for Current Assets | \$13,969,491.35 |
| Fixed Assets | |
| 1520.1 Machinery & Equipment | 0.00 |
| 1520 Capital Equipment | \$0.00 |
| 1520.2 Machinery & Equipment | 0.00 |
| Total for 1520 Capital Equipment | \$0.00 |
| Total for Fixed Assets | \$0.00 |

Crested Butte Fire Protection District

Statement of Financial Position

As of May 31, 2026

| | Total |
|--|------------------------|
| Other Assets | |
| 1600 Bond Fund Reimbursables | 0.00 |
| Total for Other Assets | \$0.00 |
| Total for Assets | \$13,969,491.35 |
| Liabilities and Equity | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 Accounts Payable | 0.00 |
| Total for Accounts Payable | \$0.00 |
| Credit Cards | |
| 1050.1 CBFPD Mastercard | 19,149.24 |
| Total for Credit Cards | \$19,149.24 |
| Other Current Liabilities | |
| 2005 Accounts Payable- Audit | 0.00 |
| 2140 Payroll Wages Payable | 39,584.77 |
| 2150 Payroll Taxes Payable | 0.00 |
| 2151 Federal Withholding Liability | 0.00 |
| 2155 FICA / Medicare Payable | 0.00 |
| 2160 State Withholding Liability | 0.00 |
| 2170 FPPA Pension Payable | -1,144.82 |
| 2180 Garnishment Payable | 0.00 |
| 2225 Prepaid Rent | 8,050.00 |
| 2300 Cash Due Vol Pension Fund | 0.00 |
| Total for Other Current Liabilities | \$46,489.95 |
| Total for Current Liabilities | \$65,639.19 |
| Long-term Liabilities | |
| 2210 Deferred Property Tax | 5,623,320.71 |
| 2500.1 Triplex Lease - Purchase | -25,369.61 |
| 2500.2 Quint Lease Purchase | -59,463.22 |
| 2500 Rental Unit Security Deposits | 2,800.00 |
| Total for Long-term Liabilities | \$5,541,287.88 |
| Total for Liabilities | \$5,606,927.07 |

Crested Butte Fire Protection District

Statement of Financial Position

As of May 31, 2026

| | Total |
|---|------------------------|
| Equity | |
| 3000 Opening Balance Equity | 0.00 |
| 3050 TABOR Reserve | 280,000.00 |
| 3100 Operating Reserve | 1,881,427.00 |
| 3150 Restricted for Spann Note Payable | 287,137.50 |
| 3200 Major Incident Reserve | 100,000.00 |
| 3250 Down Payment Assistance Fund | 180,000.00 |
| 3300 Impact Fee {Capital} Reserve | 687,308.68 |
| 3310 Mt. CB Impact Fee Reserve | 0.00 |
| 3320 CB Impact Fee Reserve | 0.00 |
| 3325 Additional Capital Reserve | 500,000.00 |
| 3330 County Impact Fee Reserve | 0.00 |
| 3350 Committed Subs Years Budget | 0.00 |
| 3400 Unrestricted Reserve | 3,134,307.01 |
| Net Revenue | 1,312,384.09 |
| Total for Equity | \$8,362,564.28 |
| Total for Liabilities and Equity | \$13,969,491.35 |

Expenses by Vendor Summary

Crested Butte Fire Protection District

April 1-30, 2026

| | TOTAL |
|---|-----------|
| ADP | 581.89 |
| Airpro, Inc. | 1,187.15 |
| Alerus | 1,643.72 |
| All Data Automotive Intelligence | 205.51 |
| Amazon | 1,989.91 |
| Amazon Web Services | 14.18 |
| Ambulance Medical Billing | 1,785.34 |
| Anthropic, PBC | 200.00 |
| ATMOS Energy | 1,917.91 |
| B&B Printers | 40.00 |
| Badge And Wallet | 1,499.85 |
| Beth Shaner | 100.00 |
| BMO | 264.36 |
| Bound Tree Medical | 1,303.62 |
| Breaching Technologies | 116.98 |
| Buckhorn Ranch Assoc. | 542.49 |
| Builders First Resource | 97.80 |
| CEBT | 50,003.88 |
| CenturyLink | 82.88 |
| ChatGPT | 20.00 |
| City Market | 63.36 |
| CivicPlus LLC | 6,552.00 |
| Clark's Market | 29.52 |
| CoDFPC - Colorado Division of Fire Prevention and Control | 105.00 |
| Colorado ALS | 40.00 |
| Complete Wireless Technologies | 179.57 |
| Concur Solutions (christopherson Business Travel) | 11.00 |
| Crested Butte Ace Hardware | 249.38 |
| Crested Butte South Metro District | 338.75 |
| East River Sanitation District | 84.19 |
| Extend Themes | 66.29 |
| Exxon Mobil | 2,541.87 |
| FedEx | 11.96 |
| Fire Marshal's Association of Colorado | 25.00 |
| Fullmer's Ace Hardware | 26.10 |
| Galls | 354.95 |
| Gas Cafe | 103.10 |
| GCEA | 3,707.42 |
| Gobin's, Inc. | 135.69 |
| Gunnison Liquor Store | 300.00 |
| Guru Importer | 10.00 |
| Henry Schein | 1,619.32 |
| Hilton | 359.36 |
| International Association of Fire Chiefs | 531.00 |
| Intuit | 70.56 |
| Jayson Simons Jones | 3,000.00 |
| Jeffery Neumann | 56.00 |

Expenses by Vendor Summary

Crested Butte Fire Protection District

April 1-30, 2026

| | TOTAL |
|--|---------------------|
| King of the Mountain Earthworks | 216.00 |
| L.N. Curtis & Sons | 31,557.87 |
| Lacy Construction | 50.00 |
| Lighthouse Uniforms | 211.15 |
| Lodging (Generic) | 151.33 |
| Lyons Gaddis | 1,976.50 |
| Mcgills | 51.62 |
| Microsoft | 472.02 |
| Montrose Water Factory | 169.95 |
| Monty's Auto Parts | 1,287.75 |
| Mt. Crested Butte Water& Sanitation | 422.09 |
| MVP Media Network | 649.00 |
| OHD Lab | 1,455.00 |
| Old Town Inn | 163.30 |
| Paper Clip | 166.80 |
| Penguin Pest Control | 118.00 |
| Perkins La Junta | 173.03 |
| QuickBooks Payments | 282.40 |
| Restaurant (Generic) | 31.37 |
| Rogue | 2,423.13 |
| SafeDose Inc | 99.26 |
| Safeway | 115.84 |
| SatCom Global | 114.42 |
| Secret Stash | 429.32 |
| Shay Krier MD | 600.00 |
| SlingTV | 60.99 |
| Spectrum | 266.03 |
| Stanford Computer & Technical Services LLC | 2,060.00 |
| Starlink | 65.00 |
| Stryker Medical | 857.40 |
| Summit Plumbing & Heating | 1,534.00 |
| Supply Cache | 113.48 |
| Target Solutions | 6,925.80 |
| Thai Chili | 62.72 |
| The Bubble Wrap | 29.40 |
| Town of Crested Butte | 218.67 |
| UMR | 9,214.20 |
| United Airlines | 687.90 |
| Verizon | 40.13 |
| Visionary Broadband | 82.74 |
| Wal-Mart | 31.54 |
| Waste Management | 1,666.85 |
| Whiterock Realty, LLC | 4,200.00 |
| Witmer Public Safety Group, Inc. | 5,212.72 |
| | 283,143.04 |
| TOTAL | \$444,028.62 |

Crested Butte Fire Protection District

Transaction Report

May 2026

| DATE | TRANSACTION TYPE | NUM | NAME | MEMO/DESCRIPTION | ACCOUNT | SPLIT | AMOUNT | BALANCE |
|------------|------------------|-------|------------|--|------------------------------------|-------------------------|-----------|------------|
| 05/05/2026 | Journal Entry | 852 | | Regular Earnings | 6090 (O) Volunteer Stipends | -Split- | 900.00 | 900.00 |
| 05/05/2026 | Journal Entry | 852 | | CO FAMILI - ER | 6160 (O) FAMILI Premium - ER | -Split- | 3.96 | 903.96 |
| 05/05/2026 | Journal Entry | 852 | | CO FAMILI - ER | 6130 (O) Medicare Tax | -Split- | 13.05 | 917.01 |
| 05/05/2026 | Journal Entry | 852 | | CO FAMILI - ER | 6140 (O) Social Security Tax | -Split- | 55.80 | 972.81 |
| 05/05/2026 | Journal Entry | 853 | | CO FAMILI - ER | 6160 (O) FAMILI Premium - ER | -Split- | 427.78 | 1,400.59 |
| 05/05/2026 | Journal Entry | 853 | | Regular Earnings | 5010 (A) Wages - Administration | -Split- | 10,348.67 | 11,749.26 |
| 05/05/2026 | Journal Entry | 853 | | Fire Prevention | 5020 (A) Wages - Fire Prevention | -Split- | 10,364.62 | 22,113.88 |
| 05/05/2026 | Journal Entry | 853 | | Housing2 | 5040 (A) Housing Stipend | -Split- | 150.00 | 22,263.88 |
| 05/05/2026 | Journal Entry | 853 | | Housing3 | 5040 (A) Housing Stipend | -Split- | 800.00 | 23,063.88 |
| 05/05/2026 | Journal Entry | 853 | | Employer Medicare Tax | 5130 (A) Medicare Tax | -Split- | 273.69 | 23,337.57 |
| 05/05/2026 | Journal Entry | 853 | | Employer Social Security Tax | 5140 (A) Social Security Tax | -Split- | 151.06 | 23,488.63 |
| 05/05/2026 | Journal Entry | 853 | | ER AD&D CORRECT | 5150 (A) FPPA Pension - ER | -Split- | 324.93 | 23,813.56 |
| 05/05/2026 | Journal Entry | 853 | | ER PENSION CONT | 5150 (A) FPPA Pension - ER | -Split- | 2,257.97 | 26,071.53 |
| 05/05/2026 | Journal Entry | 853 | | CO FAMILI - ER | 5160 (A) FAMILI Premium - ER | -Split- | 83.05 | 26,154.58 |
| 05/05/2026 | Journal Entry | 853 | | Voluntary Life Contribution | 5200 (A) Health Benefits | -Split- | -75.11 | 26,079.47 |
| 05/05/2026 | Journal Entry | 853 | | MISCELLANEOUS | 6010 (O) Wages - Ops FT | -Split- | 1,446.80 | 27,526.27 |
| 05/05/2026 | Journal Entry | 853 | | Overtime Earnings | 6010 (O) Wages - Ops FT | -Split- | 4,202.60 | 31,728.87 |
| 05/05/2026 | Journal Entry | 853 | | Regular Earnings | 6010 (O) Wages - Ops FT | -Split- | 67,960.86 | 99,689.73 |
| 05/05/2026 | Journal Entry | 853 | | SICK | 6010 (O) Wages - Ops FT | -Split- | 1,044.68 | 100,734.41 |
| 05/05/2026 | Journal Entry | 853 | | VACATION | 6010 (O) Wages - Ops FT | -Split- | 9,841.82 | 110,576.23 |
| 05/05/2026 | Journal Entry | 853 | | Overtime Earnings | 6020 (O) Wages - Ops PT | -Split- | 819.00 | 111,395.23 |
| 05/05/2026 | Journal Entry | 853 | | Regular Earnings | 6020 (O) Wages - Ops PT | -Split- | 16,408.25 | 127,803.48 |
| 05/05/2026 | Journal Entry | 853 | | Housing1 | 6040 (O) Housing Stipend | -Split- | 500.00 | 128,303.48 |
| 05/05/2026 | Journal Entry | 853 | | Housing2 | 6040 (O) Housing Stipend | -Split- | 1,050.00 | 129,353.48 |
| 05/05/2026 | Journal Entry | 853 | | Housing3 | 6040 (O) Housing Stipend | -Split- | 1,400.00 | 130,753.48 |
| 05/05/2026 | Journal Entry | 853 | | OVERTIME UNSCH | 6060 (O) Unscheduled Overtime | -Split- | 4,137.84 | 134,891.32 |
| 05/05/2026 | Journal Entry | 853 | | Employer Medicare Tax | 6130 (O) Medicare Tax | -Split- | 1,409.70 | 136,301.02 |
| 05/05/2026 | Journal Entry | 853 | | Employer Social Security Tax | 6140 (O) Social Security Tax | -Split- | 1,068.09 | 137,369.11 |
| 05/05/2026 | Journal Entry | 853 | | ER AD&D CORRECT | 6150 (O) FPPA Pension - ER | -Split- | 1,625.25 | 138,994.36 |
| 05/05/2026 | Journal Entry | 853 | | ER PENSION CONT | 6150 (O) FPPA Pension - ER | -Split- | 9,135.49 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 5010 (A) Wages - Administration | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 5030 (A) Part-Time / Temp Salaries | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 5050 (A) Overtime | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 5130 (A) Medicare Tax | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 5140 (A) Social Security Tax | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 5150 (A) FPPA Pension - ER | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 6010 (O) Wages - Ops FT | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 6020 (O) Wages - Ops PT | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 6030 (O) On-Call Pay | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 6060 (O) Unscheduled Overtime | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 6070 (O) Training Pay | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 6080 (O) Special Event Pay | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 6130 (O) Medicare Tax | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 6140 (O) Social Security Tax | -Split- | 0.00 | 148,129.85 |
| 05/06/2026 | Journal Entry | 854 | | | 6150 (O) FPPA Pension - ER | -Split- | 0.00 | 148,129.85 |
| 05/11/2026 | Check | 37387 | Dale Hoots | Per Diem food truck training 5/14-5/15 | 5760 (A) Travel | 1000 Operating Checking | 75.00 | 148,204.85 |
| 05/12/2026 | Expenditure | | | Health Reimbursement | 5290 (A) Health Reimbursement | 1000 Operating Checking | 177.97 | 148,382.82 |
| 05/20/2026 | Journal Entry | 857 | | Regular Earnings | 5010 (A) Wages - Administration | -Split- | 10,348.67 | 158,731.49 |
| 05/20/2026 | Journal Entry | 857 | | Fire Prevention | 5020 (A) Wages - Fire Prevention | -Split- | 10,815.78 | 169,547.27 |
| 05/20/2026 | Journal Entry | 857 | | Housing2 | 5040 (A) Housing Stipend | -Split- | 150.00 | 169,697.27 |
| 05/20/2026 | Journal Entry | 857 | | Housing3 | 5040 (A) Housing Stipend | -Split- | 800.00 | 170,497.27 |
| 05/20/2026 | Journal Entry | 857 | | Employer Medicare Tax | 5130 (A) Medicare Tax | -Split- | 280.23 | 170,777.50 |
| 05/20/2026 | Journal Entry | 857 | | Employer Social Security Tax | 5140 (A) Social Security Tax | -Split- | 154.53 | 170,932.03 |
| 05/20/2026 | Journal Entry | 857 | | ER AD&D CORRECT | 5150 (A) FPPA Pension - ER | -Split- | 324.93 | 171,256.96 |
| 05/20/2026 | Journal Entry | 857 | | ER PENSION CONT | 5150 (A) FPPA Pension - ER | -Split- | 2,257.97 | 173,514.93 |
| 05/20/2026 | Journal Entry | 857 | | CO FAMILI - ER | 5160 (A) FAMILI Premium - ER | -Split- | 85.03 | 173,599.96 |
| 05/20/2026 | Journal Entry | 857 | | Voluntary Life Contribution | 5200 (A) Health Benefits | -Split- | -75.11 | 173,524.85 |

Crested Butte Fire Protection District

Transaction Report

May 2026

| DATE | TRANSACTION TYPE | NUM | NAME | MEMO/DESCRIPTION | ACCOUNT | SPLIT | AMOUNT | BALANCE |
|--------------|------------------|-----|-----------------|--|------------------------------------|-------------------------|---------------------|------------|
| 05/20/2026 | Journal Entry | 857 | | Regular Earnings | 6010 (O) Wages - Ops FT | -Split- | 63,973.51 | 237,498.36 |
| 05/20/2026 | Journal Entry | 857 | | SICK | 6010 (O) Wages - Ops FT | -Split- | 2,903.80 | 240,402.16 |
| 05/20/2026 | Journal Entry | 857 | | VACATION | 6010 (O) Wages - Ops FT | -Split- | 11,287.97 | 251,690.13 |
| 05/20/2026 | Journal Entry | 857 | | Overtime Earnings | 6020 (O) Wages - Ops PT | -Split- | 710.25 | 252,400.38 |
| 05/20/2026 | Journal Entry | 857 | | Housing1 | 6040 (O) Housing Stipend | -Split- | 500.00 | 252,900.38 |
| 05/20/2026 | Journal Entry | 857 | | Housing2 | 6040 (O) Housing Stipend | -Split- | 1,050.00 | 253,950.38 |
| 05/20/2026 | Journal Entry | 857 | | Housing3 | 6040 (O) Housing Stipend | -Split- | 1,400.00 | 255,350.38 |
| 05/20/2026 | Journal Entry | 857 | | MISCELLANEOUS | 6010 (O) Wages - Ops FT | -Split- | 2,864.80 | 258,215.18 |
| 05/20/2026 | Journal Entry | 857 | | Overtime Earnings | 6010 (O) Wages - Ops FT | -Split- | 2,425.59 | 260,640.77 |
| 05/20/2026 | Journal Entry | 857 | | Regular Earnings | 6020 (O) Wages - Ops PT | -Split- | 15,571.25 | 276,212.02 |
| 05/20/2026 | Journal Entry | 857 | | OVERTIME UNSCH | 6060 (O) Unscheduled Overtime | -Split- | 4,725.59 | 280,937.61 |
| 05/20/2026 | Journal Entry | 857 | | Employer Medicare Tax | 6130 (O) Medicare Tax | -Split- | 1,394.54 | 282,332.15 |
| 05/20/2026 | Journal Entry | 857 | | Employer Social Security Tax | 6140 (O) Social Security Tax | -Split- | 1,009.45 | 283,341.60 |
| 05/20/2026 | Journal Entry | 857 | | ER AD&D CORRECT | 6150 (O) FPPA Pension - ER | -Split- | 1,566.68 | 284,908.28 |
| 05/20/2026 | Journal Entry | 857 | | ER PENSION CONT | 6150 (O) FPPA Pension - ER | -Split- | 8,864.98 | 293,773.26 |
| 05/20/2026 | Journal Entry | 857 | | CO FAML I - ER | 6160 (O) FAML I Premium - ER | -Split- | 423.19 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 5010 (A) Wages - Administration | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 5030 (A) Part-Time / Temp Salaries | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 5050 (A) Overtime | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 5130 (A) Medicare Tax | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 5140 (A) Social Security Tax | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 5150 (A) FPPA Pension - ER | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 6010 (O) Wages - Ops FT | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 6020 (O) Wages - Ops PT | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 6030 (O) On-Call Pay | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 6060 (O) Unscheduled Overtime | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 6070 (O) Training Pay | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 6080 (O) Special Event Pay | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 6130 (O) Medicare Tax | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 6140 (O) Social Security Tax | -Split- | 0.00 | 294,196.45 |
| 05/20/2026 | Journal Entry | 856 | | | 6150 (O) FPPA Pension - ER | -Split- | 0.00 | 294,196.45 |
| 05/25/2026 | Expenditure | | Elevation Hotel | Kim McDonald- Fire Prevention Strategic Planning | 5760 (A) Travel | 1050.1 CBFPD Mastercard | 643.35 | 294,839.80 |
| TOTAL | | | | | | | \$294,839.80 | |

Crested Butte Fire Protection District

Profit and Loss

January 1-June 4, 2026

| | TOTAL |
|----------------------------------|------------------------|
| Income | |
| 4010 Property Tax - Capital Fund | 1,126,329.68 |
| 4020 Specific Ownership Tax | 27,154.08 |
| 4100.2 Interest Income (Capital) | 84,170.71 |
| 4100.3 Interest Income (Bond) | 5,860.05 |
| Total for Income | \$1,243,514.52 |
| Gross Profit | \$1,243,514.52 |
| Expenses | |
| 5200 Hard Costs | \$71,570.51 |
| 5201 Fire Station | 1,482,982.64 |
| 5202 SAR Building | 180,906.36 |
| 5204 Sitework | 79,309.63 |
| 5205 Training Building | 9,183.17 |
| Total for 5200 Hard Costs | \$1,823,952.31 |
| 5300 Land | 287,137.50 |
| 5400 Soft Costs | 76,245.79 |
| 5780 Treasure's Fee - CF | 69,976.69 |
| 5790.2 Bank Charges (Capital) | 62.89 |
| 5790.3 Bank Charges (Bond) | 30.00 |
| 5795 Bond Int | 488,350.00 |
| Total for Expenses | \$2,745,755.18 |
| Net Operating Income | -\$1,502,240.66 |
| Other Income | |
| 8000 Transfer from CBFPD | 587,137.50 |
| Total for Other Income | \$587,137.50 |
| Other Expenses | |
| 9000 Interfund Transfer | 287,137.50 |
| 9001 Transfer to CBFPD | 300,000.00 |
| Total for Other Expenses | \$587,137.50 |
| Net Other Income | \$0.00 |
| Net Income | -\$1,502,240.66 |

Crested Butte Fire Protection District

Balance Sheet

As of Jun 4, 2026

| | TOTAL |
|--|-----------------------|
| <hr/> | |
| Assets | |
| Current Assets | |
| Bank Accounts | |
| 1000.3 Clearing Account | 0.00 |
| 1000 Checking | 15,697.34 |
| 1010 Money Market | 630,760.64 |
| 1020 COLOTrust Arbitrage Rebate | 1,692,639.21 |
| 1050 CSIP Investment Account - Bond Payment | 378,572.87 |
| 1051 Colotrust Account- Multi-Year Land Purchase | 1,238,214.36 |
| 1100 CSIP Investment Account - Proceeds | 1,665,516.72 |
| Total for Bank Accounts | \$5,621,401.14 |
| Accounts Receivable | |
| 1211 Mill Levy Property Tax Receivable | 1,628,307.00 |
| Total for Accounts Receivable | \$1,628,307.00 |
| Other Current Assets | |
| 1260 Capital Accrued Interest- CSIP | 0.00 |
| 1520 Bond Cash with County Treasurer | 0.00 |
| 2010 Due to CBFPD Operating Account | 20,000.00 |
| Total for Other Current Assets | \$20,000.00 |
| Total for Current Assets | \$7,269,708.14 |
| Total for Assets | \$7,269,708.14 |
| <hr/> | |
| Liabilities and Equity | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 Accounts Payable (A/P) | 0.00 |
| 2005 Accounts Payable- AUDIT | 0.00 |
| 2006 Retainage Payable | 440,512.02 |
| Total for Accounts Payable | \$440,512.02 |
| Total for Current Liabilities | \$440,512.02 |
| Long-term Liabilities | |
| 2210 Deferred Property Tax | 1,628,307.00 |
| Total for Long-term Liabilities | \$1,628,307.00 |
| Total for Liabilities | \$2,068,819.02 |
| Equity | |
| 1900 Interfund Balance | |
| 1900.2 Capital Interfund Balance | 0.00 |
| 1900.3 Bond Interfund Balance | 0.00 |
| Total for 1900 Interfund Balance | \$0.00 |
| 3000.3 Bond Opening balance equity | 0.00 |
| 3100 Restricted for Capital Projects | 27,267,001.55 |
| 3103 Bond Restricted for Debt Service | 256,422.73 |
| 3150.3 Bond Restricted Spann Note Payable | 0.00 |

Crested Butte Fire Protection District

Balance Sheet

As of Jun 4, 2026

| | TOTAL |
|---|-----------------------|
| 3150 Restricted Spann Note Payable | 1,820,937.50 |
| Retained Earnings | -22,641,232.00 |
| Net Income | -1,502,240.66 |
| Total for Equity | \$5,200,889.12 |
| Total for Liabilities and Equity | \$7,269,708.14 |

Crested Butte Fire Protection District

Expenses by Vendor Summary

May 1-31, 2026

| | TOTAL |
|---------------|---------------------|
| BOK Financial | 488,350.00 |
| ProSpace | 6,153.19 |
| | 30.00 |
| TOTAL | \$494,533.19 |



Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

Crested Butte Fire Protection District

For the Month Ending
May 31, 2026

Client Management Team

Stefani VonHoltum-Niesent

Director
950 17th Street
Denver, CO 80202
720-990-3408

Contents

- Cover/Disclosures
- Summary Statement
- Individual Accounts

Accounts included in Statement

| | |
|------------|--|
| 2210106001 | Crested Butte Fire Protection District |
| 2210106002 | Operating Account Fund |
| 2210106003 | Bond Payment Fund |

Important Messages

CSIP will be closed on 06/19/2026 for Juneteenth.
CSIP will be closed on 07/03/2026 for Independence Day (observed).

CRESTED BUTTE FIRE PROTECTION DISTRICT
SEAN CAFFREY
P.O. BOX 1009
CRESTED BUTTE, CO 81224

Online Access www.csipinvest.com

Customer Service 1-855-274-7468



Account Statement

For the Month Ending **May 31, 2026**

Important Disclosures

Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management ("PFMAM") is a division of U.S. Bancorp Asset Management, Inc. ("USBAM"), a SEC-registered investment adviser. USBAM is direct subsidiary of U.S. Bank National Association ("U.S. Bank") and an indirect subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. PFMAM maintains a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, please contact Service Operations at the address below.

Proxy Voting PFMAM does not normally receive proxies to vote on behalf of its clients. However, it does on occasion receive consent requests. In the event a consent request is received the portfolio manager contacts the client and then proceeds according to their instructions. PFMAM's Proxy Voting Policy is available upon request by contacting Service Operations at the address below.

Questions About an Account PFMAM's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by PFMAM. The custodian bank maintains the control of assets and executes (i.e., settles) all investment transactions. The custodian statement is the official record of security and cash holdings and transactions. PFMAM recognizes that clients may use these reports to facilitate record keeping and that the custodian bank statement and the PFMAM statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference.

Account Control PFMAM does not have the authority to withdraw funds from or deposit funds to the custodian outside the scope of services provided by PFMAM. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Market Value Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.

Amortized Cost The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straightline basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.

Tax Reporting Cost data and realized gains / losses are provided for informational purposes only. Please review for accuracy and consult your tax advisor to determine the tax consequences of your security transactions. PFMAM does not report such information to the IRS or other taxing authorities and is not responsible for the accuracy of such information that may be required to be reported to federal, state or other taxing authorities.

Financial Situation In order to better serve you, PFMAM should be promptly notified of any material change in your investment objective or financial situation.

Callable Securities Securities subject to redemption prior to maturity may be redeemed in whole or in part before maturity, which could affect the yield represented.

Portfolio The securities in this portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by PFMAM, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested. Actual settlement values, accrued interest, and amortized cost amounts may vary for securities subject to an adjustable interest rate or subject to principal paydowns. Any changes to the values shown may be reflected within the next monthly statement's beginning values.

Rating Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

Shares of some local government investment programs and TERM funds are distributed by representatives of USBAM's affiliate, U.S. Bancorp Investments, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address <https://www.finra.org/investors/investor-contacts>. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

Key Terms and Definitions

Dividends on local government investment program funds consist of interest earned, plus any discount ratably amortized to the date of maturity, plus all realized gains and losses on the sale of securities prior to maturity, less ratably amortization of any premium and all accrued expenses to the fund. Dividends are accrued daily and may be paid either monthly or quarterly. The monthly earnings on this statement represent the estimated dividend accrued for the month for any program that distributes earnings on a quarterly basis. There is no guarantee that the estimated amount will be paid on the actual distribution date.

Current Yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by

365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed. **Average maturity** represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called.

Monthly distribution yield represents the net change in the value of one share (normally \$1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

YTM at Cost The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.

YTM at Market The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

Managed Account A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian.

Unsettled Trade A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

Please review the detail pages of this statement carefully. If you think your statement is wrong, missing account information, or if you need more information about a transaction, please contact PFMAM within 60 days of receipt. If you have other concerns or questions regarding your account, or to request an updated copy of PFMAM's current disclosure statement, please contact a member of your client management team at PFMAM Service Operations at the address below.

PFM Asset Management
Attn: Service Operations
213 Market Street
Harrisburg, PA 17101

NOT FDIC INSURED

NO BANK GUARANTEE

MAY LOSE VALUE



Consolidated Summary Statement

Account Statement
For the Month Ending **May 31, 2026**

Crested Butte Fire Protection District

| Portfolio Summary | | | |
|--------------------|---------------------------|-----------------------|---------------|
| Portfolio Holdings | Cash Dividends and Income | Closing Market Value | Current Yield |
| CSIP LGIP | 9,259.82 | 2,611,950.18 | 3.71 % |
| Total | \$9,259.82 | \$2,611,950.18 | |

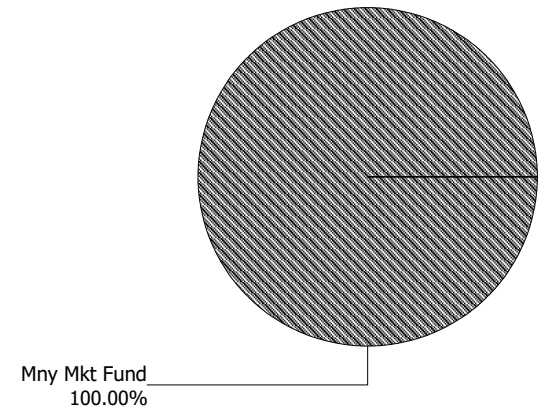
| Investment Allocation | | |
|--------------------------|-----------------------|----------------|
| Investment Type | Closing Market Value | Percent |
| Money Market Mutual Fund | 2,611,950.18 | 100.00 |
| Total | \$2,611,950.18 | 100.00% |

Maturity Distribution (Fixed Income Holdings)

| Portfolio Holdings | Closing Market Value | Percent |
|--------------------|-----------------------|----------------|
| Under 30 days | 2,611,950.18 | 100.00 |
| 31 to 60 days | 0.00 | 0.00 |
| 61 to 90 days | 0.00 | 0.00 |
| 91 to 180 days | 0.00 | 0.00 |
| 181 days to 1 year | 0.00 | 0.00 |
| 1 to 2 years | 0.00 | 0.00 |
| 2 to 3 years | 0.00 | 0.00 |
| 3 to 4 years | 0.00 | 0.00 |
| 4 to 5 years | 0.00 | 0.00 |
| Over 5 years | 0.00 | 0.00 |
| Total | \$2,611,950.18 | 100.00% |

Weighted Average Days to Maturity 1

Sector Allocation





Consolidated Summary Statement

Account Statement
For the Month Ending **May 31, 2026**

Crested Butte Fire Protection District

| Account Number | Account Name | Opening Market Value | Purchases / Deposits | Redemptions / Sales/ Maturities | Unsettled Trades | Change in Value | Closing Market Value | Cash Dividends and Income |
|----------------|--|-----------------------|----------------------|---------------------------------|------------------|-----------------|-----------------------|---------------------------|
| 2210106001 | Crested Butte Fire Protection District | 2,059,756.68 | 5,760.04 | (400,000.00) | 0.00 | 0.00 | 1,665,516.72 | 5,760.04 |
| 2210106002 | Operating Account Fund | 813,223.70 | 2,310.59 | (247,673.70) | 0.00 | 0.00 | 567,860.59 | 2,310.59 |
| 2210106003 | Bond Payment Fund | 377,383.68 | 1,189.19 | 0.00 | 0.00 | 0.00 | 378,572.87 | 1,189.19 |
| Total | | \$3,250,364.06 | \$9,259.82 | (\$647,673.70) | \$0.00 | \$0.00 | \$2,611,950.18 | \$9,259.82 |



Account Statement - Transaction Summary

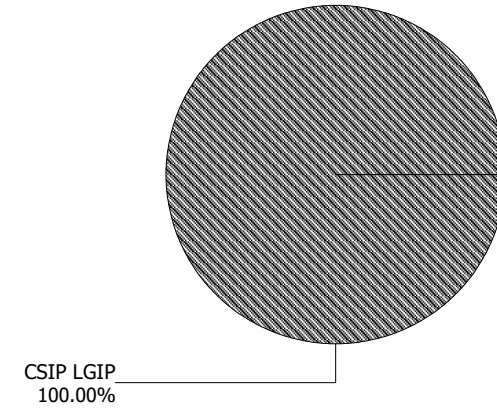
For the Month Ending **May 31, 2026**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

| CSIP LGIP | |
|-----------------------------|-----------------------|
| Opening Market Value | 2,059,756.68 |
| Purchases | 5,760.04 |
| Redemptions | (400,000.00) |
| Unsettled Trades | 0.00 |
| Change in Value | 0.00 |
| Closing Market Value | \$1,665,516.72 |
| Cash Dividends and Income | 5,760.04 |

| Asset Summary | | |
|------------------|-----------------------|-----------------------|
| | May 31, 2026 | April 30, 2026 |
| CSIP LGIP | 1,665,516.72 | 2,059,756.68 |
| Total | \$1,665,516.72 | \$2,059,756.68 |

| Asset Allocation | |
|------------------|---------|
| CSIP LGIP | 100.00% |





Account Statement

For the Month Ending **May 31, 2026**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

| Trade Date | Settlement Date | Transaction Description | Share or Unit Price | Dollar Amount of Transaction | Total Shares Owned |
|------------------------|-----------------|---|---------------------|------------------------------|---------------------|
| CSIP LGIP | | | | | |
| Opening Balance | | | | | 2,059,756.68 |
| 05/14/26 | 05/14/26 | Redemption - ACH Redemption | 1.00 | (400,000.00) | 1,659,756.68 |
| 05/29/26 | 06/01/26 | Accrual Income Div Reinvestment - Distributions | 1.00 | 5,760.04 | 1,665,516.72 |
| Closing Balance | | | | | 1,665,516.72 |

| | Month of May | Fiscal YTD January-May | |
|-----------------------------------|---------------------|------------------------|---|
| Opening Balance | 2,059,756.68 | 4,423,437.61 | Closing Balance 1,665,516.72 |
| Purchases | 5,760.04 | 42,079.11 | Average Monthly Balance 1,828,056.04 |
| Redemptions (Excl. Checks) | (400,000.00) | (2,800,000.00) | Monthly Distribution Yield 3.71% |
| Check Disbursements | 0.00 | 0.00 | |
| Closing Balance | 1,665,516.72 | 1,665,516.72 | |
| Cash Dividends and Income | 5,760.04 | 42,079.11 | |



Account Statement - Transaction Summary

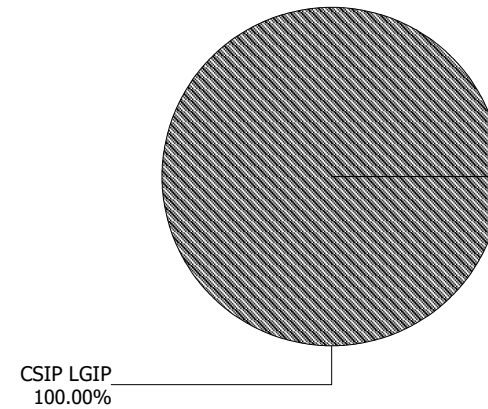
For the Month Ending **May 31, 2026**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

| CSIP LGIP | |
|-----------------------------|---------------------|
| Opening Market Value | 813,223.70 |
| Purchases | 2,310.59 |
| Redemptions | (247,673.70) |
| Unsettled Trades | 0.00 |
| Change in Value | 0.00 |
| Closing Market Value | \$567,860.59 |
| Cash Dividends and Income | 2,310.59 |

| Asset Summary | | |
|------------------|---------------------|---------------------|
| | May 31, 2026 | April 30, 2026 |
| CSIP LGIP | 567,860.59 | 813,223.70 |
| Total | \$567,860.59 | \$813,223.70 |

| Asset Allocation | |
|------------------|---------|
| CSIP LGIP | 100.00% |





Account Statement

For the Month Ending **May 31, 2026**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

| Trade Date | Settlement Date | Transaction Description | Share or Unit Price | Dollar Amount of Transaction | Total Shares Owned |
|------------------------|-----------------|---|---------------------|------------------------------|--------------------|
| CSIP LGIP | | | | | |
| Opening Balance | | | | | 813,223.70 |
| 05/22/26 | 05/22/26 | Redemption - ACH Redemption | 1.00 | (247,673.70) | 565,550.00 |
| 05/29/26 | 06/01/26 | Accrual Income Div Reinvestment - Distributions | 1.00 | 2,310.59 | 567,860.59 |
| Closing Balance | | | | | 567,860.59 |

| | Month of May | Fiscal YTD January-May |
|-----------------------------------|-------------------|------------------------|
| Opening Balance | 813,223.70 | 803,197.03 |
| Purchases | 2,310.59 | 12,337.26 |
| Redemptions (Excl. Checks) | (247,673.70) | (247,673.70) |
| Check Disbursements | 0.00 | 0.00 |
| Closing Balance | 567,860.59 | 567,860.59 |
| Cash Dividends and Income | 2,310.59 | 12,337.26 |

| | |
|-----------------------------------|------------|
| Closing Balance | 567,860.59 |
| Average Monthly Balance | 733,552.56 |
| Monthly Distribution Yield | 3.71% |



Account Statement - Transaction Summary

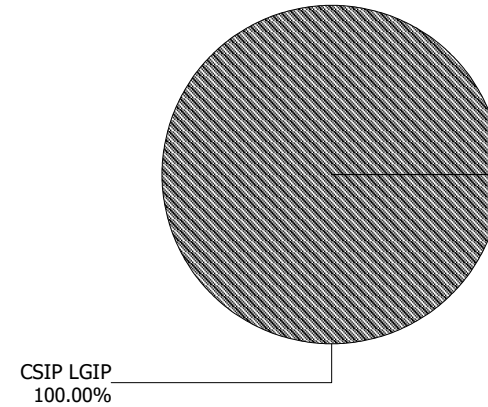
For the Month Ending **May 31, 2026**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

| CSIP LGIP | |
|-----------------------------|---------------------|
| Opening Market Value | 377,383.68 |
| Purchases | 1,189.19 |
| Redemptions | 0.00 |
| Unsettled Trades | 0.00 |
| Change in Value | 0.00 |
| Closing Market Value | \$378,572.87 |
| Cash Dividends and Income | 1,189.19 |

| Asset Summary | | |
|------------------|---------------------|---------------------|
| | May 31, 2026 | April 30, 2026 |
| CSIP LGIP | 378,572.87 | 377,383.68 |
| Total | \$378,572.87 | \$377,383.68 |

| Asset Allocation | |
|------------------|---------|
| CSIP LGIP | 100.00% |





Account Statement

For the Month Ending **May 31, 2026**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

| Trade Date | Settlement Date | Transaction Description | Share or Unit Price | Dollar Amount of Transaction | Total Shares Owned |
|------------------------|-----------------|---|---------------------|------------------------------|--------------------|
| CSIP LGIP | | | | | |
| Opening Balance | | | | | 377,383.68 |
| 05/29/26 | 06/01/26 | Accrual Income Div Reinvestment - Distributions | 1.00 | 1,189.19 | 378,572.87 |
| Closing Balance | | | | | 378,572.87 |

| | Month of May | Fiscal YTD January-May | | |
|-----------------------------------|-------------------|------------------------|-----------------------------------|------------|
| Opening Balance | 377,383.68 | 372,730.72 | Closing Balance | 378,572.87 |
| Purchases | 1,189.19 | 5,842.15 | Average Monthly Balance | 377,498.76 |
| Redemptions (Excl. Checks) | 0.00 | 0.00 | Monthly Distribution Yield | 3.71% |
| Check Disbursements | 0.00 | 0.00 | | |
| Closing Balance | 378,572.87 | 378,572.87 | | |
| Cash Dividends and Income | 1,189.19 | 5,842.15 | | |



CRESTED BUTTE FIRE PROTECTION DISTRICT

306 MAROON AVENUE
P.O. BOX 1009
CRESTED BUTTE, CO 81224
(970) 349-5333 FAX: (970) 349-3420
WEBSITE: WWW.CBFPD.ORG

May 31, 2026

CBFPD Board of Directors (BOD)

RE: Fire Prevention Division work summary for May 2026

Dear Board of Directors,

The list below is some of the larger projects in the development and review stages:

Major Projects: (planning, fire requirements & pre application meetings) ON GOING

Mount Crested Butte
-Prospect II-on going
-North Village-on going
-17 Marcellina (Oros)
- Beckwith (Elevation)
-Nevada Ridge
-Bear Crossing
-Maroon Haus

Crested Butte
- CBCS-renovations
- Forest Queen
- Princess

County
-County Whetstone Housing
-Lacy Ranch 400 acres-on going

Approved Plan Reviews/Letters: completed in May - 22

Mount Crested Butte:
5

Crested Butte:
4

County:
13

Inspections & Meetings: competed in May- 59

Mount Crested Butte:
6

Crested Butte:
23

County:
26

Out of District
4

Company Level (OP's) Annual Life Safety Inspections: to be updated at the BOD meeting

- Total Re-assigned in May - 2
- Fully Completed- (passed) - 4
- Inspected/Completed with failures- (due for re-inspection)-2
- Currently scheduled- 3

Fire Prevention Division summary:

- Fire Prevention staff continue to attend the monthly Captains meetings to give construction updates on major projects.
- The Fire Prevention Team is continuing annual restaurant inspections blitz. The hood cleaning companies are finishing up in town doing required kitchen hood cleaning operations.

- With Compliance Engine in effect, the vendors are aware that CBFPD is now a member of this reporting platform. Reports have begun to be submitted to the platform.
- The address sign program has resumed with requests for signs. Lt. Reeves and Chris Carver have begun installation of the ordered address signs with 9 as of today
- The Fire Prevention Team training this month: Dale attended a food truck inspection class presented by the Division of Fire Prevention & Control (DFPC). Joe attended Community Risk Reduction Leadership conference. Fire Prevention is in contact with the DFPC to assist in a community risk assessment for the district.
- Crested Butte Community School (CBCS), remodel project on area D continues. Monthly fire drill was performed. Thank you to the operations crew for their assistance.
- Operations and the Fire Prevention team continue to perform inspections on the lodging facilities in the district. TOAD properties continue to assist in getting their multi-unit and lodging buildings compliant. Four of their multi-unit properties have been inspected and brought into compliance.
- Preliminary plans for the affordable housing component of the Oros project have been submitted and reviewed. The Town of Mt. Crested Butte has not yet issued a permit for the project.
- The Elevation Hotel project continues to move forward. Crested Butte Fire Protection District (CBFPD) and the Town of Mt Crested Butte continue to work on the review, and no permit has been issued at this time.
- Thanks go out to Lt. Reeves and Chris Carver for their 2-day wildfire sandbox scenario presentation for an 8th grade class studying wildfire and wildfire mitigation.
- A Fire extinguisher class was presented to the Land Trust personnel. More classes are being requested for Vail employees. Additional requests have been made for more fire extinguisher classes.
- Whetstone has resumed the installation of the water supply line on highway 135. The new estimated timeline for permanent water has been moved to the end of June. Building #12 has passed the rough fire inspection. MOSS has received authorization to move forward with construction of building 7A. This is the final vertical build request until permanent water is installed and tested.
- North Village Associates have scheduled another pre-planning meeting with fire prevention to restart the planning process. We will review the status of the project, discuss goals and requirements, and address any potential challenges.

Updates & Enforcement issues:

- Whetstone Workforce Housing – update at Board of Directors meeting.

Action request to the Board of Directors:

-none at this time



May 2026 EMS & Fire Chief Board Report

While the trend of lower-than-average call volume continues, we are certainly finding ways to accomplish a great deal of meaningful work. Training remains a major focus, and I am grateful to those who are leading the charge, actively participating, and ensuring that our training needs continue to be met.

It is no secret that we are experiencing drought conditions, and current forecasts indicate they are likely to persist for some time. While we remain hopeful that monsoonal rains will provide some much-needed moisture, predictive models continue to indicate an elevated fire danger potential through August. Our wildland firefighters are prepared and ready to respond. To improve operational readiness, we have relocated key apparatus to Station 1 to reduce travel time to Station 4 in the event of a wildfire incident.

Thank you to Lt. Reeves for leading wildfire public education efforts at CBCS. He has also dedicated significant effort toward restoring and reinstalling our Smokey Bear signage throughout the district. We have already responded to numerous incidents involving smoldering campfire logs, highlighting the importance of continued public awareness. As fire danger remains elevated and drought conditions persist, community engagement will be critical. Occasional visits to campsites to educate visitors about fire safety will help protect these beautiful areas and reduce preventable incidents.

As a result of the ongoing drought conditions, I made the decision that we would not participate in the longstanding Fourth of July water fight this year. While this is certainly disappointing, it is the responsible decision given the circumstances. The Town of Crested Butte has also requested that event organizers cancel any water fight activities this year.

Thank you to Capt. Bettencourt for continuing to bring valuable training opportunities to the valley while also sharing his expertise with our members. This month, representatives from

Waterous conducted three days of training on our Compressed Air Foam System (CAFS). Although this system is not used frequently, the knowledge and hands-on experience gained will enhance our ability to effectively deploy it when needed.

Thank you to everyone who assisted with and participated in our community open house. Attendance was strong from what I could tell from behind the BBQ grill. It was a significant milestone for our organization, and showcasing the new firehouse and campus was a tremendous opportunity to connect with our community. Thank you again for your hard work, support, and presence. I know we appreciated it, and the community did as well.

Lastly, congratulations to our graduating seniors. Five of those graduates were members of our Explorer Post. We are proud of the time they dedicated to the program and grateful for their contributions. We wish them all the best as they begin the next chapter of their lives.

Operational Highlights:

1. 35 calls for service. Trend continues with a decline in calls for service
2. Provided mutual aid coverage for Gunnison fire as 2 wildfires occurred in a short span of time.

Personnel/Volunteer Update:

1. Congratulations to Liv Holowachuk who completed her FTEP Task book and has completed her 6-month probation. Additionally, Aaron Peterson has completed his probationary period as well. We will plan on their badging ceremony at the July meeting.
2. One volunteer is on extended medical leave
3. We had 3 volunteers meet the minimum requirement in May. We currently have 4 volunteers on the roster

Training, professional development, and recognition:

1. Fire training topics included
 - a. Hazmat
 - i. Propane gas training with Atmos and Natural Gas training
 - b. Back to the basics – reserve weekend academy

- c. Compressed air foam system – Waterous
 - d. Window rescue operations
 - e. FSRI (Fire Safety Research Institute) Fire behavior training
 - f. Sandbox exercises and IAP training (wildfire)
 - g. Acting officer scenarios and scenario development
2. EMS training topics included
- a. Western slope pediatric emergency preparedness seminar
 - b. Continued focus on new members and task book completion
 - c. Airway management
 - i. Ventilator training
 - d. Toxicology
 - e. Medication administration
 - f. EMS scenarios
3. Cumulative training hours for May is approximately **765** hours.
4. We continue to work with FCI, Todd Goulding, Fire Facilities, and Symtech to correct some issues with the training building and water shedding. As of now, we are unable to flow water on the second floor as it flows into the control room for the Class B props.
5. Congratulations to Explorer Lilian Voegeli for being the recipient of the Service above Self award from the Rotary.

Community Involvement:

1. This week is the annual Gunnison health foundation health fair. This year, we will be hosting the event at our new station. This will take place this Wednesday – Friday (0630 – 0930). Board members and staff have vouchers for the health fair. Walk in is acceptable. Please connect with me if you'd like a voucher for a health screening. We are very excited to partner with them while also showcasing our new place to the community.
2. Fall event – we are coordinating with the Town of Mt. Crested Butte to host a large community wide CPR and first aid training event. We are also enlisting the help of the State who manages and administers a program surrounding Cardiac Arrest.

3. I'm pleased to say we will be lending an AED at the request of Clare Charsley-Groffman to the Ohio City fire department who needs a new unit. While they work on securing funding for a new one, we are loaning one of ours.
4. Speaking of AEDs, we continue to maintain dozens throughout our district. While they have not been deployed by any bystanders, we are pleased that there are some available if needed

Vehicle, equipment, and maintenance update:

1. Members of the Quint committee will travel to Minnesota July 28 and July 29th for the final inspection. Myself, Chief Duke, Captain Voegeli, Engineer Bielak, and EVT Zeikus will complete this process.
2. We have not chosen yet when Med 41 will be sent in for repair work as a result of a small accident. It is anticipated it will be out of service for a couple weeks; however, our 3 other ambulances will ensure we remain operationally ready.
3. Numerous small items completed by the maintenance team.
4. As a result of the CAFS training, the instructors were also able to help calibrate our system on E1 and provide some additional troubleshooting and training to John and Jeff



Month in REVIEW:
May 2026

911

35
total incidents

2

All call with mutual
aid request



EMS calls

22

Most common call types:

Chest Pain



Fire calls

13

Fire 1

Outside fire (unattended
campfires)

Majority of calls false alarms



Calls by zone

Town of CB 9 Mt. CB 12 CB South 2 County 12

LARKSPUR COMMUNITY ASSOCIATION

RESOLUTION REGARDING SIDE LOT SETBACK FOR LOT EM2

This Resolution Regarding Side Lot Setback for Lot EM2 (the “Resolution”) is adopted by the Larkspur Community Association, Inc. (the “Association”) upon the unanimous affirmative vote and approval of the members of the Board of Directors (the “Board”) entitled to vote on this Resolution without a meeting pursuant to the Amended Bylaws of the Association (“Bylaws”) Article III, Section 3.9 as follows:

WHEREAS, the Board has the powers and duties necessary for the administration of the affairs of the Association and may do all acts in exercise thereof consistent with the purposes and objects of the Association under Article IV(4) of the Declaration of Protective Covenants Larkspur (the “Declaration”);

WHEREAS, the Board is authorized to enforce the Declaration, including the Amended Plat of Larkspur, and the Design Guidelines under Article IV(4)(b) of the Declaration;

WHEREAS, under Article V(2) of the Declaration, the Larkspur Design Review Committee (“DRC”) is at all times responsible to the Board;

WHEREAS, the owner of Lot EM2 has an application pending with the DRC for the construction of a duplex on Lot EM2 and there is an inconsistency between the Larkspur Design Guidelines and the Amended Plat of Larkspur regarding the side lot setback that applies;

WHEREAS, the Board has considered the side lot setback issue for Lot EM2 and desires to memorialize its decision in this Resolution.

NOW THEREFORE, the Board resolves as follows:

1. There is an inconsistency between the Amended Plat of Larkspur recorded at Reception No. 591518 (the “Amended Plat”) and the Larkspur Design Guidelines regarding the side lot setback that applies to Lot EM2 with the Amended Plat providing for a 10-foot side lot setback and the Design Guidelines providing for a 15-foot side lot setback.

2. The Amended Plat providing for a 10-foot side lot setback controls for many reasons including the reasons provided in the Declaration of Gary F. Garland (the “Garland Declaration”) attached hereto as Exhibit A.

3. As provided in the Garland Declaration, in 2007, Mr. Garland, as the Declarant of Larkspur, applied to Gunnison County (the “County”) to correct the setbacks that were included on the original plat of Larkspur, which correction included providing for 10-foot side lot setbacks for all lots in Larkspur including Lot EM2.

4. The County approved the correction to the setback language on the plat and the County planning department specifically noted that the Gunnison County Land Use Resolution

("LUR") provides for 15-foot side lot setbacks, but that Larkspur was approved for reduced side lot setbacks of 10-feet. The County Board of County Commissioners then approved the corrected plat language that would provide for 10-foot side lot setbacks instead of 15 feet for all lots in Larkspur including Lot EM2.

5. The Amended Plat was subsequently recorded with the County-approved side lot setbacks of 10-feet for all lots in Larkspur including Lot EM2.

6. Mr. Garland was the Chair of the Design Review Committee and approved and signed the original Design Guidelines in 2006 and he has stated under oath that the language providing for 15-foot side lot setbacks in the Design Guideline was a mistake, and that as shown in the County approvals and Amended Plat noted above, Larkspur was designed and approved so all lots, including Lot EM2, had side lot setbacks of 10 feet.

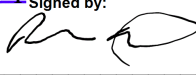
7. Moreover, the Amended Plat is part of the Declaration under C.R.S. § 38-33.3-209(1), and the Declaration Article V(3) provides that "[i]n the event of any conflict between this instrument and the Design Guidelines, the provisions of this instrument shall govern." As a result, under the Declaration, the language providing for 10-foot side lot setbacks for all lots in Larkspur, including Lot EM2, controls over any inconsistent language in the Design Guidelines.

8. The Board hereby resolves that Lot EM2 is subject to a 10-foot side lot setback and that the DRC is to apply 10-foot side lot setbacks when reviewing the pending application for development of Lot EM2. This resolution applies solely to Lot EM2 as that is the only lot that currently has an application pending with the DRC where the side lot setback is at issue.

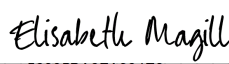
By their signatures below, the Board members consent to taking action on this Resolution without a meeting pursuant to the Bylaws Article III, Section 3.9.

Resolved this 19th day of May, 2026 by the Board of Directors of the Association


Larkspur Community Association, Inc.


Signed by:
By: 
780B76F4C9E9478...
Rewk Patten, Vice President¹

ATTEST:

Signed by:

56885BA8FA394E9...
Liz Magill, Secretary

OTHER CONSENTING AND APPROVING BOARD MEMBERS

Signed by:

945A95E2BEA64CA...
William Paape

DocuSigned by:

22CC94F1B6F6401...
Mary Poole

¹ President Jeff Duke recused himself from voting

RESOLUTION NO. 2026 – 6 – 1

A RESOLUTION ADOPTING THE 2025 COLORADO WILDFIRE RESILIENCY CODE (VERSION 1.0), EXCLUDING ALL APPENDICES

WHEREAS, the Crested Butte Fire Protection District (the “District”) is a fire protection district organized under C.R.S. § 32-1-101 et seq. with authority to adopt fire and life-safety codes within its boundaries; and

WHEREAS, Senate Bill 23-166 (2023) established the Colorado Wildfire Resiliency Code Board (“WRCB”) and directed development of minimum codes and standards for structural hardening and fire hazard risk reduction in wildland-urban interface (“WUI”) areas; and

WHEREAS, the WRCB adopted the 2025 Colorado Wildfire Resiliency Code, Version 1.0 (“CWRC”), codified at 8 CCR 1507-39, effective July 1, 2025, which pursuant to C.R.S. § 24-33.5-1237 requires adoption by governing bodies of jurisdictions within WUI-designated areas; and

WHEREAS, the District’s service area includes areas designated as wildland-urban interface on the state-adopted CWRC Fire Intensity Classification map, and the Board has determined that adoption of the code body, excluding all appendices, is in the interest of public safety and protection of life and property within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO THAT:

1. The Board hereby adopts the 2025 CWRC (Version 1.0), codified at 8 CCR 1507-39, as a minimum standard for new construction and additions within WUI areas of the District, effective upon the date of this Resolution. The Appendices to the CWRC are expressly excluded and shall have no force or effect within the District unless separately adopted by subsequent Board action.
2. District personnel are authorized and directed to take such administrative actions as are necessary to implement this Resolution, including any required coordination with or notification to the Division of Fire Prevention and Control and the WRCB and the negotiation and execution of cooperative agreements with overlapping jurisdictions that also must adopt a CWRC.
3. This Resolution shall take effect immediately upon adoption.

ADOPTED, this 9th day of June, 2026.

CRESTED BUTTE FIRE PROTECTION DISTRICT

By: _____
Kenneth Lodovico, Chairman

ATTEST:

By: _____
Matthew Halvorson, Secretary



COLORADO
Wildfire
Resiliency
Code Board

2025

Colorado Wildfire Resiliency Code

01 June 2025



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CWRC Version 1.0

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Attributions

ATTRIBUTIONS

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Chapter 1 - Scope and Administration

PART 1 GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by [NAME OF JURISDICTION], hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain *occupiable* and/or *habitable space*, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the *wildland-urban interface* areas of Colorado, as designated in this code.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction.

101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface* areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to



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provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface* areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface* areas.

101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the *code official*, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the *roof covering* effectively replaces such material, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2.

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2



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and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced codes and standards, the provisions of this code shall govern.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the *code official* to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof,



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which are not specifically provided for by this code, shall be determined by the *code official* consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

102.9 Historic structures. A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption. The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.
2. Additions that do not increase the footprint of a structure by more than 500 square feet.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.



5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure.
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

103.1 Creation of agency. The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 Powers and duties of the code official. The *code official* is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance. The *code official* shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.



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104.2.1 Technical assistance. To determine compliance with this code, the *code official* is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the *code official* shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the *code official* shall approve the testing procedures. Such tests shall be performed by a party acceptable to the *code official*.

104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*.

104.2.2.1 Approval authority. An alternative material, design or method shall be *approved* where the *code official* finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the *code official* for approval. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.



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104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an *approved* agency and use of the evaluation report shall require approval by the *code official* for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the *code official's* recognition of the *approved* agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the *code official*.

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review. The *code official* is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or



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method of construction, prepared by a peer reviewer that is *approved* by the *code official*.

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits. The *code official* is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property. For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the *code official* is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization. The owner or occupant of the property having a permit under this code shall allow the *code official* access to the property to perform the required inspections. If access is denied, the *code official* shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification. The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records. The *code official* shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals. A record of approvals shall be maintained by the *code official* and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections. The *code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.



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104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the *code official* for either shall be in writing and shall be retained in the official records.

104.7.4 Tests. The *code official* shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees. The *code official* shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and *approved*.

104.10 Other agencies. When requested to do so by the *code official*, other officials of this jurisdiction shall assist and cooperate with the *code official* in the discharge of the duties required by this code.

SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

105.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

105.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.



105.3 Temporary service utilities. The *code official* is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval. The *code official* is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

107.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

107.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

107.4 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 fines established by the authority having jurisdiction.



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Chapter 2 - Definitions

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

APPROVED. Acceptable to the *code official*.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

CLASS A TESTS. Class A Tests are applicable to *roof coverings* that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the *roof deck*, do not slip from position, and are not expected to present a flying brand hazard.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the *code official's* authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.



EMBELLISHMENTS. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

FIRE INTENSITY CLASSIFICATION. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface* area.

FIRE-RETARDANT-TREATED WOOD. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed *flame spread index* of 25 or less. The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking.

HEAVY TIMBER CONSTRUCTION. As described in Section 602.4 of the 2024 *International Building Code*.

HOME IGNITION ZONE. Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.



IGNITION-RESISTANT VEGETATION. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire.
2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.
3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a *roof covering* and *roof deck* or a single component serving as both the *roof covering* and the *roof deck*. A *roof assembly* can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.



SLOPE. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed.

STRUCTURE IGNITION ZONE. Structure Ignition Zone is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.



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Chapter 3 - Wildfire Hazard Identification

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining *wildland-urban interface* areas based on the wildfire hazard.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The AHJ shall declare the *wildland-urban interface* areas within the jurisdiction as defined by this code. The *wildland-urban interface* areas shall be based on the findings of fact.

SECTION 303 MAPPING AND APPLICABILITY

303.1 Mapping of Wildfire Hazard Areas. Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map. This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping. The AHJ may develop and adopt local maps designating wildfire hazard and *fire intensity classifications* within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification. *Fire Intensity Classification* shall be identified on the map in accordance with Section 303.1. *Fire Intensity Classification* is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified *fire intensity classification* establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification. *Low Fire Intensity Classification* is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate *slopes*, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through



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direct attack, particularly on *slopes* under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. **Fuels:** Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
2. **Flame Length:** Less than 2 feet.
3. **Rate of Spread:** Low, increasing with *slopes* over 20 percent.
4. **Spotting:** Very short-range spotting is possible under windy conditions.
5. **Terrain Influence:** More active fire behavior on moderate *slopes* (20 to 30 percent).
6. **Suppression Difficulty:** Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification. *Moderate Fire Intensity Classification* is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep *slopes*, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in *wildland-urban interface* areas.

Key Characteristics Include:

1. **Fuels:** Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
2. **Flame Length:** Up to 8 feet.
3. **Rate of Spread:** Moderate to high, increasing significantly on *slopes* over 30 percent.
4. **Spotting:** Short-range spotting is common.
5. **Terrain Influence:** Steep *slopes* (30 percent or greater) increase fire spread and intensity.
6. **Suppression Difficulty:** Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

303.2.3 High Fire Intensity Classification. *High Fire Intensity Classification* is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick



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understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep *slopes*, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. **Fuels:** Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
2. **Flame Length:** Up to 30 feet or more.
3. **Rate of Spread:** Rapid, especially on *slopes* greater than 40 percent.
4. **Spotting:** Short-range spotting is common; medium-range spotting is possible under windy conditions.
5. **Terrain Influence:** *Slopes* over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
6. **Suppression Difficulty:** Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary. These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

SECTION 304 GROUND-TRUTHING

304.1 Purpose. This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property’s Wildfire Hazard or *fire intensity classification* as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.



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304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official*, the *fire intensity classification* and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 *Low Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 *Moderate Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 *High Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.



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Chapter 4- Structure Hardening

SECTION 401 GENERAL

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Additions that do not increase the footprint of a structure by more than 500 square feet.

SECTION 402 BUILDING MATERIAL

402.1 Building material. Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material. *Noncombustible* material shall comply with the definition of *noncombustible* materials in Section 202.

402.3 Fire-retardant-treated wood. *Fire-retardant-treated wood* shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 *International Building Code*.

402.4 Ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723



for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread. The material shall exhibit a *flame spread index* not exceeding 25.

402.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test.

402.4.3 Weathering. *Ignition-resistant building materials* shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898.

402.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.



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SECTION 403 CLASS 1 STRUCTURE HARDENING

403.1 General. Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a low fire hazard severity.

403.2 Roofing. Roofs shall have a *roof covering* or *roof assembly* classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material.

403.4 Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with *noncombustible* 404.3 corrosion-resistant mesh with openings not to exceed 1/8-inch.



SECTION 404 CLASS 2 STRUCTURE HARDENING

404.1 General. Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall, 2-inch nominal dimension lumber, or 1 inch nominal fire-retardant-treated wood* or 3/4 inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*. Fascias are required and shall be protected on the backside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall, or 2-inch nominal dimension lumber*.

404.3 Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
2. *Approved noncombustible materials.*
3. *Heavy timber or log wall construction.*
4. *Noncombustible materials* complying with Section 402.2 on the exterior side.
5. *Fire-retardant treated wood* complying with Section 402.3 on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.
6. Ignition-resistant materials complying with Section 402.4 on the exterior side.

Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall *embellishments* and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.
2. Roof or wall top cornice projections and similar assemblies.
3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

404.3.1 Exterior Wall Coverings. Exterior wall coverings shall be limited to the following:

1. *Noncombustible materials.*
2. *Fire-retardant-treated wood.*
3. *Ignition-resistant building materials.*



Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

404.3.2 Flashing. A minimum of 6 inches of metal flashing or *noncombustible* material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with *noncombustible material* or *ignition-resistant building materials* while still permitting drainage and moisture control from behind exterior cladding.

404.4 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

404.5 Decking. Unenclosed decks shall have the deck walking surface constructed of one of the following:

1. *Approved noncombustible* materials
2. Class A rated material

Exception: Composite decking material with a minimum of Class B rating

3. *Fire-retardant-treated wood* identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*
4. *Ignition-resistant building materials* in accordance with Section 402.4.

404.6 Appendages and Projections. Appendages and projections shall be constructed in accordance with Section 404.3.

404.7 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, *multilayered glazed panels*, glass block or have a fire protection rating of not less than 20 minutes.

404.8 Exterior Doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 ¾-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding ⅛ inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and



non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures. Detached *accessory structures* located less than 50 feet from a building containing *habitable* or *occupiable space* shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending *slope* surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with 1/8-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction*, *heavy timber construction*, *noncombustible* materials on the exterior side, or *fire-retardant-treated wood* on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.



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Chapter 5- Site and Area Requirements

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference. As needed, the *code official* shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

SECTION 502 CLASS 1 REQUIREMENTS

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective. This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials. Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

Exception: Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings. Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees. There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.



502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner *approved* by the *code official*.

502.3 Retaining Walls

502.3.1 Retaining Walls. Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:

1. The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
2. The retaining wall is integral to the support of a structure regulated by this code.
3. The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing. Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with *noncombustible* or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

SECTION 503 CLASS 2 REQUIREMENTS

503.1 General. Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

503.2.1 Objective. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.

503.2.2 Dead Materials. Within the *fuel modification* area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation. Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.



503.2.4.1 Tree Spacing. *Tree crowns* within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs. Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

503.3.1 Objective. This zone focuses on mitigation that keeps fire on the ground.

503.3.2 Tree Spacing. *Tree crowns* within this zone shall be spaced at a minimum of 6-10 feet.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

RESOLUTION NO. 2026 – 6 – 2

A RESOLUTION ADOPTING THE INTERNATIONAL FIRE CODE, 2021 EDITION, WITH LOCAL AMENDMENTS, AS THE FIRE CODE OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT

WHEREAS, the Crested Butte Fire Protection District (the “District”) is a fire protection district organized under C.R.S. § 32-1-101 et seq. with authority to adopt fire and life-safety codes within its boundaries; and

WHEREAS, C.R.S. § 32-1-1002(1)(d) authorizes fire protection districts to adopt by resolution nationally recognized model fire codes, including modifications, amendments, and local additions thereto; and

WHEREAS, the International Code Council publishes the International Fire Code (“IFC”), a nationally recognized model fire code, and the Board has determined that adoption of the 2021 Edition of the IFC, with District-specific modifications, amendments, and local additions, is in the interest of public safety and the protection of life and property within the District; and

WHEREAS, the District has developed the Crested Butte Fire Protection District Fire Code (the “Fire Code”), which adopts the IFC 2021 Edition together with District-specific modifications set forth in Section 2, local additions set forth in Sections 3 through 10 (collectively designated as Appendix O to the IFC within the District), and references to jurisdictional amendments set forth in Sections 12 through 14; and

WHEREAS, the Colorado Wildfire Resiliency Code (“CWRC”) has been separately adopted by the Board by Resolution No. 2026-6-1 and is referenced in Section 11 of the Fire Code but does not constitute part of Appendix O; and

WHEREAS, pursuant to C.R.S. § 32-1-1002(1)(d), application of the Fire Code within the Town of Crested Butte, the Town of Mt. Crested Butte, and Gunnison County is subject to separate adoption by each such jurisdiction by resolution, ordinance, or intergovernmental agreement; jurisdictional amendments adopted by each are referenced in Sections 12 through 14 of the Fire Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO THAT:

1. The Board hereby adopts the International Fire Code, 2021 Edition, including Appendices B, C, D, E, F, G, H, I, and M as published by the International Code Council, together with the modifications, amendments, and local additions set forth in the Crested Butte Fire Protection District Fire Code, as the fire code of the District, effective upon the date of this Resolution.

2. All prior fire code adoptions by the District are hereby superseded and repealed upon the effective date of this Resolution, except that any enforcement action, permit, inspection, or proceeding initiated prior to such date shall be completed under the code in effect at the time the action or proceeding was initiated.
3. District personnel are authorized and directed to take such administrative actions as are necessary to implement this Resolution, including outreach to Gunnison County, the Town of Crested Butte, and the Town of Mt. Crested Butte to facilitate their separate adoption of the Fire Code pursuant to C.R.S. § 32-1-1002(1)(d), and any required filing or notification to state agencies.
4. This Resolution shall take effect immediately upon adoption.

ADOPTED, this 9th day of June, 2026.

CRESTED BUTTE FIRE PROTECTION DISTRICT

By: _____
Kenneth Lodovico, Chairman

ATTEST:

By: _____
Matthew Halvorson, Secretary



Crested Butte
Fire Protection District

Fire Code

Adopted:

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SECTION 1. ADOPTED FIRE CODE

101. Adopted Fire Code

- A. International Fire Code. The Board of Directors of the Crested Butte Fire Protection District hereby adopts the *International Fire Code, 2021 Edition (IFC)*, including Appendix B, C, D, E, F, G, H, I, and M, as published by the International Code Council. Modifications to the IFC are prescribed in Section 2 of this code.

- B. NFPA Standards. The Board of Directors hereby adopts the following National Fire Protection Association (NFPA) standards as primary instruments of this code, independently enforceable within the District. Where a conflict exists between these standards and the IFC, the more stringent requirement shall apply. References throughout this code to an NFPA standard shall mean the edition adopted herein unless a specific edition is cited.
 - 1. *NFPA 13, Standard for the Installation of Sprinkler Systems*, 2022 Edition.
 - 2. *NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, 2022 Edition.
 - 3. *NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies Up to and Including Four Stories in Height*, 2022 Edition.
 - 4. *NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*, 2023 Edition.
 - 5. *NFPA 72, National Fire Alarm and Signaling Code*, 2022 Edition.
 - 6. *NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations*, 2021 Edition.
 - 7. *NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting*, current adopted edition.

- C. Fire Protection Provisions of the International Residential Code. The Board of Directors hereby adopts the following fire protection provisions of the *International Residential Code, 2021 Edition (IRC)*, as fire code provisions of this code pursuant to C.R.S. § 32-1-1002(1)(d). These provisions establish fire protection requirements for one- and two-family dwellings and townhouses within the District. Where an IRC provision conflicts with the IFC or another provision of this code, the more stringent requirement shall apply. Adoption of these IRC provisions does not confer on the District any authority over building code matters outside the scope of fire protection.
 - 1. *IRC Section R302 – Fire-Resistant Construction.* Exterior wall fire-resistance ratings, projections, openings, penetrations, draftstopping, and fireblocking requirements for one- and two-family dwellings and townhouses.

2. *IRC Section R313 – Automatic Fire Sprinkler Systems*. Requirements for automatic fire sprinkler systems in one- and two-family dwellings and townhouses. Systems shall be designed and installed in accordance with NFPA 13D or IRC Section P2904 as provided in Section 601 of this code.
3. *IRC Section R314 – Smoke Alarms*. Location, power source, and interconnection requirements for smoke alarms in one- and two-family dwellings and townhouses. All required smoke alarms shall be photoelectric type as provided in Section 605 of this code.
4. *IRC Section R315 – Carbon Monoxide Alarms*. Location, power source, and interconnection requirements for carbon monoxide alarms in one- and two-family dwellings and townhouses. Requirements shall be no less stringent than those provided in Section 606 of this code and C.R.S. § 38-45-101 et seq.
5. *IRC Section P2904 – Dwelling Unit Fire Sprinkler Systems*. Design and installation requirements for multipurpose residential fire sprinkler systems as an alternative to NFPA 13D where approved by the Fire Marshal in accordance with Section 903.2.8.1 of this code.

102. Local Amendments

Sections 3 through 10 of this code are local additions to the Fire Code that are collectively considered as Appendix O to the IFC within the Crested Butte Fire Protection District. Section 11 (Colorado Wildfire Resiliency Code) is referenced herein but is adopted separately by the Board of Directors and does not constitute part of Appendix O.

103. Exceptions by Jurisdiction

As specified in C.R.S. § 32-1-1002(1)(d), the application of this code within any municipality or the unincorporated portion of Gunnison County is contingent on the governing body of that jurisdiction adopting a resolution stating that this code, or specific portions thereof, is applicable within the Crested Butte Fire Protection District's boundaries within that jurisdiction. Such adoption is required in Gunnison County, the Town of Crested Butte, and the Town of Mt. Crested Butte, respectively. Resolutions adopted pursuant to this section shall be deemed to incorporate this code as adopted and amended from time to time by the Board of Directors, unless the adopting resolution expressly limits application to a specified edition. Specific modifications, revisions, and deletions requested by these jurisdictions and incorporated by the Board of Directors are set forth in Sections 12, 13, and 14.

104. Conflicting Provisions

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between this code, state law, federal regulations or any other applicable municipal or Gunnison County requirements, the more stringent requirement shall apply.

SECTION 2. MODIFICATIONS, REVISIONS AND DELETIONS

201. Chapter 1 – Administration

Note: Subsection numbers 201 through 214 are CBFPD internal reference numbers. The applicable IFC chapter or appendix is identified in each subsection heading.

Amend Section 101.1 Title. to read: These regulations shall be known as the Fire Code of the Crested Butte Fire Protection District hereinafter referred to as “this code.”

Amend Section 103.1 Creation of agency to read: The Fire Prevention and Community Risk Reduction Division is hereby created within the district under the direction of the Fire Marshal. The function of the department shall be implementation, administration and enforcement of the provisions of this code.

Add Section 103.1.1 Fire Code Official. to read: The term fire code official shall be changed to read Fire Marshal or his or her designee throughout this code. For the purposes of C.R.S. § 32-1-1002(3) the Fire Chief shall be the Chief Executive Officer of the Crested Butte Fire Protection District or his or her designee that may include, but is not limited to, the Fire Marshal or EMS & Fire Chief.

Add to Section 104.3 Right of Entry. to read: Any person who refuses entry is in violation of C.R.S. § 18-8-106.

Add to Section 104.11.1 Assistance from other agencies. to read: Police and other enforcement agencies shall have the authority to render necessary assistance in the investigation of fires and the enforcement of this code when requested to do so by the Fire Marshal.

Add to Section 104.12.2 Obstructing operations. to read: Any person so obstructing is in violation of C.R.S. § 18-8-104

Amend Section 107.1 Fees. to read: Plan Review, Inspection and Impact Fees. No work shall commence until all fees have been paid to the District including plan review, inspection and applicable impact fees and an approval letter is generated. To issue an approval letter a complete plan submittal must have been received for review, and the submittal must meet the requirements of this code following as determined by the Fire Prevention and Community Risk Reduction Division, Approval letters will not be issued until all applicable fees are calculated and paid.

Amend Section 107.2 Schedule of Plan Review, Inspection and Impact Fees. to read: A fee for each plan review, inspection and impact fee shall be paid as required, in accordance with Section 10 of this code.

Delete Section 107.3 Permit valuations.

Amend Section 107.4 Work commencing before approval. to read: A person who commences any work, activity or operation regulated by this code before obtaining the necessary approval shall be subject to all field corrections and an additional fee established by the Crested Butte Fire Protection District, which shall be in addition to the required plan review, inspection and impact fees

Add to Section 108.2.1 Inspection requests. to read: A minimum of 24 hours’ notice is required for scheduling inspections. Inspections will be scheduled on a first come first serve basis. All fire district requirements and pre inspection checklists must be completed prior to scheduling an

inspection. Requested inspections will usually be performed within 7 business days from the date of the request. Failure to attend a scheduled inspection, without notification, may lead to a fine and/or re-inspection fee.

Add to Section 109.2 Testing and Operation. to read: or other nationally recognized standards. The more stringent of the testing or operational requirements shall apply

Amend Section 111.1 Board of appeals established. to read: To hear and decide appeals to orders, decisions or determinations made by the Fire Marshal relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The Board of Directors of the Crested Butte Fire Protection District shall act as the board of appeals. The Fire Marshal shall be an ex officio member of said board but shall not have a vote on any matter before the board. The board may adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy sent to the Fire Marshal.

Add to Section 111.2.1 Variances. to read: All variance requests shall be processed in accordance with Section 9 (Variances) of Appendix O of this code.

Delete Section 111.3 Qualifications.

Amend Section 112.4 Violation penalties. to read: 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 Marshal, or of a permit or certificate used under provisions of this code, shall be guilty of an administrative violation punishable by a fine not less than \$100 and of not more than \$3,000.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Amend Section 113.4 Failure to Comply. to read: 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 of not less than \$100 dollars or more than \$3,000 dollars.

202. Chapter 2 – Definitions

Add Section 201.5 General References to read: Wherever the term “Board of Directors” is used, it shall be held to mean the Board of Directors of the Crested Butte Fire Protection District. Wherever the word “District” or phrase “Fire District” is used, it shall mean the Crested Butte Fire Protection District.

Add to Section 202 the term ACCESS. The place, method or way by which vehicles and pedestrians obtain usable ingress and egress to a property or land use. Categories of access include: **RESIDENTIAL ACCESS.** The ingress or egress to no more than two residences or residential lots including a home occupation or multi-family residence. Residential access is a private vehicular access, for the exclusive use of the owners-occupants, their invitees, and is not considered a road or highway.

AGRICULTURAL ACCESS. The access providing ingress and egress exclusively to an agricultural operation and not to any residence(s).

COMMERCIAL ACCESS. The access providing ingress and egress to any activity defined by municipal guidelines or the Gunnison County Land Use Resolution as commercial.

INDUSTRIAL ACCESS. The access providing ingress and egress to any activity defined by municipal guidelines or the Gunnison County Land Use Resolution as industrial.

Add to Section 202 the term **ACCESS ROAD.** See “Access”.

Add to Section 202 the term **CENTRAL WATER SUPPLY** means a public or private water distribution system capable of delivering the required fire flow as determined by Appendix B.

Add to Section 202 the term **CO DETECTOR.** A device listed by UL 2075 having a sensor that responds to carbon monoxide.

Add to Section 202 the term **COLLAPSE ZONE.** The area around a structure that is equal to 1.5 times the height of the structure.

Add to Section 202 the term **CUL-DE-SAC.** A road open at one end that only provides special provisions for turning around at its termination. See Figure 4.1

Add to Section 202 the term **CULVERT.** A closed conduit, other than a bridge, which conveys water carried by a natural channel or waterway transversely under the roadway.

Add to Section 202 the term **DRIVEWAY.** to read: An access way for vehicles that provides access to Group R-3 and one and two-family occupancies only that otherwise meets the requirements of this code.

Add to Section 202 the term **FIRE FLOW.** The flow rate of a water supply, measured at 20 pounds per square inch (psi) residual pressure, that is available for firefighting.

Add to Section 202 the term **FIRE FLOW CALCULATION AREA.** The floor area, in square feet (m²), used to determine the required fire flow.

Add to Section 202 the term **FIRE PROTECTION PLAN.** A plan submitted by a landowner or developer outside of the boundaries of the Crested Butte Fire Protection District that describes the fire protection features of a potential inclusion including but not limited to site plan, access roads, water supply, fire hydrant locations, fire protection systems, utilities and wildland fire mitigation.

Add to Section 202 the term **INDEMNIFICATION AGREEMENT.** A contract executed between the property owner and the District that holds the District harmless for any burden, loss or damage that results from the property owner’s inability or unwillingness to comply with the fire code that will be filed with the property records through the Gunnison County Clerk and Recorder.

Add to Section 202 the term **INTER-VISIBLE TURNOUT.** An increase in the width of a single lane road to allow the simultaneous passage of vehicles. Each turnout shall be in plain view of the turnout ahead and behind subject to the constraints of terrain and topography.

Add to Section 202 the term **LOW WATER CROSSING**. A structure used to cross a drainage course that provides only for limited conveyance of run-off under the traveled way with higher flows passing both under and over the traveled way.

Add to Section 202 the term **MONITORING**. The monitoring of a fire alarm system by an approved supervising station.

Add to Section 202 the term **MULTI-FAMILY RESIDENCE**. A building designed to house two or more separate dwelling units. Each unit is intended for independent living. Not including hotels, motels or lodges.

Add to Section 202 the term. **MUNICIPALITY**. A city or town incorporated pursuant to Colorado law, including any city or town that has adopted a home rule charter pursuant to Article XX of the Colorado Constitution. For the purposes of this code, municipalities include the Town of Crested Butte (home rule) and the Town of Mt. Crested Butte.

Add to Section 202 the term **NICET**. The National Institute for the Certification of Engineering Technologies, 1420 King Street, Alexandria VA 22314-2915

Add to Section 202 the term **NFPA 1142**. The *Standard on Water Supplies for Suburban and Rural Fire Fighting*, current edition, as published by the National Fire Protection Association. References to NFPA 1142 throughout this code shall mean the current adopted edition of that standard.

Add to Section 202 the term **NST**. The National Standard Thread standard for fire hose fittings.

Amend Section 202 **OCCUPANCY CLASSIFICATION [BG] Residential Group R-3**. to also include one and two-family dwellings and townhomes less than 3 stories in height

Add to Section 202 the term **PLANNED UNIT DEVELOPMENT (P.U.D.)**. A zoning district to provide a greater flexibility in land development and use by allowing such development to be based upon a comprehensive, integrated, detailed plan rather than upon specific constraints as applicable to uniform lot-by-lot development.

Add to Section 202 the term **ROADWAY PRISM**. The area of a road bounded by the traveled surface, the shoulders and lines projecting downward and away from the outside edge of the shoulder and intersecting the ground surface at an angle of 30 degrees to horizontal.

Add to Section 202 the term **STRUCTURE** Anything constructed or erected, that requires location on the ground, or is attached to something having location on the ground, including portable shelters for human habitation or use, recreational vehicles and tents, storage, transmission or distribution facilities or public utilities, but not including transmission lines of less than 45 kilovolt capacity, or fences.

Add to Section 202 the term **SUPERVISING STATION**. A licensed facility that receives monitored fire alarm signals and at which personnel are in attendance at all times to respond to these signals. May also be referred to as a central station.

Amend Section 202 **STANDPIPE SYSTEM, CLASSES OF.** to read: Class I, and Class III standpipe systems shall have 2-1/2-inch hose connections with 1-1/2-inch adaptor and cap.

Add to Section 202 the term **WILDLAND-URBAN INTERFACE (WUI).** A transitional geographic area where structures and other human development meets or intermingles with wildland areas and/or vegetative fuels. Communities in the **WUI** are at risk of catastrophic wildfire and their presence disrupts the ecology.

203. Chapter 3 – General Requirements

Add to Section **305.4 Deliberate or negligent burning.** to read: Such burning is a violation of C.R.S. § 18-4-101 and C.R.S. § 18-4-105.

Amend Section **307.2 Permit required.** to read: Persons wishing to conduct open burning must contact the relevant general government jurisdiction including the Town of Crested Butte, the Town of Mt. Crested Butte or Gunnison County prior to conducting a controlled burn. A permit may be required by the applicable jurisdiction.

Add Section 307.4.4 Permanent fire pit or fireplace. to read: A permanent outdoor, wood burning or gas fire pit or fireplace is constructed of steel, iron, concrete, clay, masonry or other noncombustible materials (s). A permanent outdoor fire pit or fireplace is above ground and purchased or constructed in a manner that attaches the component of a deck, patio or ground such that it is not portable. A permanent outdoor fireplace or fire pit may be open in design or may be equipped with a chimney and /or a hearth. Permanent outdoor fire pits and fireplaces burning gas or wood shall not be operated within 15 feet of a structure or combustible material unless otherwise approved in accordance with the *International Residential Code, 2021 Edition* or *International Building Code, 2021 Edition*.

Amend Section **308.1.6.3 Sky lanterns.** to read: Sky lanterns are prohibited within the boundaries of the Crested Butte Fire Protection District.

204. Chapter 4 – Emergency Planning and Preparedness

Add to Section **403.4.1 First emergency evacuation drill.** to read: or sooner as required by State regulations.

Add to Section **405.3 Frequency.** to read: Occupancies regulated by the State of Colorado shall comply with applicable state regulations at a minimum.

205. Chapter 5 – Fire Service Features

Amend Section 503.1 **Where Required** to read: **Access Roads.** Access roads shall conform to the most recent version of the *Gunnison County Standards and Specifications for New Construction of Roads and Bridges* or the equivalent municipal standard. Additionally, fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

Add Section 503.7 Driveways. to read: See Appendix O – Local Code Amendments

206. Chapter 6 – Building Services and Systems

Add to Section 605.1 General. to read: or the appropriate and most current NFPA standard, whichever is more stringent.

Add to Section 605.8 Incinerators. to read: or in accordance with state regulations, federal EPA regulations or the appropriate and most current NFPA standard, whichever is more stringent.

Amend Section 605.9 Gas meters. to read: See Appendix O - Local Code Amendments

Add Section 605.10 Gas fired log ignitors. to read: Gas fired log ignitors are not allowed in wood fueled fireplaces.

207. Chapter 9 – Fire Protection and Life Safety Systems

Amend Section 901.2 Construction documents. to read: Construction documents and calculations, meeting the requirements of this chapter and the appropriate NFPA standard, shall be required for all fire protection systems. Fees for said project and construction documents shall be submitted for review and approval prior to system installation.

Insert Section 901.2.1 to read: **Qualified personnel.** All design submittals for fire protection systems shall be performed by qualified personnel certified as a Level III Technician for Inspection and Testing of Water-Based Systems by the National Institute for Certification Technologies (NICET). Personnel must also be duly licensed if required by state and/or local jurisdictions.

Renumber: Section 901.2.1 in the *International Fire Code 2021 Edition (IFC)*, to be: **Section 901.2.2 Statement of Compliance.**

Add to Section 901.6.3 Records. to read: on the premises for a minimum of 3 years. A copy shall be forwarded to the Fire Marshal.

Amend Section 901.9 Termination of monitoring services. to read: For fire protection systems required to be monitored by the authority having jurisdiction, notice shall be made to the fire code official whenever system monitoring services are terminated. Notice shall be made in writing, to the fire code official by the monitoring service provider being terminated.

Add to Section 903.2.8 Group R. to read: This includes all Group R-3 one and two family and town homes of 3 or less stories in height. This section may be substituted by Section P2904 of the International Residential Code where applicable.

Add Section 903.2.8.1 P2904 Systems. to read: Where fire protection systems are installed in accordance with Section P2904 of the *International Residential Code* in lieu of Section 903.2.8, such systems are permitted within the District. Sprinkler head placement shall be subject to the review and approval of the Fire Marshal prior to installation.

Add to Section 903.3.1.1.1 Exempt locations. to read: If approved by the Fire Marshal automatic sprinkler systems shall not be required...

Add to Section 903.3.1.3. NFPA 13D sprinkler systems. to read: In preexisting subdivisions, buildings that have already been tapped with a domestic service lines must upgrade the size of the tap or add an additional tap when new construction is required to have a fire suppression system. All new construction shall be compliant with fire suppression design requirements. The size of the fire suppression tap/service line must be 2" or an engineered service line size capable of providing domestic and/or fire suppression requirements as approved by the Fire Marshal.

Add Section 903.3.1.3.1 Attached garage sprinklers. to read: Residences with attached garages, shall have the garage sprinkled.

Add Section 903.3.1.3.2 Interior and exterior notification. to read: Residential sprinkler systems shall have an adequate interior notification device in order to alert the occupants that the sprinkler system is activated. Additionally, a horn and strobe device shall be installed, in an approved location, on the exterior of the residence, and provide an alert upon activation of the sprinkler system in accordance with NFPA 72.

Add Section 903.3.5.3 Pressure reducing valves. to read: For connections to public waterworks systems, the water supply used for any fire protection systems shall have a pilot operated PRV installed on the fire suppression line when the static pressure exceeds 100 pounds.

Modify Section 903.4 Sprinkler system supervision and alarms. as follows:

Add to Exception 1 to read: may have control valves sealed and locked in the open position.

Add to Exception 2 to read: may have control valves sealed and locked in the open position.

Delete Exception 3.

Amend Section 903.4.1 Monitoring. to read: Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, as defined by NFPA 72, or where approved by the Fire Marshal, shall sound an audible signal at a constantly attended location

Amend Section 905.3.4 Stages. to read: Stages greater than 1,000 square feet (93m²) shall be equipped with a Class 1 wet standpipe system hose connections on both sides of the stage. (Delete the Exception to this section).

Delete Section 905.3.4.1 Hose and cabinet.

Delete Section 905.5.3 Class II system 1-inch hose.

Amend Section 907.2 Where required – new buildings and structures. to read: An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are

provided by another section of this code. (Delete second paragraph and Exceptions that follow in this section).

Delete Section 907.2.1 Group A Exception.

Delete Section 907.2.2 Group B Exception.

Delete Section 907.2.2.1 Ambulatory care facilities. Exception.

Delete Section 907.2.3 Group E. Exceptions 1,2,3, and 4.

Delete Section 907.2.4 Group F. Exception.

Delete Section 907.2.6.1 Group I-1. Exception 1.

Delete Section 907.2.7 Group M. Exceptions 1 and 2.

Delete Section 907.2.8.1 Manual fire alarm system. Exceptions 1 and 2.

Delete Section 907.2.8.2 Automatic smoke detection system. Exception.

Amend Section 907.2.8.3 Smoke alarms. to read: Single and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and this code. Smoke alarms shall sound throughout the guest rooms (local alarm) only while heat detectors shall activate the occupant notification appliances.

Amend Section 907.2.9.1 Manual fire alarm system. to read: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies. (**Delete** remainder of paragraph, conditions and all Exceptions).

Amend Section 907.2.9.2 Smoke alarms. to read: Single and multiple- station smoke alarms shall be installed in accordance with Section 907.2.10, NFPA 72 and this code. Smoke alarms shall sound throughout the dwelling only, while heat detectors shall automatically activate the occupant notification appliances.

Amend Section 907.2.9.3 Group R-2 college and university. to read: **Group R2.** An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5, NFPA 72 and this code shall be installed in Group R-2 occupancies operated for staff housing in all of the following locations:

1. Common spaces outside of dwelling units and sleeping units.
2. Laundry rooms, mechanical equipment rooms and storage rooms.
3. All interior corridors serving sleeping units or dwelling units.

(Delete Exception)

Required smoke alarms in dwelling units and sleeping units operated for staff housing shall be interconnected with the fire alarm system in accordance with NFPA 72 and the fire Code of the Crested Butte Fire Protection District.

Amend Section 907.6.6 Monitoring. to read: Fire alarms systems required by this chapter, this code, the *International Building Code 2021 Edition* or the *International Residential Code 2021 Edition* shall be monitored by and approved supervising station in accordance with NFPA 72. (**Delete Exception 3**).

Amend Section 907.7.2 Record of completion. to read: A record of completion in accordance with NFPA 72 verifying that the system has been installed and tested in accordance with the approved plans and specifications shall be provided to the Fire Marshal and the owner or owner's representative.

Amend Section 907.8.2 Testing. to read: Testing. shall be performed in accordance with the schedules in NFPA 72 or more frequently where required by the Fire Marshal. Records of testing shall be maintained on site and a copy shall be forwarded to the Fire Marshal.

Amend Section 907.8.3 Smoke detector sensitivity. to read: Monitored smoke detectors sensitivity shall be checked within one year after installation and every alternate year thereafter, unless required more frequently by the manufacture or NFPA 72. After the second calibration test, where sensitivity tests indicate that the detector has remained within its listed and marked sensitivity range (or 4 percent obscuration light gray smoke, if not marked), the length of time between calibration tests shall be permitted to be extended to not more than 5 years. Where the frequency is extended, records of detector – caused nuisance alarms and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show any increase over the previous year, calibration tests shall be performed. Detectors found to have a sensitivity outside the listed and marked sensitivity range shall be cleaned and recalibrated or they shall be replaced.

Amend Section 907.8.4 Inspection testing and maintenance. to read: The building owner shall be responsible to maintain fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirement of NFPA 72 for inspection, testing and maintenance. Records of inspection, testing and maintenance shall be maintained onsite. A tag showing, at minimum, the date of inspection, company doing the inspection and contact numbers for the company shall be affixed to the fire alarm control panel after each inspection.

Amend Section 909.22.1 Schedule. to read: A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established. At a minimum routine testing and maintenance shall be performed annually.

Amend Section 912.6 Backflow protection. to read: The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the *International Plumbing Code 2021 Edition*, the appropriate NFPA standard, local water department requirements and or state health department requirements, whichever is more stringent.

Amend Section 915.1 General. to read: Carbon monoxide detection shall be installed in new buildings in accordance with Section 915.1.1 through Section 915.6. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9, this code, or state statute whichever is more stringent.

208. Chapter 12 – Energy Systems

Amend Section 1205.5 Rapid shutdown switch. to read: A rapid shutdown switch shall be located on a non-shed side of the building and shall have a label located not greater than 2 feet from the switch that states the following:

**RAPID SHUTDOWN SWITCH
FOR SOLAR PV SYSTEM**

209. Chapter 56 – Explosives and Fireworks

Amend Section 5601.7 Seizure. to read: The Fire Marshal or his or her designee is authorized to remove or cause to be removed or disposed of in an approved manner, at the expense of the owner, explosives, explosive material or fireworks offered or exposed for sale, stored or possessed or used in violation of this chapter or state law.

Amend Section 5609.1 General. to read: Where the display or temporary storage of fireworks 1.4G (consumer fireworks) is allowed by Section 5601.1.3 Exception 4, such display or storage shall comply with the applicable requirements of NFPA 1124 and state law.

210. Appendix A – Board of Appeals

NOT ADOPTED

211. Appendix B – Fire Flow Requirements for Buildings

Amend Table B105.1(1). to read:

**TABLE B105.1(1)
REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS
AND TOWNHOUSES**

| FIRE-FLOW CALCULATION AREA (square feet) | AUTOMATIC SPRINKLER SYSTEM (Design Standard) | MINIMUM FIRE-FLOW (gallons per minute) | FLOW DURATION (hours) |
|--|---|--|--|
| 0-3,600 | No automatic sprinkler system | 1,500 | 1 |
| 3,601 and greater | No automatic sprinkler system | Value in Table B105.1(2) | Duration in Table B105.1(2) at the required fire-flow rate |
| 0-3,600 | Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i> | 1,500 | 1/2 |
| 3,601 and greater | Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i> | 1/2 value in Table B105.1(2) | 1 |

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.
a. Reduced fire-flow shall be not less than 1,500 gallons per minute

Amend Table B105.2. to read:

**TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

| AUTOMATIC SPRINKLER SYSTEM (Design Standard) | MINIMUM FIRE-FLOW (gallons per minute) | FLOW DURATION (hours) |
|---|--|--|
| No automatic sprinkler system | Value in Table B105.1(2) | Duration in Table B105.1(2) |
| Section 903.3.1.1 of the <i>International Fire Code</i> | Up to 75% of the value in Table B105.1(2) ^a | Duration in Table B105.1(2) at the reduced flow rate |

| | | |
|---|--|--|
| Section 903.3.1.2 of the <i>International Fire Code</i> | Up to 75% of the value in Table B105.1(2) ^a | Duration in Table B105.1(2) at the reduced flow rate |
|---|--|--|

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

212. Appendix C – Fire Hydrant Locations and Distribution

No Changes

213. Appendix D – Fire Apparatus Access Roads

Amend Section D103.2 Grade. to read: Fire apparatus roads shall not exceed 11 percent in grade.

Amend Section D103.3 Turning radius. to read: The minimum inside turning radius shall be 40 feet.

Amend Section D103.4 Dead ends. To read: Dead end fire apparatus access roads in excess of 150 feet shall be provided with an approved turnaround in accordance with Figure D103.1.

213. Appendix O – Local Code Amendments – Sections 3 - 10

SECTION 3. LOCAL CODE AMENDMENTS – GENERAL

301. General Requirements

- A. Prior to construction on any property located within the Crested Butte Fire Protection District the owner of developer of each inclusion, subdivision, planned unit development (P.U.D.) or buildable parcel of land shall submit a full set of construction documents to the Fire Marshal for review and approval. At a minimum the documents submitted shall include a site plan, building plans, building elevations with utility meter location, specifications, covenants, deed restrictions and pertinent contact information. Additional documents may be required by the Fire Marshal to show compliance with this code.
- B. In addition to compliance with this code all proposed construction must also comply with the requirements of the most recently adopted Gunnison County Land Use Resolution or the equivalent municipal code.
- C. The owner or developer of proposed inclusion of property to the Crested Butte Fire Protection District shall conform to the requirements of C.R.S. § 32-1-401 et seq. prior to submitting plans for development or construction.
- D. All residential plans, including CBFPD Plan Review Application form, shall be submitted electronically unless otherwise requested.
- E. All commercial plans, CBFPD Plan Review Application form, shall be submitted electronically. If requested, along with one printed copy.

- F. Electronic submissions shall be in the format specified by the Fire Marshal. The currently accepted format is the most current version of the Adobe Portable Document Format (PDF).
- G. All plans shall be submitted in 1/8" or 1/4" scale.
- H. The Crested Butte Fire Protection District shall perform a plan review of all commercial buildings and R-1, R-2, R-3, R-4 & I occupancies to be constructed within the District to ascertain compliance. Such review shall be in conjunction with local building departments and prior to the issuance of a building permit.
- I. The Fire Marshal shall provide the local building department with written documentation of the outcome of the plan review for access, water supply, utilities, life safety systems and other District requirements to be incorporated into the proposed project/building.

SECTION 4. ACCESS REQUIREMENTS

401. Access

- A. Roads, streets and ways, whether public or private, shall provide safe simultaneous access for emergency vehicles and civilian evacuation. The Fire Marshal may allow modification of access requirements where the structures being protected are provided with monitored fire protection systems.
- B. All habitable structures located within the boundaries of the Crested Butte Fire Protection District, shall have access roads with all-weather driving surfaces capable of supporting the imposed loads of emergency apparatus. All access roads to non-habitable structures must have driving surfaces capable of supporting legal loads as specified by the Colorado Department of Transportation.

402. Signage

- A. Streets and roads shall be identified with approved signs. All road identification signs and supports located within the Urban-Wildland interface shall be of non-combustible materials. All road identification signs shall be visible from both directions of travel. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Temporary signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs. All required road signs and traffic control devices shall be installed in accordance with the Manual of Uniform Traffic Control Devices, current edition.
- B. No new road names or numbers shall be used which will duplicate, or be confused with, the names of any existing street or road in the Crested Butte Fire Protection District. If the road name or number is for a road that has not been accepted by Gunnison County for maintenance, the applicant, homeowner's association, or the developer of the affected road is responsible for the road name or number sign(s). See also Gunnison County LUR Section 12-103.
- C. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position to be plainly legible and visible from the

street or road fronting the property. If the identification on a building cannot be plainly seen from the street or road fronting the property, then redundant identification shall be provided at the entrance to the driveway or access road. Identification of buildings shall contrast with their background. Address identification shall be Arabic numerals or alphabet letters. Numbers and/or letters shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

- D. Where multiple addresses are required on a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.
- E. When access is off of a highway or a county road, a horizontal double-sided red, reflective address marker will be posted on a green metal delineator post at the intersection of the driveway and property line upon approval by the Fire Marshal. This location shall be visible from the highway or county road. Signage will be consistent throughout using an 18" x 6" horizontal reflective housing numbers of diamond (engineer) grade, heavy metal aluminum sign that are used by CDOT highway utilizing official DOT Highway D font. Font will be center aligned, red sign color, and white legend.

403. Access Roads

- A. All access roads shall be constructed to meet all municipal guidelines and standards for road and bridge construction and/or Gunnison County Standards and Specifications for Construction of New Roads and Bridges.
- B. All access roads shall receive a functional classification as determined by the appropriate municipal public works or planning department official or the Director of Gunnison County Public Works Department.
- C. All access roads shall have a minimum inside turning radius of 40 feet.
- D. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - 1. Exception: Distance may be extended to 225 feet if the building has a monitored automatic fire suppression system.
- E. All single lane access roads more than 600 feet in length shall be required to have standard inter-visible turnouts. The location and spacing of inter-visible turnouts shall be approved on a case-by-case basis by the Gunnison County Public Works Department or the appropriate municipality in conjunction with the Crested Butte Fire Protection District.

404. Security Gates and Access Control

- A. All security gated access roads shall, at a minimum, be provided with a Knox Box™ in a location approved by the Fire Marshal containing access keys or combination codes and emergency contact information. In addition, the following additional access features may be required at the discretion of the Fire Marshal:
 - 1. An approved radio-operated opening device or a Knox™ Gate & Key Switch for electronically operated gates

2. A Knox Padlock™ for manually operated gates.

- B. All electronically operated security gates shall be installed with an alternative manual means of operation in a manner that allows emergency vehicle access
- C. Removable bollards designed to slide into the ground within the fire access way are prohibited.

405. Driveways

- A. Access to a Gunnison County road or right-of-way must be obtained as described in the Gunnison County Standards and Specifications for Construction of New Roads and Bridges. Access to a municipal road or right-of-way must be obtained from the appropriate municipal department.
- B. All driveways shall be constructed to meet all municipal or Gunnison County Standards and Specifications for Construction of New Roads and Bridges from the edge of the municipal, Gunnison County, public or private road under municipal or Gunnison County jurisdiction, to the building footprint.
- C. All driveways shall have a minimum driving surface width of 16 feet.
- D. All residential access driveways that access a municipal or Gunnison County road or right-of-way, shall have a minimum surface width of 18 feet at the edge of the pavement or road surface, and taper to a minimum surface width of 16 feet at a distance of 6 feet from the edge of the road, and maintain this surface width to the edge of the building footprint.
- E. Driveways shall be constructed with a minimum inside turning radius of 40 feet.
- F. Driveways and approaches shall be constructed so that they shall not interfere with the drainage system of the roadway.
- G. Driveways shall have a maximum grade of 11 percent.

Driveways on steep uphill or downhill will require a safe, at grade approach, angle of approach and/or departure of no more than a maximum of a 4 percent grade for a minimum of 30 feet before the intersection with the edge of the road or another driveway.

- H. Driveways accessing habitable structures shall have an all-weather driving surface. Driveways accessing non-habitable structures must be capable of supporting the imposed loads of emergency apparatus. In the case of a native material road, the driveway shall match the existing surface.
- I. Access to all buildings must allow a fire apparatus to be staged within 150 feet of all portions of the exterior walls of the first story of any building. This distance may be increased to 225 feet if the structure is protected by a monitored automatic fire suppression system. Access to any building must be obtained from within its own building lot.

1. Exception - In the event that a residential building lot is of a size and configuration that the staging requirement can be met from the access roadway.

- J. Residential access driveways shall serve no more than 2 dwelling units
- K. Driveways serving multifamily residences (more than 2 dwelling units) or driveways serving occupancies other than residences shall be reviewed to determine if a higher functional classification as a roadway is appropriate.
- L. The horizontal axis of an approach to the roadway shall normally be at right angle to the centerline of the roadway and extend a minimum of 40 feet beyond the edge of the traveled way. An angle between 90 and 60 degrees shall be permitted if it can be shown that physical constraints exist that require a new approach angle of less than 90 degrees. An angle of less than 60 degrees is not permitted.
- M. All single lane driveways in excess of 600 feet in length shall be required to have standard inter-visible turnouts. The location and spacing of inter-visible turnouts shall be determined on a case-by-case basis.
- N. All driveways in excess of 150 feet in length shall have a loop design or approved turn around adequate to accommodate emergency service vehicles. Cul-de-sacs, "T" and "Y" turnarounds shall be located outside of the collapse zone to the greatest extent possible from any flammable structure.
- O. Any proposed driveway that is over 250 feet in length and has the potential to be used for a road for future development may be referred to the appropriate municipal or Gunnison County community development department and/or Gunnison County Standards and Specifications for Construction of New Roads and Bridges for additional review.
- P. Vertical clearance for any overhead entry structures shall be a minimum of 13 feet-6 inches high, measured from the road surface, and shall be maintained to the edge of the building footprint.
- Q. All turnaround areas shall be always kept open and clear and shall have sufficient area for snow storage outside of the roadway prism. It shall be the owner's responsibility to keep the area clear of snow and parked vehicles.
- R. Driveways located near an intersection shall be constructed so that the side nearest the intersection is no less than 100 feet from the centerline of the intersecting road for commercial/industrial access and 50 feet for residential access.
- S. A driveway that is gated shall be designed in accordance with Section 404.

SECTION 5. WATER SUPPLY REQUIREMENTS

501. Central Water Supply

- A. A central water supply is required when the subdivision density is greater than one dwelling unit per two acres.
- B. The system shall supply the required fire flow as determined by the Fire Marshal in accordance with Appendix B as amended.
- C. The minimum pipe size serving fire hydrants and domestic systems shall be 8 inches in diameter, unless an engineered study can provide certification that a looped 6-inch system will deliver adequate fire flows.
- D. The water supply system shall be approved, installed and tested prior to the issuing of any new building permits served by the system.

502. Hydrants

- A. The Fire Marshal shall approve the location of all new fire hydrants.
- B. All fire hydrants on a central water supply shall be of the same manufacturer and have two 2 1/2-inch NST outlets with caps and one 4 1/2-inch NST outlet with cap. Each hydrant shall be supplied with an approved snow cover marker and shall be installed so that the outlets are no closer than 3 feet above finished grade.
- C. All fire hydrants shall be installed with “Snow Country Risers”.

503. Inadequate Water Supply - Alternate Water Sources

- A. In subdivisions, P.U.D.s or any other buildable parcel of land within the Crested Butte Fire Protection District without a central water supply an approved alternate water supply source capable of providing the required fire flows shall be provided. NFPA 1142 shall be used as a guide in establishing requirements.
- B. In-ground cisterns for fire protection shall be designed, installed and maintained to meet the requirements of NFPA 1142 and the Fire Code Official. The cubic square footage of the buildings and/or structures and a site plan is needed to determine the calculation of the total volume of stored water required. This alternative water source is independent from any total water storage requirement for a fire suppression system.
- C. Where an occupancy has legal access to an adequate natural water source as specified by the *International Wildland-Urban Interface Code, 2021 Edition* Section 404.2 a natural water source may be used to provide a firefighting water supply, instead of an in-ground cistern.
- D. Based on the location of the buildable parcel of land within the Crested Butte Fire Protection District, the outcome of the wildfire hazard classification and if the structure is provided with a fire suppression system will determine if the Fire Marshal will allow any reductions in the amount of stored water that is the required as an alternative water source.
- E. The minimum requirements for the amount of water for the alternate water supply shall be subject to increase by the Fire Marshal to compensate for conditions such as the following:

1. Wildfire Fire Hazard Severity Rating.
2. Extended Fire District response time or distance.
3. Potential for delayed discovery of the fire.
4. Limited access.
5. Hazardous vegetation.
6. Structural attachments, such as decks and porches.
7. Unusual terrain.
8. Limited Fire District resources.
9. Special uses and unusual occupancies.

F. A reduction in the amount of water required for the alternative water source maybe taken into consideration if a monitored fire suppression system is being installed in the buildings and/or structures.

G. The minimum water supply required for any structure WITHOUT exposure hazards shall not be less than 2,000 gallons. (NFPA 1142-4.2.2)

H. The minimum water supply required for any structure WITH exposure hazards shall not be less than 3,000 (NFPA 1142-4.3.2)

504. Annual Alternate Water Source Test Documentation

- A. For all dry hydrants, an annual inspection and annual test documentation shall be provided to the Fire Marshal to ensure a viable year-round water supply.
- B. For all required alternate water sources, in any subdivision, they will be inspected and tested annually. If the required alternate water source fails its inspection or test, no additional plan review requests for that subdivision will be processed until the alternate water source for that subdivision is maintained, repaired and is compliant upon re-inspection and testing.

SECTION 6. FIRE SUPPRESSION AND LIFE SAFETY SYSTEM REQUIREMENTS

601. Fire Suppression and Life Safety Systems - General

- A. In addition to fire suppression system requirements of this code, fire suppression systems shall be required in one and two-family homes and townhomes as specified by the *International Residential Code, 2021 Edition* Section R313.
- B. In the event the requirement of Section 601.A. of this code is not required or exempted by a municipality or Gunnison County then an approved fire suppression system shall be installed in any one and two-family home or townhome of 3,600 square feet or greater including remodels or additions where the total square footage of the finished structure will be 3,600 square feet or greater. The 3,600 square foot threshold corresponds to the fire flow calculation area threshold in Appendix B, Table B105.1(1).
- C. Fire Suppression Systems shall be installed in accordance with NFPA 13 *Standard for the Installation of Sprinkler Systems*, 13D *Standard for the Installation of Sprinklers Systems in One- and Two-Family Dwellings and Manufactured Homes* or 13R *Standard for the*

Installation of Sprinklers Systems in Residential Occupancies up to and Including Four Stories in Height as applicable, or Section P2904 of the *International Residential Code* for Group R-3 one- and two-family dwellings and townhomes where approved in accordance with Section 903.2.8.1 of this code.

- D. Location of the fire suppression riser within a building or structure must provide for rapid and unobstructed access by fire personnel in full fire protective gear to include, breathing apparatus, masks, etc. shall be in an approved location determined in consultation with the Fire Marshal at the plans.

602. Access Deficiencies

- A. A fire suppression system shall be required if any of the following access conditions exist:
 - 1. The fire department apparatus access roadways are obstructed by low water crossings, security gates.
 - 2. The building is in a sub-division having a single fire apparatus access point serving 31 or more dwelling units.
 - 3. The access road is equal to or greater than a 11 percent grade
 - 4. When a variance to access requirements of this code has been granted.

603. Water Supply Deficiencies

- A. A fire suppression system shall be required where there is no installation of a central water supply capable of providing the required fire flows per this code. the IFC- 2021 Edition appendix B, as amended.
- B. Where required, the size of the fire suppression storage tank shall be a minimum of 600 gallons. Fire suppression calculations may require tank size to be increased.

604. Exceptions to Fire Suppression System Requirements

- A. Detached carports and greenhouses,
- B. Detached sheds and auxiliary structures not used as habitable space,
- C. When construction expenditures are strictly related to repair or maintenance of existing systems
- D. Isolated rural buildings where any of the following conditions apply:
 - 1. The property is not served with electricity by a public utility
 - 2. The property is not accessible by maintained roads,
 - 3. Emergency vehicle access to the property is seasonal.

605. Smoke Detection Devices

- A. All required smoke detection devices shall be photoelectric.

606. Carbon Monoxide Early Warning and Alerting Devices

- A. The Fire Marshal shall approve the location of all early warning and alerting (audio and visual) devices.
- B. All residential occupancies, regardless of the type of utility service, shall have CO (carbon monoxide) gas detectors installed per the requirements in NFPA 72 and shall further comply with the requirements of C.R.S. § 38-45-101 et seq.
- C. Carbon monoxide notification devices (sounders) must provide 75db at the pillow.
- D. A minimum of one carbon monoxide detector per floor or level is required.
- E. Carbon monoxide detectors are required in residential and commercial mechanical/boiler rooms contained within their own room.
 - 1. Exception: Carbon monoxide detectors are not required when the mechanical/boiler room is in an open atmosphere within a garage.
- F. All required carbon monoxide detectors shall have primary (hard wired) and secondary (battery backup) power sources. All multiple station Carbon Monoxide Detectors/Alarms shall be interconnected.

607. Explosive Gas Early Warning and Alerting Devices

- A. All occupancies provided with propane gas service shall have an approved LEL (lower explosive level) gas detector installed at the lowest point in the crawl space, basement or lowest floor of the structure.
- B. LEL detector notification devices (sounders) must provide a clear and distinct sound different from that of smoke and carbon monoxide notification devices.
- C. LEL notification devices (sounders) must provide 75 decibels (db) at the pillow (Reference NFPA 72) and must be located on every level to ensure 75 db at each pillow (bedroom).
- D. LEL detector notification devices may NOT be interlinked to the household building (110V) wiring's residential smoke detectors.
- E. LEL detectors may be installed utilizing a low voltage system with interior sounders in approved locations to ensure 75 db at each pillow.

608. Monitoring Standards

- A. All occupancies provided with an automatic fire suppression system shall have a monitored water flow alarm monitored by a supervising station and shall have installed both an exterior horn and strobe and an interior horn placed in locations approved by the Fire Marshal.
- B. All smoke detectors, carbon monoxide (CO) detectors and water flow alarm signals that are monitored and supervised by a supervising station shall be transmitted as an "emergency" signal not as a "supervisory" or "trouble" signal. All alarms/notification devices will not have a "time-out" setting assigned to them. All alarms and notification devices will continue to alarm until emergency personnel, owners and/or property managers are "on scene".

SECTION 7. WILDLAND FIRE MITIGATION

701. Compliance with the Colorado Wildfire Resiliency Code (CWRC)

- A. The District will work collaboratively with Gunnison County and the Colorado State Forest Service to identify areas within the Crested Butte Fire Protection District that are subject to wildfire and/or wildland-urban interface (WUI) hazard.

- B. Properties without a central water supply shall comply with the Colorado Wildfire Resiliency Code. Fire protection water supply for new development and applicable existing development shall continue to comply with the requirements of NFPA 1142 unless modified or subject to a variance approved by the Fire Marshal.

SECTION 8. UTILITIES

801. Review and Approval of Electric Meter and Gas Service Locations

- A. The Fire Marshal shall approve all electric meter, natural gas meter/riser, propane risers, propane tank locations, propane service lines and riser and pressure regulator/relief valves.
- B. All proposed installations shall be approved at the site/building plan review stage, and the approved plan shall be on file with the District prior to the installation of any electric or natural or propane gas service.
- C. The following guidelines shall be used in determining the best location for electric meters, natural gas meters/propane gas risers:
 - 1. Electric meters, natural gas meters and/or propane gas risers shall be installed per the manufacturers design specifications and all applicable codes and standards and,
 - 2. Shall be installed on a gable end (non-shed side) of the building/structure to avoid the snow shedding on to the natural gas meter and/or propane gas riser. Crickets, roof shelters, or enclosures do not substitute the requirement for the natural gas meter or propane riser to be on a gable end of a building/ structure and,
 - 3. If the proponent wants the location of the electric meter, gas meter or propane riser to be located other than on the building or structure the riser location at the building or structure must meet the requirements of this section.
 - 4. Shall be installed 3-5 feet above finish grade and,
 - 5. Shall be permanently attached to a structure and,
 - 6. Shall not have any exposed horizontal runs and,
 - 7. Shall maintain 36 inches clearance from the gas meter/propane pressure regulator/relief valve to any electric meters, cable and telephone junction boxes, other ignition sources, operable windows and doors, exhaust vents/intakes or other penetrations.
- D. The Fire Marshal in consultation with the appropriate propane vendor and/or general contractor shall review and approve the location of all propane tanks prior to installation.
- E. Underground propane tanks shall be installed below the level of the lowest gas-fired appliance in any given structure.

802. Protection

- A. All gas meters, pressure regulator/relief valves, service lines and gas and liquid fuel storage tanks and their appurtenances shall be adequately protected from vehicle impact as specified in Section 312.1 – 312.3 and from snow and ice damage.

803. Excavation

- A. Excavators shall contact the Utility Notification Center of Colorado (Call 811) and obtain the necessary utility locates prior to breaking ground.
- B. The excavation contractor or operator shall be responsible for contacting and locating any utilities not identified by the Utility Notification Center of Colorado.

SECTION 9. VARIANCES

901. Variances

- A. The Fire Marshal shall have the authority to approve variances from the provisions of this code on any of the following bases:
 - 1. **Alternate Means and Methods.** The applicant demonstrates that an alternate means or method of construction, protection, or mitigation provides an equivalent or greater level of protection to the intent of this code; or
 - 2. **Minimal Risk.** The Fire Marshal determines that strict application of a specific requirement presents minimal risk to life safety, property, or fire operations given the particular circumstances of the project.
- B. The Fire Marshal may apply conditions to any approved variance. Such conditions may relate to the following:
 - 1. Access and,
 - 2. Water supply and,
 - 3. Installation of fire suppression system,
 - 4. Seasonal use and,
 - 5. Number of structures and,
 - 6. Size of structures and,
 - 7. Location of structures and,
 - 8. Defendable space and,
 - 9. Type of use and,
 - 10. Use of specific materials,
 - 11. Existence of public utilities and,
 - 12. Increased risk to emergency services personnel.
 - 13. Execution of an Indemnification Agreement to be filed with the Gunnison County Clerk and Recorder.
- C. A variance shall be project specific and shall not establish a precedent for any other proposed variance.
- D. No access variance, within unincorporated Gunnison County, shall be valid unless approved by the Board of County Commissioners or the Public Works Director of Gunnison County pursuant to Section 1.9 of the Gunnison County Standards and Specifications for Construction of New Roads and Bridges. The Crested Butte Fire Protection District may provide comments pertaining to additional life safety requirements for the Board of County Commissioners or the Public Works Director of Gunnison County to take under consideration.

E. A variance denied by the Fire Marshal may be appealed to the Board of Appeals in accordance with Section 111.1 of this code.

902. Appeals

A. Any applicant aggrieved by a variance decision of the Fire Marshal, including a denial of a request or a condition imposed, may appeal that decision to the Board of Appeals in accordance with Section 111.1 of this code.

B. The Board of Appeals shall render all decisions and findings in writing and shall apply the standards and conditions applicable under Section 901.

SECTION 10. COLORADO WILDFIRE RESILIENCY CODE

Delete: Appendices A, B, and C.

SECTION 11. GUNNISON COUNTY AMENDMENTS

SECTION 12. TOWN OF CRESTED BUTTE AMENDMENTS

SECTION 13. TOWN OF MT. CRESTED BUTTE AMENDMENTS



CRESTED BUTTE FIRE PROTECTION DISTRICT

300 COUNTY ROAD 317 • P.O. BOX 1009

CRESTED BUTTE, CO 81224

(970) 349-5333

WEBSITE: WWW.CBFPD.ORG

To: Sean Caffrey, Rob Weisbaum, Crested Butte Fire Protection District Board of Directors

From: Apparatus Maintenance Department

Date: May 4, 2026

Subject: Purchase Justification: Gray WPLS-190 Wireless Portable Lifting System

Executive Summary

The Crested Butte Fire Protection District (CBFPD) requires a robust, versatile, and safe lifting solution to maintain its diverse fleet, ranging from light-duty response vehicles to heavy-duty fire engines and tankers. The **Gray WPLS-190 Wireless Portable Lifting System** is the recommended solution to enhance shop safety, maximize bay flexibility, and ensure high apparatus uptime in our mountain environment.

Key Benefits for CBFPD Operations

1. Unmatched Operational Safety

- **Elimination of Trip Hazards:** The 100% wireless communication technology removes all power cords and communication cables from the shop floor (p. 1). This is critical for preventing technician injury and allowing unobstructed movement of toolboxes and parts around the vehicle.
- **Redundant Load Holding:** The system features a mechanical "down-stop" device with 25 separate locking positions starting at just 6 inches (pp. 2-3). This ensures that even in the event of a total hydraulic failure, the apparatus remains securely supported.
- **Third-Party Certified:** The WPLS-190 is certified by a Nationally Recognized Testing Laboratory to meet ANSI/ALI ALCTV:2017 safety standards (p. 1).

2. Fleet Versatility & Efficiency

- **Scalable Capacity:** With a per-column capacity of **19,000 lbs**, a set of four provides **76,000 lbs** of lifting power—more than enough for our heaviest aerial and tanker units (pp. 1, 7).
- **Adaptable Wheel Engagement:** The adjustable carriage arms accommodate wheel diameters from **5" to 24.5"**, allowing one system to service everything from brush trucks to full-sized engines (pp. 2, 7).
- **Synchronized Control:** The 10.1" touch-screen interface ensures all columns lift in perfect synchronization (within 3.0") and provides real-time data on battery life and the specific weight being lifted (pp. 4, 6).

3. Minimal Facility Impact & Maintenance

- **Infrastructure Savings:** Unlike fixed in-ground lifts, the WPLS-190 requires no expensive floor excavation or specialized high-voltage wiring. It operates on 24V DC power and charges via standard 120V outlets (pp. 1, 7).
- **Mobility:** Using the pallet-jack style handle, a single technician can move these units to any bay or even use them on a hard, level outdoor surface if shop space is at a premium (pp. 1-2).
- **Durability:** The system features a **Limited Lifetime Warranty** and is designed for minimal routine maintenance, requiring only monthly greasing of specific fittings (p. 7).

Recommendation

Investing in the Gray WPLS-190 system will modernize CBFPD's maintenance capabilities, providing the "free-and-clear" access necessary for complex undercarriage repairs while maintaining the highest level of personnel safety.



CRESTED BUTTE FIRE PROTECTION DISTRICT

Emergency Medical Services | Fire | Community Risk Reduction
 300 County Road 317 | P.O. Box 1009 Crested Butte, CO 81224
 Phone: (970) 349-5333 | Fax: (970) 349-3420
 Website: www.cbfpd.org

MEMORANDUM

TO: Board of Directors, Crested Butte Fire Protection District
FROM: Sean Caffrey, CEO and Commissioner
DATE: June 9, 2026
RE: FY2026 General Fund Capital Budget — Reallocation of Savings

BACKGROUND

| Line Item | Approved | Revised | Savings |
|--------------------------------|-----------|-----------|-----------------|
| Quint — Final Payment | \$350,000 | \$295,000 | \$55,000 |
| SCBA | \$400,000 | \$385,000 | \$15,000 |
| Hamilton Ventilator | \$40,000 | \$30,000 | \$10,000 |
| Total Savings Available | | | \$80,000 |

DETAIL

Quint — Final Payment. The Rosenbauer Minnesota contract (February 13, 2024) provides pre-payment discounts of \$20,605 on chassis arrival and \$7,503 on aerial arrival. Application of these discounts, combined with the \$1,500,000 in financing proceeds, reduces the final payment from \$350,000 to approximately \$295,000.

SCBA. Vendor negotiations on the MSA G1 procurement produced a favorable variance; final anticipated cost is \$385,000.

Hamilton Ventilator. Updated vendor pricing yields a final cost of \$30,000 against the \$40,000 budgeted.

PROPOSED REALLOCATION

Administration requests reallocation of \$56,230.28 of the \$80,000 in identified savings to fund acquisition of a Mohawk Lifts WPLS-190 mobile column vehicle lift system (4-column, 24-volt, 76,000 lb. capacity). The purchase is available under Colorado State Contract No. 183226 (06/15/2023–03/31/2028), satisfying competitive procurement requirements under Policy 501. The remaining \$23,769.72 is returned to the capital budget, resulting in no net change to the approved \$1,904,000 capital appropriation. The system will support in-house apparatus maintenance and undercarriage work at the new Gothic Road facility, reducing apparatus downtime and third-party service costs.

| | |
|--|---------------|
| Total savings identified | \$80,000.00 |
| Vehicle lift system — Mohawk Lifts WPLS-190 (CO Contract No. 183226) | (\$56,230.28) |
| Remaining savings returned to capital budget | \$23,769.72 |
| Net change to approved capital budget (\$1,904,000) | \$0 |

June 9, 2026

Board of Directors

Crested Butte Fire Protection District
P.O. Box 1009
Crested Butte, Colorado 81224

Dear Members of the Board:

I am writing to inform the Board that I will not be seeking an extension or renewal of my employment contract as Chief Executive Officer and Commissioner of the Crested Butte Fire Protection District upon its expiration at the end of 2026. I wanted to provide this notice well in advance to allow the Board sufficient time to conduct a thorough and deliberate transition to new leadership.

Serving this District has been a genuine privilege. Working alongside some exceptional team members and local partners, we have accomplished a great deal together. The organization has modernized its administration and service delivery, implemented a member housing program, restructured our multi-agency dispatch center, driven meaningful improvements in training and professionalism, modernized our fleet and equipment, and built a new emergency services campus that will serve the community for decades to come. The District is a stronger organization than when I arrived, and I am proud of what has been built.

My decision not to renew is driven by personal and professional considerations. The timing is right for me to look for another community and team to serve.

In my remaining months I look forward to moving key projects forward, closing out the campus project, and preparing the organization for new leadership and the next organizational chapter. The Board will have my full commitment until my departure, and I am grateful for the opportunity to have served.

Respectfully submitted,



Sean Caffrey
Chief Executive Officer and Commissioner
Crested Butte Fire Protection District

June 9, 2026

Board of Directors
Crested Butte Fire Protection District
P.O. Box 1009
Crested Butte, Colorado 81224

Re: Notice of Intent to Sell; Notice of Employment Non-Renewal — Development Agreement, Gunnison County Reception No. 664837

Dear Members of the Board:

I. Notice of Intent to Sell

Pursuant to Section 4(b)(iii) and Section 4(d) of the Development Agreement executed January 24, 2020, and recorded in the Gunnison County official records on January 28, 2020 at Reception No. 664837 (the "Development Agreement"), Sarah Caffrey and Sean Caffrey hereby provide formal notice of our intent to sell the real property that is the subject of the Development Agreement, legally described as:

Lot 34, Chalet Village Addition No. 10, as shown on the Recorded Plat thereof recorded August 5, 1970 bearing Reception No. 280657, Town of Mt. Crested Butte, County of Gunnison, State of Colorado.

The updated street address of the property is 11 Paradise Road, Mt. Crested Butte, Colorado 81225 (the "Property"). The previous address of the property was 757 Gothic Road. This notice constitutes a "Notice of Intent to Sell" as defined in Section 4(b)(iii) of the Development Agreement.

II. Option Purchase Price

Pursuant to Section 4(d) of the Development Agreement, this Notice of Intent to Sell includes the Option Purchase Price calculated in accordance with Section 4(c). The calculation is set forth below.

| Item | Amount |
|---|---------------------------|
| Total documented construction cost (§2(g) accounting) | \$1,011,898.02 |
| Initial Certificate of Occupancy date | January 6, 2022 |
| Anticipated closing date | July 31, 2026 (estimated) |
| Accrual period (ICO to estimated closing) | 1,667 days / 4.567 years |
| 3.0% per annum (§4(c)) × 4.567 years | \$138,643.89 |
| Option Purchase Price (per §4(c)) | \$1,150,541.91 |

The Option Purchase Price is calculated using simple interest at 3.0% per annum on the total documented construction cost from the date of the Initial Certificate of Occupancy (January 6, 2022) to the estimated closing date (July 31, 2026). The Option Purchase Price stated herein will be updated to reflect the actual closing date upon finalization. Pursuant to Section 4(g), the parties shall have fifteen (15) days following the District's Exercise Notice to resolve any discrepancies in the Option Purchase Price.

III. Board's Election Under Section 4(e)

Pursuant to Section 4(e) of the Development Agreement, the District has sixty (60) days from this Notice to deliver to us a written Exercise Notice stating its decision to exercise or decline the Option. The Exercise Notice shall include the Option Purchase Price, proposed date of closing (no more than sixty (60) days from the Exercise Notice), and a standard-form Colorado Division of Real Estate Contract. If no Exercise Notice is delivered within sixty (60) days, the District's Option rights shall terminate pursuant to Section 4(f), and we shall be free to sell the Property to a third party at fair market value, less any amount due under the Note.

We acknowledge the restriction set forth in Section 4(a) of the Development Agreement and will not market the Property for sale unless and until the District's Option has been exercised and the transaction closed, waived in writing, or has otherwise terminated pursuant to Section 4(f).

IV. Notice of Employment Non-Renewal

I have separately provided the Board with advance notice that I do not intend to renew my employment agreement with the District at the conclusion of the current term at the end of 2026. I recognize that the non-renewal of my employment constitutes an independent triggering event under Section 4(b)(i) of the Development Agreement, which provides the District an Option to purchase upon my ceasing to be employed by the District for any reason. This notice is intended to afford the Board the maximum practicable lead time to act on that basis as well, and to consolidate both triggering events into a single, coordinated process.

V. Proposed Transition Arrangement and Rental Offer

Sarah and I deeply appreciate the opportunity this housing arrangement has provided our family, and we recognize the vision the District demonstrated in structuring it. The Property, a completed three-bedroom single-family dwelling in Mt. Crested Butte, represents a durable long-term asset for the District. We believe the District will benefit materially from ownership of this property for years to come, and that it will prove to be a meaningful recruitment and retention tool for future executive and senior operational personnel.

We recognize that a prompt purchase is in the District's operational and financial interest, and we wish to facilitate that outcome as directly as possible. To that end, we propose the following transition arrangement for the Board's consideration: we are willing to lease the Property from the District for the remainder of my employment term, at a fair market rental rate to be agreed upon by the parties, and commit to prompt vacation of the Property upon the earlier of (i) the end of my employment with the District, or (ii) such earlier date as the District may require for operational purposes. We will cooperate fully with any transition timeline the Board deems necessary.

We welcome a direct conversation with the Board regarding the terms of any interim rental arrangement and will make ourselves available at the Board's convenience, consistent with the recusal obligations described below. We anticipate that the District's existing Employer-Provided Housing Lease and Member Rental Housing Policy (Policy 5301) would serve as the appropriate baseline for any such arrangement.

VI. Recusal

As CEO and Commissioner, I have a direct personal interest in this matter and am addressing this notice to the Board in its independent capacity. I am happy to provide any information or assistance the Board needs to facilitate the transaction, however, I wish to recuse myself from any deliberation or decision regarding the District's election under the Development Agreement. All such decisions must rest exclusively with the Board.

VII. Notice and Contact

This notice is delivered by [certified mail / electronic mail / overnight courier] in accordance with Section 14 of the Development Agreement. Our notice address for purposes of any Exercise Notice or related correspondence is:

Sarah Caffrey and Sean Caffrey
PO Box 4421
Mt. Crested Butte, CO 81225
(720) 383-0250
caffreyhouse@gmail.com

We are committed to a cooperative and transparent process and are prepared to provide any additional information the Board may require in evaluating its election under the Development Agreement.

Respectfully submitted,


Sarah Caffrey


Sean Caffrey