

Crested Butte
Fire Protection District

Fire Code

Adopted: June 9, 2026

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SECTION 1. ADOPTED FIRE CODE

101. Adopted Fire Code

101.1 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.

101.2 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.

(a) *NFPA 13, Standard for the Installation of Sprinkler Systems*, 2022 Edition.
(b) *NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, 2022 Edition.
(c) *NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies Up to and Including Four Stories in Height*, 2022 Edition.
(d) *NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*, 2023 Edition.
(e) *NFPA 72, National Fire Alarm and Signaling Code*, 2022 Edition.
(f) *NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations*, 2021 Edition.
(g) *NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting*, current adopted edition.

101.3 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.

(a) *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.

(b) *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.
(c) *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.
(d) *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.
(e) *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 ~~t~~wo 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 (m^2), 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 ($93m^{2)}$ 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 Section1103.9, 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 *International Fire Code* or Section P2904 of the *International Residential Code*	1,500	1/2
3,601 and greater	Section 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*	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 *International Fire Code*	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 *International Fire Code*	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 alterative 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 filed 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. FEES

The fee schedule for plan review, inspection, impact, and administrative fees under this code shall be established and amended by separate resolution of the Board of Directors of the Crested Butte Fire Protection District. The current adopted fee schedule is incorporated by reference and is maintained on file with the District. Amendments to the fee schedule shall not require re-adoption of this code. The fee schedule currently in effect is set forth below.

1001. New Construction and Alterations– (To include: Type I, II & III)

A. Plan Review Fees
Fees are based on 0.001 - 0.003 of valuation based on $350 per square foot cost

Gross Floor Area (New or Added)	Fee
0 – 2,500	$700
2,501 - 3,600	$2,520
3,601 – 5,000	$5,250
5,001 – 10,000	$10,500
Greater than 10,001	$10,500 + $1.05 per sq. ft.

Includes up to:

- One pre-plan submittal consultation
- One initial plan review
- One rough-in inspection
- One fire final inspection
- One residential fire suppression underground inspection
- Alternate water supply (if required)
- Includes plan reviews or inspections for automatic fire suppression systems and/or monitored fire alarm systems (if required)

NOT INCLUDED Commercial fire underground plan review and scheduling of

inspections need to be submitted to the Colorado Division of Fire Prevention and Control

B. Impact Fees (where applicable)

Residential per dwelling unit (New Only)	$388.79
Commercial	$0.138 per sq. ft.

C. Independent Review and/or Inspection Fees

Site plan and access review only	$350
Water supply / Alternate water supply review only	$250
New gas utility review only	$100
Photovoltaic plan review	$150
Outside agency plan review or consulting	Actual cost plus 10%
Additional plan review or consultation for changes made after initial submission	$200 per hour
Re-Inspection fee for residential	
First occurrence	$250
Additional occurrences	$500
Re-Inspection fee for commercial	
First occurrence	$500
Additional occurrences	$1,000
Inspections outside of normal business hours	$200 per hour
Required fire code inspections not otherwise specified	$200 per hour
New Subdivision / PUD Review - Initial	$2,500 initial
Additional review after initial submission	$100 per hour
Wildland Urban Interface (WUI) plan review inspection	
In District	No charge
Out-Of-District	$200

ALL PLAN FEES PAID INCLUDES ONE COMPLIANT FIELD INSPECTION
(Non-compliant Re-inspections not included)

Minimum fee for additional hourly work	$100

D. Special Fees or Inspections

Variance appeal to Board of Appeals	$1,500
Additional outside review or inspection of special purpose or complex occupancies	Actual cost plus 10%

1002. Annual Inspections

Commercial fire and life safety inspections	No charge
Courtesy home fire and life safety inspection	No charge

1003. Administrative Penalties and Fines

Cancellation of a scheduled inspection within 24 hours	
First occurrence	No charge
Additional occurrences	$250
No Contractor or representative on site for a scheduled inspection (per occurrence)	$250
Work initiated without plan review or inspection	Applicable fees x 2
Failure to correct a Notice of Violation or removal of Stop Work Order	$500 per violation

SECTION 11. COLORADO WILDFIRE RESILIENCY CODE

Delete: Appendices A, B, and C.

SECTION 12. GUNNISON COUNTY AMENDMENTS

SECTION 13. TOWN OF CRESTED BUTTE AMENDMENTS

SECTION 14. TOWN OF MT. CRESTED BUTTE AMENDMENTS