

Ordinance No. 4. Ordinance Repealing the 2018 Edition of the International Fire Code and Replacing It with the 2024 Edition (and Related Amendments Thereto)

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(Ord. No. 4, 04/21/2026, effective 07/01/2026)

Resolution 2026-124

Section 1. ADOPTION

The Board of County Commissioners of Adams County hereby adopts, by reference, the International Fire Code, 2024 edition, with amendments as described in Section 5, and including the following appendices: Appendix B, Fire-Flow Requirements for Buildings; Appendix C, Fire Hydrant Locations and Distribution; Appendix D, Fire Apparatus Access Roads; Appendix E, Hazard Categories; Appendix F, Hazard Ranking; and Appendix N, Indoor Trade Shows and Exhibitions. Any Appendix not expressly referenced in this Section 1 is hereby excluded from adoption.

Section 2. CODE DESCRIBED

The International Fire Code, 2024 edition, is published by the International Code Council headquartered at 200 Massachusetts Avenue NW, Suite 250, Washington, DC 20001, and with a publications office located at 4051 Flossmoor Road, Country Club Hills, IL 60478.

Section 3. APPLICABILITY

Pursuant to C.R.S. § 30-15-401.5, as may be amended, this Ordinance shall apply to all of the unincorporated areas of Adams County and shall not be administered or enforced within the limits of any incorporated city or town, unless such city or town elects to have such provisions apply. Pursuant to C.R.S. § 30-15-401.5(6), as may be amended, this Ordinance shall not apply to farms or ranches. Nothing herein eliminates the requirements that (i) any farm or ranch must comply with local land use requirements contained in the Adams County Development Standards and Regulations, and (ii) any necessary building, plumbing, mechanical, or electrical permits for a farm or ranch building or structure must be sought and obtained from the County. The provisions of this Ordinance shall not overrule or otherwise restrict the authority of the Board of County Commissioners or any other applicable official of Adams County in authorizing land uses or otherwise acting under the authority of any other adopted codes or regulations of Adams County or enforcing the provisions thereof.

Section 4. BOARD OF APPEALS

The "Board of Appeals," as described in Section 109 of the International Fire Code, 2024 edition, shall be the Adams County Board of Fire Code Appeals as appointed by the Board of County Commissioners. Whenever the fire code official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the intent of the code has been incorrectly interpreted, the provisions of the code do not fully apply, or an equivalent method of protection or safety is proposed, the applicant may appeal the decision of the fire code official to the Adams County Board of Fire Code Appeals within thirty days from the date the decision being appealed was made.

Section 5. AMENDMENTS

Those sections and provisions of the International Fire Code, 2024 edition, not listed in this Section 5 are adopted as written. Additions are underlined and deletions are ~~struck out~~ as set forth herein.

(a) **CHAPTER 1 SCOPE AND ADMINISTRATION**

101.1 Title. These regulations shall be known as the Fire Code of Adams County ~~[NAME OF JURISDICTION]~~, hereinafter referred to as "this code."

102.5 Application of residential code. Where structures are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply as follows:

1. ~~Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 shall apply.~~
1. Construction and design provisions: Provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access, and water supplies. Where this code addresses fire sprinklers in residential occupancies, it refers to residential occupancies constructed pursuant to both the International Building Code and the International Residential Code. Construction permits for systems and equipment utilized in the interior or exterior of the structure shall also apply.

Exception: Dwelling unit fire sprinkler systems, or portions thereof, installed in accordance with Section P2904 of the 2024 International Residential Code do not require a permit, unless otherwise required by the local fire district. Dwelling unit fire sprinkler systems, or portions thereof, installed in accordance with NFPA 13D require a permit pursuant to Section 105.6.2 of this code.

2. Administrative, operational and maintenance provisions of this code shall apply.

References in this code to Group R-3 or U occupancies or one- and two-family dwellings shall apply to structures subject to the International Residential Code where appropriate.

105.5.51 Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary *special event structure* or a tent having an area in excess of 400 square feet (37 m²).

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Tents, curtains and extensions attached thereto, when used for funeral services.
3. Tents open on all sides, which comply with all of the following:
 - 3.1. Individual tents having a maximum size of 700 square feet (65 m²).
 - 3.2. The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m²) total.
 - 3.3. A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be provided.
4. Temporary special event structures having a maximum size of 700 square feet (65 m²).

105.6.7 Fire alarm and detection systems and related equipment. A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment, including emergency alarm systems (Section 908) and explosion control systems (Section 911). Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.6.26 Explosion control. A construction permit is required to install or modify explosion control provided as required by Section 911.

106.1 Submittals. ~~Construction documents and supporting data shall be submitted in two one or more sets with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.~~ where documents are submitted in support of an application for a construction permit required by Section 105.

Exception: The *fire code official* is authorized to waive the submission of *construction documents* and supporting data not required to be prepared by a registered design professional if it is found that the nature

of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to the penalties authorized pursuant to C.R.S. § 30-15-402, as may be amended, and upon adjudication thereof, guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] one thousand dollars (\$1,000), or such higher amount as may be allowed by law, or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than [AMOUNT] up to one thousand dollars (\$1,000), or such higher amount as may be allowed by law, per separate violation, or more than [AMOUNT].

(b) **CHAPTER 2 DEFINITIONS**

~~REGISTERED DESIGN PROFESSIONAL. An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state in which the project is to be constructed.~~ An engineer, licensed to practice professional engineering, as defined by the statutory requirements of the professional licensure laws of the State of Colorado, who shall be responsible and accountable to possess the required knowledge and skills to perform design, analysis, and verification in accordance with provisions of this code and applicable professional standards of practice.

(c) **CHAPTER 3 GENERAL REQUIREMENTS**

311.5 Placards. Any vacant or abandoned buildings or structure determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards ~~shall~~may be marked as specified in Sections 311.5.1 through 311.5.5.

(d) **CHAPTER 5 FIRE SERVICE FEATURES**

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than ~~20 feet (6096 mm)~~ 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Exception: Fire apparatus access roads serving rural residential development shall be allowed to be not less than 20 feet in unobstructed width when approved by the fire code official.

503.2.2 Authority. The fire code official shall have the authority to require ~~or permit modifications to the required access~~ an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations. The fire code official shall have the authority to reduce minimum access widths and vertical clearances based on the fire department's apparatus. ~~or where necessary to meet the public safety objectives of the jurisdiction.~~

507.5.1.2 Hydrant for fire department connections. Buildings equipped with a fire department connection in accordance with Section 912 shall have a fire hydrant within 100 feet (30480 mm) of the fire department connections.

Exception: The distance shall be permitted to exceed 100 feet (30480 mm) where approved by the fire code official.

(e) **CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY**

903.2.6 Group I. *An automatic sprinkler system* shall be provided throughout buildings with a Group I *fire area*.

Exceptions:

1. *An automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.

2. An *automatic sprinkler system* is not required where Group I-4 day care facilities are at the *level of exit discharge* and where every room where care is provided has not fewer than one exterior *exit door*.
3. In buildings where Group I-4 day care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the *level of exit discharge* and all floors below the *level of exit discharge* other than areas classified as an open parking garage.
4. An automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be provided throughout all Group I-1 facilities that meet the federal Fair Housing Act definition of senior housing or housing for older persons. **

903.2.10 Group S-2 parking garages. An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the International Building Code, exceeds 12,000 square feet (1115 m²).
2. Where the enclosed parking garage, in accordance with Section 406.6 of the International Building Code, is located beneath other groups.

Exception: Enclosed parking garages located beneath or adjacent to Group R-3 occupancies.

3. Where the fire area of the open parking garage, in accordance with Section 406.5 of the International Building Code, exceeds ~~48,000 square feet (4460 m²)~~ 12,000 square feet (1115 m²).

903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, ~~or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams,~~ the basement shall be equipped throughout with an approved automatic sprinkler system.

903.3.5.3 Antifreeze. The use of antifreeze in all fire suppression systems shall be prohibited.

(f) **CHAPTER 12 ENERGY SYSTEMS**

1205.5.1 Vegetation control. A clear, brush-free area of at least 10 feet (3048 mm), ~~or otherwise acceptable to the fire code official,~~ shall be required around the perimeter of the ground-mounted photovoltaic arrays. A maintained vegetative surface or a noncombustible base, approved by the fire code official, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations.

(g) **CHAPTER 31 TENTS, TEMPORARY SPECIAL EVENT STRUCTURES, AND OTHER MEMBRANE STRUCTURES**

3105.2 Approval. Temporary special event structures required to have a permit, as set forth in Sections 105.5 and 105.6, shall not be erected, operated or maintained for any purpose without first obtaining approval and a permit from the fire code official. ~~and the building official.~~

3105.5 Required documents. The following documents shall be submitted to the fire code official ~~and building official~~ for review before a permit is approved:

1. Construction documents: Construction documents shall be prepared by a registered design professional in accordance with the International Building Code and ANSI E1.21 where applicable. Construction documents shall include:
 - 1.1. A summary sheet showing the building code used, design criteria, loads and support reactions.
 - 1.2. Detailed construction and installation drawings.
 - 1.3. Design calculations.
 - 1.4. Operating limits of the structure explicitly outlined by the registered design professional including environmental conditions and physical forces.
 - 1.5. Effects of additive elements such as video walls, supported scenery, audio equipment, vertical and horizontal coverings.
 - 1.6. Means for adequate stability including specific requirements for guying and cross-bracing, ground anchors or ballast for different ground conditions.

2. Designation of responsible party: The owner of the temporary special event structure shall designate in writing a person to have responsibility for the temporary special event structure on the site. The designated person shall have sufficient knowledge of the construction documents, manufacturer's recommendations and operations plan to make judgments regarding the structure's safety and to coordinate with the fire code official.
3. Operations plan: The operations plan shall reflect manufacturer's operational guidelines, procedures for environmental monitoring and actions to be taken under specified conditions consistent with the construction documents.

(h) **CHAPTER 41 TEMPORARY HEATING AND COOKING OPERATIONS**

4104.2 Open-flame cooking devices. ~~Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.~~ No gas-fire grills, charcoal grills, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet (3 m) of any structure.

Exceptions:

1. One- and two-family dwellings, townhomes, and other structures built under the International Residential Code.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 21/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity]. Two extra 1 pound LP-gas containers may be stored on the balcony.
4. Listed natural gas appliances shall be permitted on balconies when installed in accordance with the International Fuel Gas Code and supplied by the building's natural gas system.
5. Listed electric ranges, grills, or similar electrical apparatus shall be permitted.

(i) **CHAPTER 56 EXPLOSIVES AND FIREWORKS**

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Section 5605.
3. The use of fireworks for fireworks displays as allowed in Section 5608.
4. The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided that such fireworks and facilities comply with NFPA 1124, CPSC 16 CFR Parts 1500 and 1507, and DOT 49 CFR Parts 100-185, as applicable for consumer fireworks.
5. The sale or use of permissible fireworks, as defined in C.R.S. § 12-28-101(8), as may be amended.
6. The sale of permissible fireworks from temporary stands in accordance with Sec. 4-05-02-06 of the Adams County Development Standards and Regulations, as may be amended.

(j) **CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS**

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is ~~prohibited~~ allowed when such storage complies with Sections 5704.2.9.6.1 through 5704.2.9.6.3. ~~within the limits established by law as the limits of districts in which such storage is prohibited~~ [JURISDICTION TO SPECIFY].

5707.1 General. On-demand mobile fueling operations that dispense Class I, II and III liquids into the fuel tanks of motor vehicles shall comply with Sections 5707.1 through 5707.6.6.

Exception: Fueling from an approved portable container in cases of an emergency or for personal use; and fueling and dispensing of flammable and combustible liquids on farms and construction sites as allowed by Section 5706.2.

(k) **APPENDIX D FIRE APPARATUS ACCESS ROADS**

Within Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads, the minimum width of a dead-end fire apparatus access road has been changed to 24 feet.

APPENDIX D APPARATUS ACCESS ROADS
TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
<u>0-150</u>	<u>2024</u>	<u>None required</u>
<u>151-500</u>	<u>2024</u>	<u>120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1</u>
<u>501-750</u>	<u>2624</u>	<u>120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1</u>
<u>Over 750</u>		<u>Special approval required</u>

For SI: 1 foot = 304.8 mm.

Section 6. VIOLATIONS

Any person who violates the provisions of this Ordinance shall be subject to the penalties authorized pursuant to C.R.S. § 30-15-402, as may be amended, and, upon adjudication thereof, shall be punished by a fine of not more than one thousand dollars (\$1,000), or such higher amount as may be allowed by law, for each separate violation. Each day during which such illegal activity occurs shall be deemed to be a separate offense. The remedies set forth in this Ordinance are not exclusive of any other remedies available under any applicable federal, state or local law, and it is within the discretion of the authorized enforcement agency to seek cumulative remedies.

Section 7. REPEAL OF CONFLICTING FIRE CODES

All conflicting fire codes previously adopted by the Adams County Board of County Commissioners are hereby repealed in their entirety.

Section 8. SEVERABILITY

The Board of County Commissioners hereby declares that should any article, section, paragraph, sentence, clause, or phrase of this Ordinance be held to be invalid or unconstitutional for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of County Commissioners hereby declares that it would have passed this Ordinance, and each part or parts thereof, irrespective of the fact that any one part or parts be declared invalid or unconstitutional.

Section 9. SAFETY CLAUSE

The Board of County Commissioners hereby finds, determines, and declares that this Ordinance is necessary for the preservation of the public health, safety, and welfare.

Section 10. DATE OF EFFECT

The Board of County Commissioners of Adams County, Colorado, hereby determines that this Ordinance shall become effective on July 1, 2026.