AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Date of Request: 8/13/2008 **Contractual Deadline:**

esired Agenda Date: 8/19/2008 **Date Received in Administration:** 8/13/08

Action Requested: Review for BOCC adoption.

Summary: Planning Commssion recommendation regarding adoption of the 2003 International Fire Code with amendments within the Crested Butte Fire District, and amendments to the Crested Butte Fire Protection District Guidelines and Standards

Recommendation: Review for BOCC adoption.

Fiscal Impact: N/A

Submitted by: Administration for Planning

Finance Department Review: ◯ Required ● Not Required

Comments:

Signature Discharge Date

County Attorney Review: ● Required ◯ Not Required

Comments:

OK 8/14/08 DB

1. I suggest that title & contents of Section 7 be clarified so that "Board" is not mistaken to be BOCC, as Bd of a subdivision, also p. 15 should take care of it

2. Do we have Marlene's OK? (Yes - Katherine)

Signature Discharge Date

Returned to Administration: 8/14/08 11:15 am

County Manager Approval:

MB 8-15-08

Signature Date

◯ Consent Agenda ⊗ Regular Agenda Discussion Time Allotted: _____

Revised June 2008

CRESTED BUTTE FIRE PROTECTION DISTRICT
306 MAROON AVENUE
P.O. BOX 1009
CRESTED BUTTE, COLORADO 81224
(970) 349-5333

7/23/08

Joanne Williams
Director of Planning
221 N. Wisconsin Street, Suite D
Gunnison, CO 81230

Letter # 2008-2-065

RE: Last 3 outstanding issues for recommendation to the Gunnison County Board of County Commissioners (BOCC) for adoption of the 2003 International Fire Code (IFC) and Crested Butte Fire Protection District (CBFPD) Guidelines & Standards (Standards) within the boundaries of the CBFPD

Dear Joanne,

Thank you for your help in the adoption process for the above noted issue. Following are the areas that the Planning Commission requested clarification of section 402 (see attached) of CBFPD Guidelines & Standards.

1. Included are the exceptions from Appendix B as requested.
2. Wavier process is addressed in Section 703 of CBFPD Guidelines & Standards.
3. Cost vs. benefit analysis;
   a. Insurance premiums drop about the same amount as the monitoring service per month. Superior Alarm of Montrose, CO indicated approximately $20/month. HVM of Crested Butte, CO indicated approximately $29/month. This equates to less than $1 a day. Several insurance companies indicated savings approximately equal to the cost of monitoring. Additionally, insurance companies require monitored fire alarm systems for polices in excess of $1 million dollars.
   b. Remote residences in Urban Wildland Interface need an early warning component to ensure timely fire department response if a house catches fire and is impinging on the forest or a water line breaks and potentially causes water damage or drains the water supply resulting in a lack of fire protection. Protection is 24/7.
   c. A monitored system can alert property managers and emergency responders of a system failure, thereby reducing damage and repair costs. We need to be notified so that we have a chance of minimizing the incident.
   d. The number and type of alarms is communicated to responding units as to what the problem is (i.e. a single vs. multiply alarms may indicate a fire is growing in size) and helps determine our "sense of urgency".

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received 7-24-08

e. Monitored systems pages emergency personnel immediately as to the exact time the problem started therefore helping to keep small problems small.
f. Monitoring goes hand in hand with 30 gallons per minute of drive time to buy emergency units time to respond.
g. Eagle River Fire District requires monitoring specifically because of the overwhelming beetle kill problem in their forests.

Other fire districts that require monitoring in outlying residences are as follows;

1. Eagle River Fire Protection District.
2. Vail Fire Department.
3. Telluride Fire Protection District.
4. Steamboat Springs.
5. Aspen Fire Department does not as insurance companies require monitoring if the home value is $1 million or more.

In conclusion, if we don't know there is a fire we can't provide service until the problem has escalated beyond our ability to suppress a fire.

Thank you for your time and consideration of these fire and life safety issues.

Respectfully,

Scott Wimmer
Fire Inspector
Crested Butte Fire Protection District

Ric Ems
Fire Chief / Fire Marshal
Crested Butte Fire Protection District

Attachments: Copy of Section 402

CRESTED BUTTE FIRE PROTECTION DISTRICT: The Planning Commission conducted a work session with the applicants' representative Scott Wimmer and Ric Emms. They reviewed the recommendation to Board of Commissioners, request to adopt the **2003 *International Fire Code* with amendments.**

With a quorum present Chairman Ian Billick opened the work session.

Wimmer explained that the International Fire Code (IFC) was adopted in 1991 and was updated in 2003; but has not been adopted by the Board of County Commissioners (BOCC.) The Crested Butte Fire Protection District (CBFPD) is now requesting that the BOCC adopt the 2003 IFC, and the proposed amendments. This would only be for the CBFPD not the Gunnison Fire District.

Wimmer noted several of the changes; the 2003 IFC said attached garages did not need self-closing doors; the amendment would require the doors to be self-closing. They will now require exit signs next to the floor in hotels and apartment houses and a redundant exit sign higher up. New buildings regardless of square footage; car ports, sheds when not used for human habitation will not be required to be sprinkled.

Commissioner John Messner asked if an agricultural building over 200 sq. ft. would be required to be sprinkled. Wimmer replied it would, but added an agricultural building on an agricultural parcel generally does not require a building permit. Lypps suggested an exemption for agricultural buildings of any size; the commissioners agreed. Building Official Rich Wojdakowski explained agricultural buildings are not usually heated; therefore water could freeze and a sprinkler system would not work.

Emms added existing buildings, not on a central water system, build an addition of 1,000 sq. ft. or more, or half again to the size of the structure will have to be sprinkled.

Colorado State Forest Service representative Brian Ayers commented the latest version of the *Gunnison County Land Use Resolution* (LUR) should be changed to refer to fire levels as- moderate, high or extreme.

Commissioner Sam Lumb left the meeting at 3:50 p.m. for the rest of the meeting.

The commissioners agreed to change the wording to automatic fire suppression systems are required in habitable structures, which are not on a central water system.

MOVED; by Owen seconded by Karas to recommend adoption of chapters seven and ten of the CBFPD Fire Code, as amended. The motion passed unanimously.

MOVED; by Owen seconded by Reed to recommend the adoption of the amendments to the 2003 IFC, as amended. The motion passed with a vote of four to one; Commissioners Billick, Owen, Reed and Lypps voted yes and Commissioner Karas voted no.

MOVED; by Reed seconded by Lypps to drop the requirements in Section 402, Water Supply, to track with the previous motion. The motion passed with a vote of four to one; Commissioners Billick, Owen, Reed and Lypps voted yes and Commissioner Karas voted no.

MOVED; by Karas seconded by Owen to adopt the CBFPD Fire Code Section 5 Wildfire Mitigation as amended and specifically adding defensible space to include the terminology- moderate, high or extreme. The motion passed unanimously.

*For a complete copy of the Crested Butte Fire Protection District regulations, please see the planning department file or CBFPD for a copy of their regulations.

The commission began a review of the proposed LUR amendment. Planning Director Joanne Williams said the draft includes changes to the definitions and references to wildfire hazard ratings. She suggested combining the fire suppression section and the wildfire hazard section.

Ayers said the goal of a community wildfire protection plan is to have a community which has determined the fuel requirements, and worked with the fire district and forest service to come up with a joint vegetative plan. This plan enables the community to apply for grants from the federal government.

Lypps suggested there should be a way to exempt an area if they can prove they are not in a wildfire hazard area, even if the wildfire map states otherwise.

Ayers suggested requiring defensible space and encouraging forest management.

Billick queried the commission for topics to be flagged: none at this time.

The next work session will include further review of the LUR draft amendment

August 1, 2008
Planning Commission Work Session

CRESTED BUTTE FIRE PROTECTION DISTRICT (CBFPD): The commissioners conducted a work session with CBFPD representatives Scott Wimmer and Ric Ems. They reviewed the minor changes to the previously approved, March 21, 2008 recommendation to the Board of County Commissioners regarding adoption of CBFPD Guidelines and Standards, and the adoption of the International Fire Code within the Crested Butte Fire District.

With a quorum present Chairman Ian Billick opened the work session.

Director of Planning Joanne Williams noted that on March 21, 2008 the commissioners had approved the amendments to the CBFPD Guidelines and Standards. Following a careful review of the amended guidelines the commissioners realized that some of the language approved had been inadvertently omitted. They requested an amendment which reflected the recommendations made by the commissioners, but were inadvertently left out, of the CBFPD Guidelines and Standards, Section 402, Appendix B, Item 3 d.

Billick noted that the following had been inadvertently omitted from the March 21, 2008 recommendation;

d.- Isolated rural buildings shall be exempt if any of the following conditions apply:
1. Emergency vehicle access to the property is seasonal.
2. The property is located beyond maintained roads.
3. The property is located beyond emergency vehicle access.
4. The property is not served with electricity by a public sector.

Billick queried the commissioners to ensure that they approved and understood what was intended to be the language stated here and was inadvertently left out, and was now contained in the CBFPD letter dated July 23, 2008.

MOVED: by Reed seconded by Karas to affirm that the language that was cited here is the language understood to be in the March 21, 2008 recommendation, but was inadvertently omitted. The motion passed unanimously.

As recommended for approval by the Planning Commission the entirety of the CBFPD Guidelines & Standards, Section 402, Appendix B, is as follows;

Proposed language for Automatic fire Sprinkler System requirement in CBFPD Guidelines & Standards:

Section 402-Water Supply Deficiencies, Amended as follows.

(New section) Section 402 A **New subdivision and PUD's**. An automatic fire suppression system shall be installed in all structures in all new subdivisions or PUD's where there is not installed a central water supply capable of providing the required fire flows per the IFC 2003 edition appendix B.

1. All structures shall have installed a fire suppression system in accordance with NPA 13 *Standard for the Installation of Sprinkler Systems, 13D Standard for the Installation of Sprinkler Systems,* 13D *Standard for the Installation of Sprinkler 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,* current edition, by covenant and,
2. **Installed fire protection systems shall be monitored and supervised by an approved central station fire alarm company and,**

3. **The size of the storage tank shall be double the required amount per the applicable NFPA standard or based on 30 gallons per minute response time, at posted speed limits, measured from the nearest fire station, whichever is greater.**

EXCEPTIONS:
a) Detached carports and greenhouses.
b) Sheds and auxiliary structures not used for human habitation. See definition for **HABITABLE SPACE** in 2003 IRC – R202
c) When expenditures are strictly related to repair or maintenance of an existing system.
d) Isolated rural buildings shall be exempt if any of the following conditions apply:

1. Emergency vehicle access to the property is seasonal.
2. The property is located beyond maintained roads.
3. The property is located beyond emergency vehicle access.
4. The property is not served with electricity by public utility.

(New section) Section 402 B **New projects other than new subdivisions and PUD's.** **In all occupancies an automatic fire suppression system installed in compliance with the National Fire Protection Association Standards and other standards adopted by CBFPD shall be installed:**

1. **In all new buildings regardless of floor area or occupancy type. For the purpose of this section, the floor area within the surrounding exterior walls shall be considered as one building. Area separation walls shall not be used in calculating allowable floor area for sprinler requirements. In occupancies of a hazardous nature or where special hazards exist, reference 2003 IFC – 901.4.3.**
   EXCEPTIONS:
   (a) Detached carports and greenhouses.
   (b) Sheds and auxiliary structures not used for human habitation. See definition for HABITABLE SPACE in 2003 IRC-R202.
   (c) When expenditures are strictly related to repair or maintenance of an existing system.

2. **Throughout exiting and new sections of any existing building whenever total additions result in an increase of the original floor area by more than 50 percent, or whenever total additions result in an increase of more than 1,000 square feet in the total floor area, including mezzanines or additional stories, or when ever alterations to existing buildings exceed 50 percent of the replacement value, as determined by the building official. Alteration values and additional floor area shall be cumulative with each issuance of a building permit, regardless of any change in ownership.**
   EXCEPTIONS:
   (a) Detached carports and greenhouses.
   (b) Sheds and auxiliary structures not used for human habitation. See definition for HABITABLE SPACE in 2003 IRC – R202.
   (c) When expenditures are strictly relate to repair or maintenance of any existing and now sections of an existing system.
3. **Throughout existing and new sections of an existing building for which there is an occupancy classification change.**

Reference:

2003 IFC -901.4.3 **Additional fire protection systems.** In occupancies of a hazardous nature, where special hazards exist in addition to the normal hazards of the occupancy, or where the fire code official determines that access for fire apparatus is unduly difficult, the fire code official shall have the authority to require additional safeguards. Such safeguards include, but shall not be limited to, the following: automatic fire detection systems, fire alarm systems, automatic fire-extinguishing systems, standpipe systems, or portable or fixed extinguishers, fire protection equipment required under this section shall be installed in accordance with this coed and the applicable referenced standards.

Definition:

2003 IRC- R202
(B) HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.