

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5269

AN ORDINANCE ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION; AMENDING CERTAIN PROVISIONS IN THE ADOPTED CODE; AMENDING CHAPTER 15.44 OF THE MUNICIPAL CODE AND REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT OR INCONSISTENT HEREWITH

RECITALS:

Pursuant to the constitutional, statutory and Charter authority of the City Council of the City of Grand Junction to adopt ordinances for the protection of the health, safety, and general welfare of the population of the City the following ordinance is proposed.

After full hearing and consideration of the ordinance and upon recommendation by the City staff the Council finds that adoption of the ordinance is necessary to preserve the health, safety and general welfare of the people of the City of Grand Junction. The 2024 International Fire Code (Code), which is hereby adopted, is state of the art. The Code is common in many communities, which further increase the benefits of standardization.

NOW THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Chapter 15.44 of the Municipal Code of Ordinances of the City of Grand Junction is hereby amended as follows:

15.44.010 Adoption of the International Fire Code.

For the purposes of prescribing regulations governing conditions hazardous to life and property from fire, explosion, and chemical release, the International Fire Code (hereinafter "International Code" or "International Fire Code" or "IFC"), promulgated by the international Code Council, **including Appendices Chapters B, C, D, E, F, G, H, I, N, and O 2024 Edition**, except such portions as are hereinafter deleted, modified or amended by GJMC 15.44.040 are hereby adopted. Not less than one copy of the international Fire Code is filed in the office of the City Clerk. From the date on which this chapter shall take effect, the provisions of the International Code shall be controlling within the limits of the City of Grand Junction, Colorado.

15.44.020 Establishment and duties of fire prevention.

(a) The International Code shall be enforced by the Division of Fire Prevention in the Fire Department of the City of Grand Junction which has been previously established and which shall be operated under the supervision of the Chief of said Fire Department.

(b) The Fire Marshal in charge of the Division of Fire Prevention in the Fire Department of the City of Grand Junction shall be appointed by the Chief of the Fire Department.

(c) The Chief of the Fire Department may detail such members of the Fire Department as inspectors as he shall from time to time deem necessary. The Chief of the Fire Department shall recommend to the City Manager the employment of technical inspectors as necessary.

15.44.030 Definitions.

(a) Wherever the word "jurisdiction" is used in the International Fire Code, it shall be held to mean the City of Grand Junction, Colorado.

(b) Wherever the term "corporation counsel" is used in the International Fire Code, it shall be held to mean the City Attorney for the City.

(c) Wherever the term "City Manager" is used, it shall mean the City Manager or any employee of the City designated by the City Manager, such as but not limited to the Fire Chief, the Fire Marshal or the Chief Financial Officer of the City.

(d) Wherever an officer of the City, such as "City Manager" or "Fire Chief," is mentioned or designated herein, such officer may delegate, informally or in writing, the duties and responsibilities to a designee who shall have the full power and authority of the named or designated officer.

15.44.040 Amendments to the International Fire Code.

The International Fire Code is amended and changed in the following respects:

Chapter 1 Administration

Section 105.1.7. Add a new Section 105.1.7 to read as follows:

105.1.7 Permit Fees. Permit rates and fees shall be as adopted by City Council by resolution.

105.5 Required operational permits. Delete Section 105.5 including all subsections in its entirety with the exception of 105.5.1 (Additive manufacturing), 105.5.3 (Special amusement areas), 105.5.4 (Aviation facilities), 105.5.5 (Carnivals and fairs), 105.5.7 (Combustible Dust-Producing Operations), 105.5.8 (Combustible fibers), 105.5.9 (Compressed gases), 105.5.11 (Cryogenic fluids), 105.5.14 (Energy storage systems), 105.5.15 (Exhibits and trade shows), 105.5.16 (Explosives), 105.5.18 (Flammable and combustible liquids), 105.5.22 (Hazardous materials), 105.5.23 (HPM facilities – hazardous production materials), 105.5.24 (High-piled storage), 105.5.26 (Indoor plant cultivation), 105.5.29 (Lithium batteries) 105.5.30 (LP-gas), 105.5.31 Lumber yards and woodworking plants, 105.5.32 (Magnesium), 105.5.39 (Mobile food preparation vehicles), 105.5.36 (Open Burning), 105.5.39 (Organic coatings), 105.5.40 (Outdoor

assembly event), 105.5.42 (plant extraction system), 105.5.43 (Private fire hydrants), 105.5.44 (Pyrotechnic special effects material), 105.5.45 (Pyroxylin plastics), 105.5.49 (Spraying or dipping), 105.5.51 (Temporary membrane structures and tents).

The absence of a required Operational Permit does not absolve any person(s) or processes from adherence to other provisions as stated in this code. The fire code official is authorized to utilize other City of Grand Junction administrative review processes such as Temporary Use Permits, Special Event Permits, etc. to evaluate IFC compliance.

Section 105.5.51. Amend Section 105.5.51 to read as follows:

105.5.51 Temporary membrane structures, special event 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 individual or contiguous area in excess of 2400 square feet.

Exception 1: Tents used exclusively for recreational camping purposes.

Exception 2: Funeral tents and curtains, or extensions attached thereto, when used for funeral services.

Exception 3: Temporary membrane structures, temporary special event structures and tents utilized for the purposes of retail fireworks sales, special amusement buildings or outdoor assembly events such as a circus, carnival, theater, dance hall or other similar use shall require an operational permit when the area exceeds 400 square feet.

Exception 4: Mobile stages

Section 105.6.22. Amend Section 105.6.22 to add exception:

Exception: Mobile stages

Section 105.6.25. Amend Section 105.6.25 to read as follows:

105.6.25 Temporary membrane structures, special event structures and tents. A construction permit is required to operate an air-supported temporary membrane structure, a temporary stage canopy, or a tent having an individual or contiguous area in excess of 2400 square feet.

Exception 1: Tents used exclusively for recreational camping purposes.

Exception 2: Funeral tents and curtains, or extensions attached thereto, when used for funeral services.

Exception 3: Temporary membrane structures, temporary special event structures and tents utilized for the purposes of retail fireworks sales, special amusement buildings or outdoor assembly events such as a circus, carnival, theater, dance hall or other similar use shall require an operational permit when the area exceeds 400

square feet.

Exception 4: Mobile stages

Section 105.5.30 LP-gas. Replace and amend Section 105.5.30 to read as follows:

105.5.30 LP-gas. An operational permit is required for:

1. Storage and use of LP-gas where an individual container exceeds 120-gallons (water capacity (w.c.) or multiple container systems exceed an aggregate quantity of 120-gallons w.c. [aka 420 lbs. propane, 96-gallon propane capacity at 80% full)

Exception: A permit is not required for individual containers with a 500-gallon (1893 L) water capacity or less or multiple container systems having an aggregate quantity not exceeding 500 gallons (1893 L), serving occupancies in Group R-3.

2. Operation of cargo tankers that transport LP-gas.

Section 105.6.16 LP-gas. Delete Section 105.6.16 and replace with:

105.6.16 LP-gas. A construction permit is required for installation of or modification to a LP-gas system where an individual container exceeds 120-gallon water capacity (w.c.) or multiple container systems exceed an aggregate quantity of 120-gallon w.c. [aka 420 lbs. propane, 96-gallon propane at 80% full].

Section 105.5.18 Flammable and combustible liquids. Add exception to No. 3.

Exception: Outdoor storage of Class II and IIA liquids used as fuel for integrated base tank generators that have double wall containment and are UL listed per the International Fire Code.

Section 112.1. Amend Section 112.1 to read as follows:

Section 112.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relating to the application and interpretation of this code, there shall be and is hereby created a board of appeals to be known as the Fire Board of Appeals. The Board of Appeals established in GJMC 15.08.010 shall serve as the Fire Board of Appeals.

Chapter 2 Definitions

Section 202 General Definitions. The following definitions shall be amended to read as follows and/or adopted to be included in as a definition:

Mobile Stage. A portable platform that is used for outdoor performances that is no

greater than 700 square feet in size, self-supported without the use of guy wires that anchor to the earth, permanently attached to a trailer that has a current registration with the Department of Motor vehicle and is certified by a qualified engineer as deemed acceptable by the authority having jurisdiction.

Bonfire. An outdoor fire utilized for ceremonial purposes which is limited to a solid wood fuel size of 8 feet in diameter and 4 feet high and conducted by non-profit organizations, religious institutions, school districts, or governments.

Fire Pit (Non-portable, wood burning). A depression dug into the ground and/or an enclosure made from stones, masonry, etc. for keeping a fire used for cooking or warmth. Non-portable wood burning fire pits are regulated as recreational fires in accordance with the International Fire Code.

Household Waste. Any waste including garbage and trash, derived from households including single and multiple residences, hotels and motels, and other places used for temporary or permanent human habitation.

Nonattainment Area. An area which has been designated under the Clean Air Act as nonattainment for one or more of the national ambient air quality standards by the federal environmental protection agency.

Open burning. Any manner of burning, typically vegetative material, whether caused, suffered or allowed, not in a device or chamber designed to achieve combustion, where the products of combustion are emitted, directly or indirectly, into the open air; open burning does not include the detonation of manufactured explosives. The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge pots and similar devices associated with safety or occupational uses typically considered open flames, recreational fires, portable outdoor fireplaces, fire pits (non-portable wood burning), and permanent fire pits and fireplaces. For the purposes of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open. Open burning must be conducted at least 50 feet from any structure (including combustible fences), occupied dwelling(s), workplace (s), or any other place(s) where people congregate, which is on property owned by or under possessory control of, another person.

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

Recreational Fire. A wood burning outdoor fire, typically in a homemade enclosure of rocks or bricks or other materials the fire code official deems safe for the purpose. Recreational fires are not portable and burn materials other than rubbish or household waste and the wood being burned is not contained in an incinerator, portable outdoor fireplace, barbecue grill, barbecue pit, or permanent outdoor fire pit or fireplace and has a fuel area of 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purpose (i.e. fire pits as defined herein, fire rings or campfires).

Salvage Operation. Any operation to salvage or reclaim any material for use or sale, such as reprocessing used motor oils, metals, wire, chemicals, shipping containers, or drums, and specifically including automobile graveyards and junkyards.

Vegetative Material. Plant material including bushes, shrubs and clippings from bushes and shrubs resulting from maintenance of yards or other private or public lands. Nothing larger than one inch in diameter;

Field stubble, grass (not in piles), weeds in fields, and vegetation along fences, ditches/ditch banks; and

Wood waste, including chipped tree stumps, tree limbs, bark, small piles of dried leaves (not to exceed 3 cubic feet) that are well aeriated and do not smolder when burned and scraps resulting from maintenance of trees. Nothing shall be larger than one inch in diameter and shall not have been treated with any compound(s) containing chromium, copper, arsenic, pentachlorophenol, creosote, tar or paint.

Section 203.9.5 Residential Group R-5. Add new Section 203.9.5 to read as follows:

Section 203.9.5 Residential Group R-5. Residential Group R-5 shall include buildings, structures, or portions thereof for more than five but not more than sixteen persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment. This occupancy requires that all persons residing within shall, without any assistance, be capable of responding to an emergency situation to complete building evacuation. Such occupancy shall comply with the International Residential Code. This group shall include, but not limited to, the following: Congregate living facilities (non-transient) with 16 or fewer occupants, for whom supervision is provided on a 24-hour basis within the building, structure or portion thereof.

Chapter 3 General Requirements

Section 304.1.3. Amend Section 304.1.3 to read and add exception:

Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.

Exceptions: Vegetation located at one- and two-family dwellings, and multiple single-family dwellings (townhouses), Nothing in this exception shall preclude laws governed by federal, state, and the county that implement additional enforcement requirements.

Section 307. Amend Section 307 to read as follows:

**SECTION 307
Outdoor Burning**

Section 307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any outdoor burning or open burning unless conducted and approved in accordance with Sections 307.1.1 through 307.7.

Any open burning not expressly allowed, not expressly prohibited, or not otherwise specifically addressed under section 307 or 8.08.010 (NUISANCES) shall be conducted only pursuant to GJMC Chapter 15.44 and pursuant to and in accordance with a permit issued by the Grand Junction Fire Department (GJFD) or its designee. Instructions and stipulations of the permit shall be adhered to.

Open burning as allowed or prohibited in Section 307 is not considered a stationary source for purposes of applicability of other air quality regulations.

Open burning regulations do not extend to indoor burning practices which are subject to the requirements stated in the most recently adopted version of the International Fire Code (IFC) and/or by City ordinance.

Requirements that are essential for the public safety of an existing or proposed burning activity which are not specifically provided for by Section 307 or by the most recently adopted version of the International Fire Code (IFC) shall be determined by the Fire Code Official.

Section 307.1.1 Prohibited open burning.

Section 307.1.1.1. Open burning, bonfires, recreational fires, portable outdoor fireplaces, fire pits (non-portable wood burning), and permanent fire pits and fireplaces shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous. Burning is not permitted when sustained winds exist or when a red flag warning or a fire weather watch condition has been issued by the National Weather Service.

Exception:

1. Permanent fire pits and fireplaces or portable outdoor fireplaces operated with LP-gas containers.
2. Prescribed burning for the purposes of reducing the impact of wildland fire when authorized by the fire code official.

Section 307.1.1.2. The burning of household waste or rubbish is prohibited including, but not limited to:

- (a) Natural or synthetic rubber products, including tire(s);
- (b) Waste oil and/or used oil filters and waste automotive, machine fluid or lubricant, pesticide, herbicide and/or any other chemical, process fluid or the constituents thereof;
- (c) Insulated wire;
- (d) Plastic, including polyvinyl chloride ("PVC") pipe, tubing, and connectors;

- (e) Tar, asphalt, asphalt shingles, or tar paper;
- (f) Railroad ties;
- (g) Wood, wood waste, or lumber which has been painted, stained or which has been treated with preservatives containing arsenic, chromium, pentachlorophenol, or creosote;
- (h) Batteries;
- (i) Motor vehicle bodies;
- U) Pathogenic wastes;
- (k) Asbestos or asbestos containing materials.

Section 307.1.1.3. Open burning as a part of any salvage operation is prohibited.

307.1.2 Location of burning. No person shall burn upon the land of another without permission of the owner thereof.

307.1.3 Burn restrictions and burn bans. The Fire Chief or his designee is authorized to issue burn restrictions and/or burn bans as deemed necessary when local conditions make open burning, bonfires, recreational fires, permanent fire pits or fireplaces, portable outdoor fireplaces, fireworks, other open flames or similar activities hazardous or objectionable. Violations of burn restrictions or burn bans shall be punishable in accordance with GJMC 1.04.090.

307.2 Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for all outdoor burning, opening burning, and ceremonial bonfires when fires are subject to and in accordance with regulatory, process and safety provisions stated in the permit issued by the GJFD or its designee in accordance with the Grand Junction Municipal Code (GJMC) and the most recently adopted version of the International Fire Code as amended. Recreational fires, portable outdoor fireplaces, fire pits (non-portable wood burning), and permanent fire pits or fireplaces do not require a permit but must adhere to all requirements listed in the GJMC and most recently adopted version of the IFC.

Application of such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

307.2.1 Authorization. Where required by state and local law or regulations, open burning shall only be permitted with prior approval from state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

307.3 Extinguishment authority. When open burning or other types of burning creates, or adds to a hazardous situation; or when parameters set forth in this section 307, GJMC 15.44, and the most recently adopted version of the IFC have not been followed or a required permit for the open burning or other burning activities has not been obtained, the Fire Code Official is authorized to order the extinguishment of the open burning or other burning activities. Extinguishment may be by the permit holder, another competent person or Fire Department personnel.

Section 307.4 Specific Requirements.

307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 50 feet (15 240 mm) surrounding the bonfire shall be eliminated prior to ignition. The total fuel area of a bonfire shall not be greater than 8 feet (2440 mm) in diameter and 4 feet (1220 mm) in height unless approved by the fire code official.

307.4.2 Recreational fires. Recreational fires shall not be conducted within 25 feet (7620 mm) of structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure, property line or combustible material (including combustible fence) shall be eliminated prior to ignition. The total fuel area of a recreational fire shall not be greater than 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces burning gas or wood shall not be used within 15 feet (3048 mm) of structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 15 feet (3048 mm) of a structure, property line or combustible material (including combustible fence) shall be eliminated prior to ignition.

307.4.4 Fire Pit, Non-Portable Wood Burning. Fire Pit (non-portable wood burning) shall be regulated as recreational fires and shall not be conducted within 25 feet (7620 mm) of a structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure, property line or combustible material (including combustible fence) shall be eliminated prior to ignition. The total fuel area of a fire pit (non-portable wood burning) shall not be greater than 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

307.4.5 Permanent Fire Pit or Fireplace. Permanent fire pit or fireplaces burning gas or wood shall not be operated within 5 feet of a structure, property line, or combustible material (including combustible fences). Conditions which could cause a fire to spread within 5 feet of a structure, property line or combustible material (including combustible fence) shall be eliminated prior to ignition.

307.4.6 General and Agricultural Open Burning. When burning vegetative materials as defined by this code, a permit is required, and the activities shall maintain strict adherence to the permit issued by the Grand Junction Fire Department or their designee in accordance with the Grand Junction Municipal Code and the most recently adopted version of the International Fire Code as amended.

1. Open burning of vegetative material for the purposes of disposal of such material that originated on the property, provided that burning of areas with non-piled vegetative material occurs on a parcel of land 1 acre or greater (or if less than 1 acre the burning is only to maintain irrigation or drainage ditches/laterals) and that the burning by the owner/agent does not exceed ten (10) acres per day, or burning of piled vegetative material does not exceed 250 cubic feet of pile volume per day. In determining acreage, daily burn area and daily burn pile volume, property, areas or piles that are within three hundred feet of each other shall be considered to constitute a single burn if the burning occurs on the same day and on a property under ownership or possessory control of

the same person. Burning in excess of these daily limits shall be presumed to constitute a nuisance and be subject to GJMC 8.08.010 (NUISANCE).

2. Burning of vegetative material shall be allowed during a two-month window in the spring and a one-month window in the fall as determined by the Fire Chief and stated on the annual burn permit.
3. Burning of vegetative material shall be conducted at least 50 feet from any structure (including combustible fences), occupied dwelling(s), workplace (s), or any other place(s) where people congregate, which is on property owned by or under possessory control of, another person.
4. Burning of vegetative material shall begin no earlier than one hour after sunrise and shall be extinguished no later than one hour before sunset.
5. Burning shall at all times be attended by a competent person until fully extinguished and the person shall be in immediate possession of a valid burn permit.
6. The attendant to the burning shall have an adequate extinguishing source available for immediate use sufficient for the type and size of the fire as determined in the sole discretion of the fire code official or his designee.
7. The owner or agent shall notify the Grand Junction Fire Department or its designee prior to burning by obtaining a valid open burn permit for the time period in which the burning is taking place.
8. The burning of vegetative material in excess of 1-inch in diameter is prohibited.
9. The burning of tree stumps, grass clippings and leaves (volume of leaves must not exceed 3 cubic feet) is prohibited.
10. No person shall burn upon the land of another without permission of the owner thereof.
11. The vegetative material to be burned shall be as dry as practical.
12. Burning of vegetative material is prohibited in the event of the State and/or Mesa County imposing ozone, PM 10, 2.5 or other nonattainment area(s) restrictions or otherwise declaring a "no burn" day on a "high pollution day" as defined by GJMC 8.20.030 or the imposition of any other general or specific air quality controls.

307.4.7 Prescribed burns. Prescribed burns kindled for fire fuels management, as back fires to prevent or control wildfire, recognized silvicultural or range or wildlife management practices, and prevention or control of disease or pests or for other fires similar in nature may be allowed by the fire code official on a case-by-case basis when the prescribed burn or burning is i) permitted in advance and ii) the permittee does not deviate from the activity specific permit requirements required by the fire code official.

307.5 Attendance. Open burning, bonfires, recreational fires, portable outdoor fireplaces, fire pits (non-portable wood burning) and permanent fire pits and fireplaces shall be constantly attended by a competent person (adult) until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4- A rating or other approved on-site fire extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization. The extinguishing source must be sufficient for the type and size of fire.

307.6 Unrestricted fires. Permit(s) not required:

1. Maintenance of canals, irrigation and drainage ditches owned and/or operated by a Drainage District or Canal and/or Irrigation Company or District. Such burning shall be regulated as General or Agricultural Open Burning.
2. Agricultural Burns as permitted by Mesa County and State of Colorado regulations. Agricultural burns shall be for management, control or eradication of pestilence, plague and/or other disease, insects, vermin or other agricultural emergency(ies). The owner of the property on which the burn is to occur shall make notification to the fire department when an agricultural burn permit has issued and when the burning is to take place. The parameters set forth in the permit shall be adhered to.
3. Cooking fires:
 - a. Open-flame cooking devices in the form of LP-gas or charcoal burner grills that are subject to regulatory and safety provisions stated in the most recently adopted IFC.
 - b. Solid-wood fueled cooking fires utilized in outdoor kitchens (permanent masonry fireplaces/pizza ovens), barbecue (also BBQ) smoke houses, BBQ smokers and in-ground cooking pits or devices.
4. Propane or natural gas burning permanent or portable fireplaces and fire pits shall be used in accordance with manufacturers specifications.
5. Recreational fires as defined herein.
6. Portable outdoor fireplaces as defined herein.
7. Fire pits (non-portable wood burning) as defined herein.
8. Permanent fire pits and fireplaces as defined herein.
9. Recreational fires located in developed municipal, county, or state approved picnic or campground areas contained in portable or non-portable fire pits or fire grates furnished at the picnic or campground area.
10. Other liquid-fueled or gas fueled open-flame devices in the form of heaters and

decorative devices such as tiki-torches, lanterns, candles or similar items that are subject to regulatory and safety provisions stated in the most recently adopted IFC.

11. Burning (flaring) of natural gas at the sewer treatment plant and when performed in conjunction with drilling, completion and workover operations of oil and gas wells and when flaring operation of wells is reasonably necessary in the opinion of the well operator to avoid serious hazard to safety.

12. Fire suppression or GJFD training activities.

307.7 Cost Recovery Fee. Any person in violation of this Section 307 for a fire that is determined to be out of control which requires fire suppression activities by the GJFD and/or its designee shall pay a cost recovery fee as determined and established by the City of Grand Junction. The charges shall be the City's actual costs for labor, Equipment and materials, plus an administrative penalty to be determined by City Council by Resolution. The City Manager may set a minimum labor, equipment, and material charge. The cost recovery fee shall be paid within 20 days of the notice of assessment. Any amounts not paid by the 20th day may result in the imposition of a late fee, a 20 percent charge to defray the cost of collection, and interest at a rate of eight percent per annum on all unpaid amounts. Upon failure to pay the full assessment, the matter may be referred to the City Attorney for collection and the City Manager shall, pursuant to §31- 20-105, C.R.S., certify the same to the Treasurer of Mesa County to be collected and paid over by the Treasurer of the County in the same manner as taxes are collected. Any action or other process provided by law may be maintained by the City Attorney to recover or collect any amounts owing.

Section 308.1.4.1. Add a new Section 308.1.4.1 to read as follows:

308.1.4.1 Egress from buildings. Charcoal burners, open flame cooking devices and LP-gas cooking devices shall not be used or stored in or near stairwells, corridors or other areas that are intended to be used as a means of egress or considered an interior living space.

Section 308.1.6.3. Amend Section 308.1.6.3 to read as follows:

308.1.6.3 Sky lanterns. A person shall not release or cause to be released a tethered or untethered sky lantern.

Section 311.1.1. Delete Section 311.1.1 and replace with the following:

311.1.1 Abandoned premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Building Code.

Section 311.3. Add a new Section 311.3.1, 311.3.2, 311.3.3 and 311.3.4 to read as follows:

311.3.1 Enforcement. In case of failure of any owner or lessee of such building(s) to remove all accumulations of hazardous materials, abate said building, and secure the premises, in a manner approved by the Fire Chief, and upon the election by the Fire Chief to remove said waste or rubbish and/or to secure or remove/install barricading of building(s), the Fire Chief is authorized to give notice by certified mail addressed to the last known address of the owner of such building, which shall require the removal of such waste or rubbish, or otherwise require the securing of said building(s) or removal of the problem causing the public nuisance, within sixty (60) days of the date of the notice. In the event such work is not done within the sixty (60) days, the City Manager may then proceed to have the work done as soon as practicable. The costs of such work shall be collected by the City Manager. The charge shall be the actual costs for labor, equipment, and materials plus ten (10) percent for administration, supervision and inspection. The Fire Chief may cause any building to be barricaded or secured immediately after a fire has been extinguished. Any and all barricading or securing shall be at the owner's expense.

311.3.2 Notice. The City Manager, as soon as may be practicable after such charge is made, shall send by mail, addressed to the last known address of the owner of such property, a notice of such assessment. The notice shall contain a description of the lots or parcels of land, the name of the owner or owners, and the amount of the assessment, together with a brief description of said assessment.

311.3.3 Assessment. It shall be the duty of the owner to pay such assessment within twenty (20) days after the mailing of such notice, and in case of his failure to do so, he shall be liable personally for the amount of the assessment and the same shall be a lien upon the respective lots or parcels of land from the time of such assessment. In case the owner shall fail to pay such assessment within twenty (20) days after notice has been mailed to him, as provided by this chapter, then it shall be the duty of the City Manager to certify the amount of the assessment to the County Treasurer or other officer of the County having custody of the tax list, for the current year, to be collected in the same manner as other taxes are collected, with ten (10) percent penalty thereon to defray the cost of collection. All the laws of the State of Colorado for the assessment and collection of general taxes, including the laws for the sale of property for taxes and the redemption thereof, shall apply to and have full effect for the collection of all such assessments.

311.3.4 Municipal Code Provisions. The fact that assessments have been made against property as provided in this chapter for removal of waste and rubbish, abatement and/or barricading or securing of said building(s) shall not prevent the owner, agent or lessee from being punished by fine or imprisonment under the provisions of GJMC 1.04.090, but such fine or penalty may be imposed on those found guilty of violating any provision hereof in all cases, whether an assessment has or has not been made in accordance with the provisions hereof.

Section 311.5. Amend Section 311.5 to read as follows:

Section 311.5 Placards. The fire code official is authorized, when executive permission from the Fire Chief is granted, to require placarding in accordance with Sections 311.5.1 through 311.5.5 when any vacant or abandoned buildings or structures are determined to be unsafe pursuant to Section 111 of this code relating to structural or interior hazards.

Section 322.1.1.1 Add a new Section 322.1.1.1 to read as follows:

Section 322.1.1.1 Egress from Buildings. Powered micromobility devices shall not be charged or stored in or near stairwells, corridors or other areas that are intended to be used as a means of egress.

Chapter 4 Emergency Planning and Preparedness

Section 401.2. Amend Section 401.2 to read as follows:

Section 401.2 Approved. Where required by this code, fire safety plans, emergency procedures and employee training programs shall be developed and maintained. Such plans shall be maintained on site and subject to review and approval by the fire code official upon request.

Chapter 5 Fire Service Features

Section 503.1. Amend Section 503.1 to read as follows:

Section 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3. The Fire Chief or his designee is authorized to utilize the TEDS and Appendix D of this code for more detailed fire apparatus road and alternative street designs.

Section 503.2.3.1. Add a new Section 503.2.3.1 to read as follows:

Section 503.2.3.1. Type of Surface. All fire apparatus access roads shall be finished by application of all-weather driving surface of hot mix asphaltic concrete or concrete pavement over a flexible base capable of supporting a design wheel load of 18,000 pounds (GVW 80,000 pounds minimum; H-20 loading). The roadway must be prepared and certified by an engineer registered in the State of Colorado. All access roadways must be properly maintained and kept clear for emergency use at all times. Any alternatives to these specifications must be reviewed and approved by the fire code official prior to construction.

Section 503.2.4 Add sentence to Section 503.2.4 to read as follows:

The fire code official is authorized to require the use of computer modeling to determine that fire apparatus turning radius and maneuverability is in compliance with local fire apparatus specifications and with this code as amended.

Section 503.2.5. Add new exception to read as follows:

Exceptions:

1. When all buildings are equipped throughout with approved automatic sprinkler systems installed in accordance with NFPA 13, NFPA 13R or NFPA 13D/IRC

P2904 the fire code official is authorized to allow a dead-end fire apparatus road to extend to 300 feet before a turnaround is required.

Section 503.2.9 Add a new Section 503.2.9 to read as follows:

Section 503.2.9 Loop Lanes. Loop lanes as defined and regulated by the Grand Junction Zoning and Development Code, are considered an alternative street design that provides a turnaround in place of a cul-de-sac. Loop lanes shall comply with the following standards:

1. The loop lane shall be a minimum sixteen feet (16') wide from flow line to flow line and shall consist of an all-weather driving surface capable of supporting fire apparatus equipment as determined by the fire code official. The flow line is the area between the curbs or the equivalent if curbs are not present.
2. No curve on any portion of the flow line of the loop lane shall have an inside radius of less than thirty-three feet (33') and an outside radius of less than forty-eight feet (48'). The entire design must demonstrate that the department's fire apparatus design vehicle can successfully navigate the turn-radius.
3. No portion of the loop lane shall extend more than 250 feet from the abutting street right-of-way.
4. A minimum separation of sixty-six feet (66') is required between the right-of-way on each side of the loop.
5. The loop lane shall be dedicated to and maintained by the City.
6. No parking signs shall be installed and maintained so that no parking is allowed between the curbs on any travelled portion of the loop lane.
7. Two-way traffic is allowed on the loop lane.
8. No gateways, locked entries or other access constraints are allowed across the loop lane.
9. Loop lanes are considered fire apparatus roads and shall be developed in accordance with Chapter 5 and Appendix B, Appendix C and Appendix D as determined by the fire code official.
10. Individual driveways located off loop lanes shall be developed in accordance with Chapter 5 and Appendix B, Appendix C and Appendix D when the residential structure is located in excess of 150 feet from the loop lane as determined by the fire code official.

Section 503.2.10 Add a new Section 503.2.10 to read as follows:

Section 503.2.10 Shared Driveways. Shared driveways shall comply with the following

standards in addition to those set forth in Zoning and Development Code:

1. No gateways, locked entries or other restrictive access constraints are allowed across a shared driveway.
2. A shared driveway shall be a minimum sixteen feet (16') wide flow line to flow line and a maximum of one hundred and fifty feet (150') in length.
3. Parking on a shared driveway is prohibited. No parking signs shall be required as determined by the fire code official.
4. Each lot abutting a shared driveway must provide four (4) on-site parking spaces. For homes on shared driveways that access a cul-de-sac, five on-site parking spaces shall be provided. These additional parking spaces may be provided on the shared driveway if it is widened to accommodate such parking and is approved by the fire code official.
5. Each lot abutting a shared driveway must access off the shared driveway unless approved otherwise at the time of subdivision.
6. A shared driveway may be used only where it intersects a street with on street parking.
7. Shared driveways are considered fire apparatus roads and shall be developed in accordance with Chapter 5 and Appendix B, Appendix C and Appendix D as determined by the fire code official.
8. Individual driveways located off the shared driveway shall be developed in accordance with Chapter 5 and Appendix B, Appendix C and Appendix D when the residential structure is located in excess of 150 feet from the shared driveway as determined by the fire code official.

Section 511. Add a new Section 511 Recreational Vehicle, Mobile Home, and Manufactured Housing Parks, Sales Lots, and Storage Lots.

Section 511.1. Add a new Section 511.1 to read as follows:

Recreational vehicle, mobile home, and manufactured housing parks, sales lots and storage lots shall provide and maintain fire hydrants and access roads in accordance with Section 503, Section 507, Appendix B, Appendix C, Appendix D as amended. At a minimum, all recreational vehicle locations, mobile homes, manufactured homes, storage facilities and similar developments shall be located within 400 feet of a fire hydrant. The fire code official is authorized to reduce the measurement below 400 feet when a distinct hazard has been identified such as, but not limited to difficult topography, limited access roads, limited water supply, etc.

Chapter 9
Fire Protection and Life Safety Systems

Section 901.3.1. Add a new Section 901.3.1 to read as follows:

901.3.1 Relocations and additions to fire sprinkler and fire alarm systems in existing facilities. Any additions or remodeling to existing commercial fire sprinkler systems that involve 20 sprinkler heads or less, or fire alarm systems that involve 5 devices or less, will not require a permit when approved by the fire code official via a scope of work letter review process. The review letter process shall comply with the guidance documents established and provided by the GJFD.

Section 903.3.1.1.4. Add a new Section 903.3.1.1.4 to read as follows:

903.3.1.1.4 Shell building design. Fire sprinkler systems in shell buildings, other than specified office buildings, shall be designed according to the requirements set forth in NFPA 13 for Ordinary Hazard Group II criteria.

Section 903.3.1.3. Amend Section 903.3.1.3 by the addition of the following:

Where domestic water is provided by a public water system, any required 13D system must be supplied by the public water system.

Section 903.3.7. Amend Section 903.3.7 by the addition of the following:

Fire department connections must be located within 150 feet of the nearest fire hydrant.

Section 903.4.3. Amend Section 903.4.3 to read as follows:

903.4.3 Alarms. An approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system and cause fire alarm notification as set forth in Section 907.5. When buildings have multiple tenant spaces, notification appliances shall be installed in accordance with Section 907.5 in each tenant space.

Section 907.6.6. Add a new Sections 907.6.6.4, 907.6.6.4.1, 907.6.6.4.2, 907.6.6.4.3, and 907.6.6.4.4 to read as follows:

907.6.6.4 False Alarms. Whenever the activation of any fire alarm is due to a malfunction of the alarm or alarm system and that alarm or alarm system has had a malfunction within the same calendar year quarter, or more than six (6) times during any calendar year, the owner and/or operator of the alarm or alarm system shall pay a false alarm fee to offset some of the costs involved in the dispatching and responding of the equipment to the location of the alarm.

907.6.6.4.1 It is the responsibility of the owner or operator of an alarm system to prevent

the improper use of the system, such as intentional activating of a false alarm or the intentional activation of a smoke or heat detector to produce a false alarm. After three (3) such activations within the same quarter of a calendar year, or more than six (6) during any calendar year, from the same alarm system, the fee schedule for false alarms shall become effective.

907.6.6.4.2 Whenever the Fire Chief cannot determine how a false alarm was activated and three (3) such unexplained alarms occur within a calendar year quarter, or alarm(s) exceeding six (6) during a calendar year, the fee schedule for false alarms shall become effective with the fourth and seventh and subsequent alarm(s) respectively.

907.6.6.4.3 A fee, in accordance with the fee schedule established by resolution of the City Council and on file with the City Clerk, shall be charged for false alarms.

907.6.6.4.4 A new alarm system shall be allowed thirty (30) days to become stabilized before charges will accrue for false alarms.

Chapter 11 Construction Requirements for Existing Buildings

Section 1103.1 Required construction. Add exception 3:

Exception 3: Sections 1103.3 (Existing elevators), 1103.4 (Vertical openings), 1104 (Means of egress for existing buildings), and 1105 (Construction requirements for existing Group I-2) may only be initiated when the Fire Code Official has consulted the City's Chief Building Official and both representatives believe a significant unsafe and/or hazardous situation exists to safety that would suggest improvements must be made in order to preserve or improve the health, safety and welfare of the occupants and/or emergency responders.

Chapter 31 Tents, Temporary Special Event Structures, and Other Membrane Structures

Section 3103.2. Amend Section 3103.2 to read as follows:

3103.2 Approval Required. Tents and membrane structures having an area in excess of 2400 square feet shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official. Emergency egress and fire safety provisions contained therein apply to all tents and membrane structures regardless of size and is the responsibility of the owner and/or event coordinator.

Exception 1: Tents used exclusively for recreational camping purposes.

Exception 2: Funeral tents and curtains, or extensions attached thereto, when used for funeral services.

Exception 3: Temporary membrane structures, temporary special event

structures and tents utilized for the purposes of retail fireworks sales, special amusement buildings or outdoor assembly events such as a circus, carnival, theater, dance hall or other similar use shall require an operational permit when the area exceeds 400 square feet.

Exception 4: Mobile Stages.

Chapter 34 Tire Rebuilding and Tire Storage

Section 3405 Outdoor Storage. Delete Section 3405.1 through 3405.7 and replace to read as follows:

Section 3405.1. No person shall store more than 500 tires on any parcel, tract, or lot of land.

Section 3405.2. Tires shall be arranged as required in Sections 3405.3 through 3405.8.

Section 3405.3. Maximum pile or stack height shall not exceed six (6) feet.

Section 3405.4. Pile or stack width and length shall not exceed eight (8) feet.

Section 3405.5. Twenty (20) feet of clearance shall be maintained between piles or stacks.

Section 3405.6. Piles or stacks shall not be placed closer than twenty (20) feet from any structure or property lot line.

Section 3405.7. Piles or stacks shall be stored so as to provide ready access by the Fire Department in the event of a fire.

Section 3405.8. Piles or stacks shall not be located under bridges, elevated trestles, elevated roadways, or elevated railroads.

Chapter 61 Liquefied Petroleum Gases

Section 6101.2 Permits. Delete Section 6101.2 and replace to read as follows:

6101.2 Permits. Permits shall be required as set forth in Section 105.5 and 105.6. Distributors shall not install or fill an LP-gas container for which a permit is required unless a permit for installation has been issued for that location by the fire code official.

A permit application for the installation of all tanks and LP-gas equipment systems shall include but are not limited to, a scaled site plan depicting proposed location on the property and all

rights-of-way, structures, proposed piping specifications, material/tank specification documents, required application form(s), and demonstration of the applicable code requirements of IFC 2024 and NFPA 58.

Section 6101.3 Construction Documents. Delete Section 6101.3 and replace to read as follows:

Section 6101.3 Construction documents. Where a single LP-gas container is more than 120-gallons (454 L) in water capacity or the aggregate water capacity of LP-gas containers is more than 120-gallons w.c., the installer shall submit *construction documents* for such installation.

Section 6101.4 Prohibition. Add new Section 6101.4 Prohibition to read as follows:

Section 6101.4 Prohibition.

The installation of LP-gas containers and use of LP-gas is prohibited where a source of natural gas is within 300 feet of the nearest property line.

Exception 1: LP-gas containers used in accordance with this Section, NFPA 58, and the applicable provisions of IFC Chapters 3, 6, 31, 33, 39, 41 and 61.

Exception 2: Dispensing installations and operations in accordance with this Section, NFPA 58 and the applicable provisions of Chapter 23.

Ancillary (subordinate, subsidiary, secondary, supplemental, or additional) LP-gas equipment systems and container installations are prohibited for storage and use.

Exception: Where an LP-gas system is designed or reviewed by a registered design professional or other professional approved by the fire code official. The registered design professional shall review and consider any information provided by the system's designer or equipment/appliance manufacturer. LP-gas systems and equipment shall be approved for the specific equipment use and per manufacturer installation instructions. A technical report shall be prepared and submitted to the fire code official for review and approval prior to the equipment

Section 6105.1 Nonapproved equipment. Add text to read as follows:

Section 6105.1 Nonapproved equipment. LP-gas shall not be used for the purpose of operating devices or equipment unless such device or equipment is *approved* for use with LP-gas and is in accordance with the manufacturer instructions and listings.

Chapter 80 Referenced Standards

NFPA

855-20 Standard for the Installation of Stationary Energy Storage Systems 1201.1 is

amended by deleting and replacing with the following:

855-23 Standard for the Installation of Stationary Energy Storage Systems 1201.1

**Appendix B
Fire-Flow Requirements for Buildings**

Section B103.4. Add New Section B103.4 to read as follows:

B103.4 Alternative Methods. In areas which are mostly developed where not more than two buildable lots are created (at the same time) after the effective date hereof, and the existing water lines and fire flow are inadequate in the area, the Fire Chief may allow a residential structure to be built if equipped with an approved fire sprinkler system and if he determined that water upgrades would be impractical. In such event, the Fire Chief shall record a memorandum indicating the fire protection measure used and the facts concerning the inadequate water lines.

**Appendix C
Fire Hydrant Locations and Distribution**

Section C102.2. Add New Section C102.2 to read as follows:

C102.2 Water supply lines. Hydrants shall be on a looped (receiving water from more than one direction) water supply line of at least six inches (6") in diameter.

Exceptions:

1. One or two-family residential developments may have hydrants supplied by a dead-end water line where there are 30 or fewer dwelling units. Up to 60 dwelling units may have hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In any case, the Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.
2. Multiple-family residential developments having up to 100 dwelling units may be protected by fire hydrants supplied by a dead-end water line. Up to 200 dwelling units may be protected by fire hydrants supplied by a dead-end water line when all units are protected by an approved residential fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.
3. For commercial and industrial developments, any building not exceeding three stories or 30 feet in height may be protected by fire hydrants supplied by a dead-end water line.
4. For commercial and industrial developments, buildings or facilities having a gross building area up to 62,000 square feet may be protected by fire hydrants

supplied by a dead-end water line. The gross building area may be increased to 124,000 square feet without a looped water line when all buildings are equipped with an approved automatic fire sprinkler system. In no case shall such developments be supplied by a dead-end line exceeding 1,000 feet in length. The Fire Chief may require such developments to provide for water line connections to adjacent properties to ensure the overall water distribution system meets recognized standards.

5. The Fire Chief may allow a new development that would otherwise be required to provide a looped water line for required fire hydrants, to have a dead-end line as long as the development provides a means to connect to a looped system as future development occurs. The time period and conditions under which this exception is allowed shall be as determined by the Chief.

6. The Fire Chief may allow fire hydrants to be supplied by other than a looped water line when the permittee can demonstrate, to the satisfaction of the Fire Chief, that a looped system is not practicable. In such event, the Fire Chief shall make his findings in writing and shall copy such findings to the Engineering and Transportation Director as well as the Community Development Director. In such cases, additional fire protection may be required as determined by the Fire Chief.

C102.3 Fire Hydrant Installation. The distance from the center of the fire hydrant pumper connection to the finished grade shall not be less than 22 inches. Pumper connections shall face the access road or as directed by the fire code official.

Appendix D Fire Apparatus Access Roads

Section D102.1. Amend Section D102.1 to read as follows:

Section D102.1 Required Access. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved drivable surface capable of supporting the imposed load of fire apparatus weighing up to GVW 80,000 pounds minimum; H-20 loading. The use of alternative drivable surfaces known as engineered alternative fire apparatus road systems to include, but not limited to surfaces commonly known as gravel, pavers, grass pave, or grasscrete require review and approval of the fire code official.

Section D102.2. Add new Section D102.2 to read as follows:

Section D102.2 Private Driveway. A private driveway is defined as a driveway that is 12-foot-wide minimum and intended for the use of occupants of no more than two single-family dwelling units, or one two-family dwelling unit. If the most remote area of the dwelling unit's exterior is located more than 150 feet from an approved fire apparatus access road, then the private driveway must meet minimum design standards of this code related to fire department access to include, but not limited to surface, weight support, grade, apparatus turnarounds, etc. as

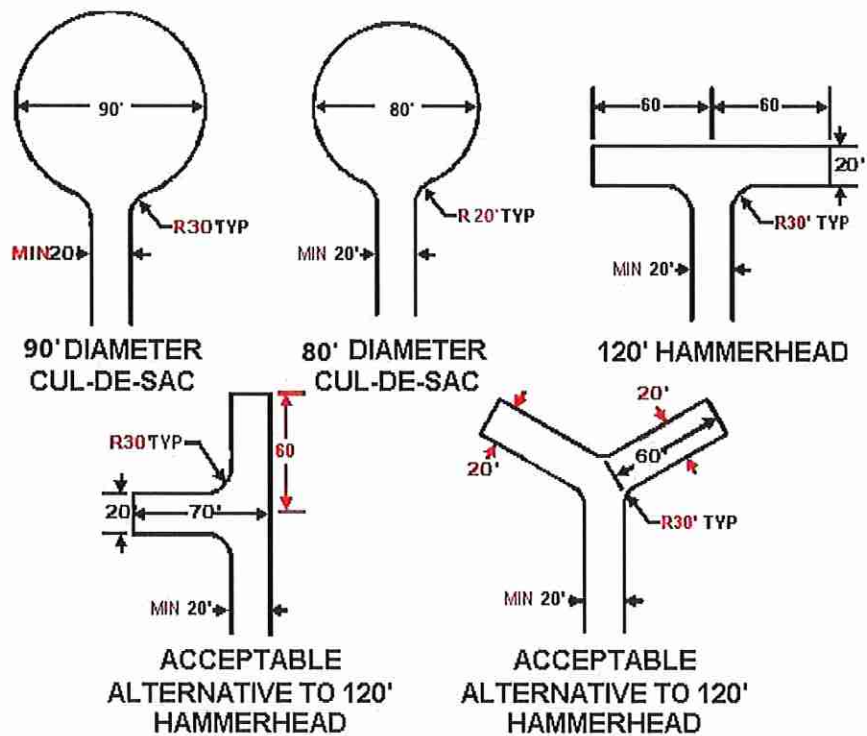
determined by the fire code official. The fire code official is authorized to increase the minimum width requirement where sharp curves and grades are factors.

Section D103.1. Delete Section D103.1 and replace with the following:

Section D103.1 Dead-end fire apparatus access road turnarounds. Dead end fire apparatus road turnarounds shall be designed and constructed utilizing Figure D103.1 and City of Grand Junction's Transportation Engineering Design Standards (TEDS). Specifically, all residential and commercial/industrial court Cul-De-Sac designs shall adhere to TEDS. All designs must be approved by the fire code official.

Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround is Deleted in its entirety.

Figure D103.1. Add New Figure D103.1 to read as follows:



Section D103.2. Amend Section D103.2 to read as follows:

D103.2 Grade. Fire apparatus access roads shall not exceed 8% in grade and comply with City design standards for both Public and Private Street Access routes. Grades on fire department turnaround shall not exceed 4%.

Exception:

1. Grades steeper than 10 percent as approved by the fire code official.

Section D103.4. Add New Table D103.4.1 to read as follows:

**TABLE D103.4.1
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS
FIRE SPRINKLER PROVISION EXCEPTION**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-300	20	None Required
301-500	20	120-foot Hammerhead, 60-foot" Y" or 90-foot diameter cul-de-sac in accordance with Figure D 103.1
501-750	20	120-foot Hammerhead, 60-foot" Y" or 90-foot diameter cul-de-sac in accordance with Figure D 103.1
Over 750		Special Approval Required

For SI: 1 foot= 304.8 mm

Section D103.4.2. Add new Section D103.4.2 to read as follows:

D103.4.2 Intermediate Fire Apparatus Turnarounds. The fire code official is authorized to require an intermediate fire apparatus turnaround where a single point of access exceeds 500 feet or when development projects utilize an alternative streets design in accordance with the TEDS. All designs must accommodate for fire apparatus turn radius requirements and be approved by the fire code official.

Section D103.6. Amend Section D103.6 to read as follows:

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE signs complying with Figure D103.6 or TEDS. Sign locations must be approved by the fire code official.

Section D103.6.1 Amend Section D103.6.1 to read as follows:

D103.6.1 Roads between 16 to 22 feet in width. NO PARKING- FIRE LANE signs shall be posted along both sides of the access route.

Section D103.6.2 Amend Section D103.6.2 to read as follows:

D103.6.2 Roads between 22 to 28 feet in width. NO PARKING - FIRE LANE signs shall be posted along one side of the access route.

Section D103.6.3 Add New Section D103.6.3 to read as follows:

D103.6.3 Fire Department Access Road Turnarounds. NO PARKING - FIRE LANE signs shall be posted along both sides of the turnaround areas.

Section D103.6.4 Add New Section D103.6.4 to read as follows:

D103.6.4 Cul-de-sacs. NO PARKING - FIRE LANE signs shall be posted along the outside of the turnaround area when required by the fire code official.

Section D105.1 Add new exception to read as follows:

Exceptions:

1. Buildings equipped throughout with an approved NFPA 13 automatic sprinkler system installed in accordance with Section 903.3.1.1 and when approved by the fire code official.

Section D107.1 Delete and replace exception 1 to read as follows:

Exceptions:

1. Where there are 60 or fewer dwelling units on a single public or private access way and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, 903.3.1.3, or P2904 (International Residential Code), access from two directions shall not be required.

Section D107.2. Add new sentences to Section D107.2 to read as follows:

The second access road must be made available to the public and cannot be designated for sole use by emergency responders unless otherwise approved by the fire code official.

**Appendix O
Valet Trash and Recycling Collection in Group R-2 Occupancies**

Section O103.4 is Added to read as follows:

Section O103.4 Sprinklers required. Valet trash service is only allowed in buildings equipped with an automatic fire sprinkler system.

15.44.050 New materials, processes or occupancies which may require permits.

The Fire Chief and the Fire Marshal shall determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the International Fire Code. The Fire Marshal shall post such list in a conspicuous place in the Fire Marshal's office, and distribute copies thereof to interested persons.

15.44.060 Zones in which storage of flammable or combustible liquids in outside aboveground tanks is permitted.

(a) Section 5704 of the International Fire Code limits the storage of flammable or combustible liquids in outside aboveground tanks. Storage of flammable or combustible liquids is permitted as follows:

On lands within the City that are zoned in the categories of CG (heavy commercial), 1-1 (light industrial) and 1-2 (heavy industrial). The Fire Chief may permit storage of flammable or combustible liquids in aboveground tanks on lands within the jurisdiction which are zoned MU-2 (light commercial) when it can be demonstrated to the Fire Chief or his designee that such use may be safely undertaken in the particular location.

(b) Section 5706.4 of the International Fire Code limits the siting of bulk plants for flammable or combustible liquids. New bulk plants or terminals for flammable or combustible liquids are permitted as follows:

On lands within the City that are zoned in the categories of CG (heavy commercial), 1-1 (light industrial) and 1-2 (heavy industrial). The Fire Chief may permit such use in MU-2 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

15.44.070 Zones in which storage of liquefied petroleum gases is restricted.

Section 6104 of the International Fire Code restricts the storage of liquefied petroleum gas. Liquefied petroleum gas may be stored as follows:

On lands within the City that are zoned in the categories of CG (heavy commercial), 1-1 (light industrial) and 1-2 (heavy industrial). The Fire Chief may permit such use in MU-2 (light commercial) when it can be demonstrated to the satisfaction of the Fire Chief or his designee that such use may be safely undertaken in the particular location.

15.44.080 Zones in which storage of explosives and blasting agents is prohibited.

Storage of explosives and blasting agents, within the limits of the City, is prohibited. This restriction shall not prohibit such use where the storage is made by an individual or company under proper safeguards as may be prescribed by the Fire Chief or his designee.

15.44.90 Appeals.

Whenever the Fire Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the International Fire Code do not apply or that the true intent and meaning of the International Fire Code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Fire Chief to the Board of Appeals created by Section 109 of the International Fire Code, by filing with the Fire Chief a written appeal along with a fee as established by resolution of the City Council and on file in the City Clerk's office, within 30 days from the date of the decision appealed.

15.44.100 Penalty provision.

GJMC 1.04.090 shall apply as though fully set forth in each code and provision adopted in this chapter.

MISCELLANEOUS PROVISION:

All sections of the 2024 IFC not specifically amended by this Ordinance are adopted as published.

All other resolutions and/or ordinances or portions of an ordinance in conflict herewith are hereby repealed except as otherwise provided herein.

The adopted ordinance shall be effective as of September 1, 2025.

PUBLIC HEARING:

A public hearing on the adoption by reference thereto of the 2024 International Fire Code with certain amendments was scheduled in the City Council Chambers at 250 N. 5th Street, Grand Junction, Colorado on July 16, 2025, at 5:30 PM. and the City Clerk published Notice of said public hearing in the manner and style and pursuant to the schedule of such publication prescribed in 31-16-201 *et. seq.* C.R.S.

At least one copy of the 2024 IFC, as described herein together with certain amendments thereto certified to be a true copy, shall be on file in the office of the City Clerk of the City of Grand Junction, Colorado.

At least one copy of the 2024 IFC including the appendices thereto, together with certain

amendments, certified to be true and correct, was on file as aforesaid in the office of the City Clerk at least fifteen (15) days preceding said hearing and was able to be inspected by any interested person between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, holidays excepted.

Introduced the 18th day of June 2025.

Passed on second reading the 16th day of July 2025.



Cody Kennedy
President of the Council

Attest



Christina Sanchez
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5269 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of June, 2025, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 16th of July 2025, at which Ordinance No. 5269 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of July 2025.


Deputy City Clerk

Published: June 21, 2025
Published: July 19, 2025
Effective: August 18, 2025

