

**Town of Superior
Ordinance Number O-
Series 2026**

**An Ordinance of the Town Council of the Town of Superior
Adopting by Reference the 2024 Edition of the International Fire
Code**

Whereas, Section 6.06 of the Superior Home Rule Charter allows the Town to adopt codes by reference; and

Whereas, on _____, 2026, the Town Council held a properly noticed public hearing to consider the adoption of the International Fire Code, 2024 edition, promulgated by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001, with specific amendments for properties served by the Mountain View Fire Protection District and by the Louisville Fire Protection District.

Now, therefore, be it ordained by the Town Council of the Town of Superior, Colorado:

Section 1. Section 18-5-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

Sec. 18-5-10. – Adoption.

The International Fire Code, 2024 edition (the "IFC"), published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, is hereby adopted by reference, as amended and including the following appendices: Appendix A, Board of Appeals; Appendix B, Fire-Flow Requirements for Buildings; Appendix C, Fire Hydrant Locations and Distribution; Appendix D, Fire Apparatus Access Roads; Appendix F, Hazard Ranking; Appendix H, Hazardous Materials Management Plan and Hazardous Materials Inventory Statement Instructions; Appendix I, Fire Protection Systems – Noncompliant Conditions; Appendix K, Construction Requirements for Existing Ambulatory Care Facilities; and Appendix O, Valet Trash and Recycling Collection in Group R-2 Occupancies. The subject matter of the IFC includes standards regulating the construction, alteration, use, height, area and maintenance of all public and private buildings or improvements for the purpose of protecting the public health, safety and welfare.

Section 2. Section 18-5-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

Sec. 18-5-20. – Amendments for areas of the Town served by the Mountain View Fire Protection District.

The IFC is hereby amended for properties served by the Mountain View Fire Protection District (the "District") as follows:

- (1) Delete Section 101.1 in its entirety and replace with: 101.1 Title. These regulations shall be known as the Fire Code of the Town for areas service by the District, hereinafter referred to as "this Code."
- (2) Add Section 102.13 as follows: 102.13 Conflicts with other adopted codes. Where a conflict arises between this Code and the International Building Code and/or the International Residential Code, the more stringent application of the respective codes shall apply. Exception: When the chief building official of Town and the fire code official agree upon any provision from the respective codes as being applicable and acceptable.
- (3) Add Section 102.14 as follows: 102.14 Other adopted codes. Where this document refers to other ICC codes, the currently adopted edition for Town shall apply.
- (4) Amend Section 103.1 to read as follows: 103.1 Code compliance agency. The District shall be the Code compliance agency. The Fire Marshal of the District shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this Code.
- (5) Amend Section 104.8 by adding the following sentence at the end of the Section: Nothing herein shall be construed as a waiver of any immunities provided by C.R.S. § 24-10-101, *et seq.*, or by other statutes or by common law.
- (6) Amend Section 104.10 by adding the following sentence at the end of the Section: The authority of the Chief of the District, or authorized designee, including all fire code officials, to act as peace officers shall extend to the limits as authorized in C.R.S. § 16-2.5-109.
- (7) Amend Section 104.11 by adding the following sentence at the end of the Section: The authority of the Chief of the District, or authorized designee, including all fire code officials, to act as peace officers shall extend as far as the authority set forth in C.R.S. §§ 32-1-1002, 16-2.5-109, and other applicable state statutes.
- (8) Delete the following Sections in their entirety: 105.5.1 through 105.5.3; 105.5.6 through 105.5.9; 105.5.11 through 105.5.31; 105.5.33; 105.5.35 through 105.5.41; 105.5.43 through 105.5.48; and 105.5.50 through 105.5.52.
- (9) Delete Section 105.5.34 in its entirety and replace with: 105.5.34 Open burning. An operational permit is required for the kindling or maintaining of an open fire or a fire on any public street, alley, road or other public or private ground. Instructions and stipulations of the permit shall be adhered to. Exception: No permit shall be required if burning is regulated under C.R.S. § 25-7-123 or any other applicable state law.
- (10) Delete Section 108 and replace with:

(a) 108 Fees.

(b) 108.1 Fees. Fees for services under this Code shall be established from time to time by the District pursuant to C.R.S. § 32-1-1002(1)(e). Said fees and charges may include a charge for reimbursement to the District of any consultation fees, expenses or costs incurred by the District in performing inspection-related services under provisions of this Code.

(c) 108.2 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid; nor shall an amendment to a permit be released until additional fees, if any, have been paid.

(d) 108.3 Operational permit fee. An inspection fee may be charged for any operational permit required by Section 105.5. The inspection fee shall be based upon the time required to conduct inspections authorized by Section 105.2.2, and associated activities, to determine compliance with this Code and other applicable laws and ordinances as required by Section 105.2.4 and to issue the permit as specified in Section 105.3.7.

(e) 108.4 Construction permit fee. A fee may be charged for any construction permit required by Section 105.6 of this Code. The construction permit fee is intended to cover the cost of inspections required or requested in connection with the work for which the permit is granted and the associated costs of processing the application. An application shall include an estimate of the total value of the work, including materials and labor, for which the permit is being sought. If, in the opinion of the fire code official, the valuation is underestimated on the application, the permit shall be denied, unless written estimates are provided in a form acceptable to the fire code official and that support the valuation set forth in the application. Final construction permit valuation shall be set by the fire code official.

(f) 108.5 Other inspection fee. Fees for re-inspections, for inspections outside normal business hours or for inspections for which no fee is otherwise established may be charged.

(g) 108.6 Plan review fee. The plan review fee is intended to cover the significant costs and expenses incurred by the District in reviewing materials necessary to perform appropriate inspections of construction, uses, processes and operations. The fee shall be assessed based on the reasonable, customary and necessary time associated with reviewing or evaluating site plans; construction documents and calculations; changes, additions or revisions to approved plans; and construction documents resubmitted after the fire code official's issuance of a statement explaining the reasons that a previous submittal does not conform to the requirements of this Code. When submittal documents are incomplete or changed and require additional plan review, an additional plan review fee shall be charged. The plan review fee required by Section 108.6 is separate from the construction permit fee required by Section 108.4.

(h) 108.7 Unauthorized work inspection fee. Any person or entity that begins any work before obtaining a construction permit required by Section 105.6 shall be subject to an inspection fee in an amount equal to the amount of the

construction permit fee. The fee shall be separate from and in addition to a construction permit fee. Payment of the inspection fee shall not relieve any person from compliance with all other provisions of this Code or from any penalty prescribed by law. The inspection fee shall be assessed regardless of whether a construction permit is then or subsequently issued. Exception: When approved in writing by the fire code official, work may begin prior to obtaining a construction permit.

(i) 108.8 Related fees. The payment of the fee for construction, uses, processes or operations authorized by an operational permit or construction permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or required by Section 107.

(11) Delete Section 112.1 in its entirety and replace with:

(a) 112.1 Appeals procedure - general. Any person, firm or corporation who is grieved by an application, interpretation or order made by District personnel, pursuant to any provision of the Code for the standards adopted, may file within five (5) business days a written notice of appeal with the District requesting a hearing before the Fire Chief. All appeals must be made in writing to the Fire Chief at the District's administrative office. The Fire Chief shall establish reasonable rules for such appeals and shall make a record of all proceedings. The decision of the Fire Chief shall be considered a final administrative decision.

(b) 112.1.1 Appeals procedure - administrative decisions. To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of this Code, upon request of an interested party, including the Fire Chief or designee, there shall be, and is hereby created a board of appeals consisting of five (5) members who are qualified by experience and training to pass judgment upon pertinent matters. The board of appeals shall be appointed by the District and shall hold office at its pleasure. The board of appeals shall adopt reasonable rules of procedure for conducting its business and shall render all interpretations, decisions and findings in writing to the appellant or requesting party with a duplicate copy to the Fire Chief. All appeals of the Fire Chief's decision shall be made in writing, within five (5) business days of the Fire Chief's decision, to the District by delivery to the District Fire Chief or their representative at the District's administrative office.

(c) 112.1.2 Appeals board and procedures. See Appendix A, as adopted, for the makeup and procedures of the board of appeals.

(12) Delete Section 113.4 in its entirety and replace with: 113.4 Violation penalties. Persons who violate a provision of this Code or shall fail to comply with any of the requirements thereof, or who shall correct, install, alter, repair or do work in violation of the approved construction documents or directions of the fire code official or of a permit or certificate used under this Code, shall be guilty of a misdemeanor, punishable by a fine of not more than two hundred and fifty dollars (\$250). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(13) Delete Section 114.4 in its entirety and replace with: 114.4 Failure to comply. Any person who shall continue any work after having been served 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 and/or imprisonment up to the maximum specified in C.R.S. §§ 32-1-1001 and 32-1-1002. Each day in which such violation occurs shall constitute a separate violation under C.R.S. § 32-1-1002(3)(d).

(14) Add Section 503.2.9 as follows: 503.2.9 Driveway access. Driveways from platted roads to single-family residences shall be sized to meet the Town's transportation department specifications on straight sections. Inside and outside curve radii will be determined by the fire code official to accommodate the fire apparatus expected to respond to the residence.

(15) Add Section 507.2.3 as follows: 507.2.3 In-ground cisterns. In-ground cisterns for fire protection shall be designed, installed and maintained to meet the requirements of the municipal code and the responding fire apparatus, as determined by the fire code official.

(16) Add Section 507.2.4 as follows: 507.2.4 Community cisterns. Where an occupancy is close enough and has adequate access by firefighting apparatus in the opinion of the fire code official, a community cistern may provide firefighting water supply instead of an in-ground cistern, as described in Subsection 507.2.3.

(17) Amend Section 507.5 by the addition of Sections 507.5.3.1 and 507.5.7 to read as follows.

(a) 507.5.3.1. Privately owned hydrant maintenance. Privately owned hydrants shall be maintained at the expense of the private property owner, subject to the direction and requirements of the fire code official. Such private hydrants shall be flushed and tested periodically according to the Code. In the event such testing reveals that the flow from private hydrants is inadequate according to applicable standards, modifications necessary to meet these standards shall be ordered by the fire code official and made at the expense of the property owner. All private hydrants shall be painted the same color as hydrants on public rights-of-way or elsewhere throughout the Town with a white cap to designate a private fire hydrant. Appropriate markings or signs restricting parking in front of or next to fire hydrants shall be designated by the fire code official and implemented at the expense of the owner of the property. No point of connection to any private fire hydrant shall be left uncapped without permission of the fire code official.

(b) 507.5.7 Existing private fire hydrants. Existing hydrants that do not conform to the Town specifications or that do not face in the direction most consistent with emergency use by the fire department, as established by the fire code official, shall be changed to meet the Town's requirements by the property owner and at the property owner's expense, within fifteen (15) days of service of notice of the required changes upon the property owner or its resident agent.

(18) In areas of the Town where single-family and two-family residences are not required to be sprinklered per the adopted building and residential codes, amend

Section 903.2.8.1 as follows: 903.2.8.1 Group R. An automatic sprinkler system installed under Section 903.3.1.3 shall be permitted in group R-3 occupancies. Single-family and two-family residences are exempt from this requirement where the Town has removed this requirement from the adopted building and residential codes.

(19) In areas of the Town where single-family or two-family residences are required to be sprinkled per the adopted building and residential codes, amend Section 903.3.1.3 as follows: 903.3.1.3 Residential sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings, Group R-3, and R-4, condition 1 and townhouses shall be permitted to be installed throughout in accordance with the Town's building code, its amendments and Subsections 903.3.1.3.1 through 903.3.1.3.3.

(20) Add Section 903.3.1.3.1 as follows: 903.3.1.3.1 Fire department connections. Residential sprinkler systems that are supplied by atmospheric pressure tanks and fire pumps shall be installed with a fire department connection, the size and location of which shall be determined by the fire code official and Section 912.

(21) Add Section 903.3.1.3.2 as follows: 903.3.1.3.2 Attached garage sprinklers. Residences with attached garages, where the garage may serve as an egress path, shall have a garage sprinkler as determined by the fire code official.

(22) Add Section 903.3.1.3.3 as follows: 903.3.1.3.3 Interior and exterior notification. Residential sprinkler systems shall have adequate interior notification of the occupants provided to alert them that the sprinkler system is activated in accordance with NFPA 72. Additionally, a horn and strobe device shall be installed above the fire department connection noted in Section 903.3.1.3.1. Such sprinkler water flow alarm devices shall be activated by the 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.

(23) Delete Section 903.4.3 in its entirety and replace with: 903.4.3 Alarms. An approved audible device located on the exterior of the building in an approved location shall be connected to each automatic sprinkler system. An approved audible alarm shall be provided in the interior of the building in a normally occupied location to alert building occupants of sprinkler discharge. Such sprinkler water flow alarm devices shall be activated by the 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, the actuation of the automatic sprinkler system shall actuate the building fire alarm system.

(24) Add Section 907.6.4.3 as follows: 907.6.4.3 Extent of coverage. The fire code official shall approve the extent of zone coverage for fire alarm systems in all buildings and structures.

(25) Add Section 904.14.6 as follows: 904.4.6 Building alarm system interconnect. Where a commercial cooking suppression system is installed in a

building with a monitored alarm system, activation of the suppression system shall trigger the building's alarm system.

(26) Add Section 904.14.7 as follows: 904.14.7 Notification of activation. Where a commercial cooking suppression system is installed in a building without a monitored alarm system, local interior and exterior notification horns shall be installed which sound when the suppression system is triggered. The interior horn(s) shall be in a normally occupied area(s) of the building, including public spaces. The exterior horn(s) shall be audible from the public way.

(27) Delete Section 907.1.2 in its entirety and replace with: Section 907.1.2 Fire alarm shop drawings. Shop drawings for fire alarm systems shall be prepared in accordance with NFPA 72 and submitted for review and approval prior to system installation. Shop drawings shall bear the stamp of either a professional engineer (PE) licensed in the state or an individual holding a level III or IV certification in fire alarm design by the National Institute for Certification in Engineering Technologies.

(28) Delete Section 907.1.3 in its entirety and replace with:

(a) 907.1.3 Equipment. Systems and components shall be listed and approved for the purpose for which they are installed. Only addressable fire alarm panels will be approved. Exception: Fire alarm panels that can transmit individual specific initiating device information.

(b) 907.1.3.1 Combination fire and security panels. A fire alarm system shall not be used for any purpose other than fire protection or control of fire protection systems. Combination fire and security panels are not permitted.

(c) 907.1.3.2 Fire alarm system wiring. All fire alarm wiring shall be red-jacketed wiring listed and approved for fire alarm systems.

(29) Amend Section 907.6.6 by adding the following to the end of the Section: Supervising station shall report all fire alarms in a contact identification point reporting format.

(30) Amend Section 915.1.1 by the addition of: 5. In facilities generating carbon dioxide enhanced atmospheres for plant growth via combustion processes.

(31) Amend Section 3103.5 by adding the following at the end of the Section: For tent or membrane structures greater than five hundred (500) square feet, the construction documents must include the manufacturer's instructions for staking or ballasting to anchor the tent or membrane structure.

(32) Amend Section 3106.2 by adding the following at the end of the Section: A copy of the manufacturer's anchoring instructions shall be included in the permit submittal.

(33) Amend the title of Appendix A as follows: Appendix A - Board of appeals and procedures.

(34) Amend Section A101.3 as follows: A101.3 Membership of board. The board shall consist of five (5) voting members appointed by the chief appointing

authority on an ad hoc basis to hear matters that come up for appeal. The fire chief shall be the chief appointing authority. The fire code official shall be an ex officio member of the board and shall not vote on matters before the board.

(35) Delete Section A101.3.3 in its entirety.

(36) Delete Section A101.3.4 in its entirety and replace with: A101.3.4 Chairperson. The board shall select one of its members to function as chairperson to hear the matter brought before the board.

Section 3. Section 18-5-30 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

Sec. 18-5-30. – Amendments for areas of the Town served by the Louisville Fire Protection District.

The IFC is hereby amended for properties served by the Louisville Fire Protection District as follows:

(1) Amend Section 114.4 by replacing "liable to a fine . . ." with: "subject to penalties as prescribed by law."

(2) Delete Section 112.3 in its entirety.

Section 4. The Superior Municipal Code is hereby amended by a new Section 18-5-40 to read as follows:

Sec. 18-5-40. - Copy on file.

One (1) copy of the IFC is on file in the office of the Town Clerk and is available for public inspection.

Section 5. The penalty associated with violations of Chapter 18 of the Superior Municipal Code is set forth in Section 1-3-20 of the Superior Municipal Code, which reads as follows:

Sec. 1-3-20. – General penalty.

(a) No person shall violate any of the provisions of the ordinances of the Town or of this Code. Except in cases where a different punishment is prescribed by any ordinance of this Town or this Code, any person who violates any of the provisions of the ordinances of the Town or of this Code shall be punished by a fine of not more than two thousand six hundred fifty dollars (\$2,650.00) or by imprisonment not to exceed one hundred eighty (180) days, or by both such fine and imprisonment, except as provided in Section 1-3-30 below and provided further that no indigent person shall be punished by imprisonment unless he or she has been given the opportunity to be represented by counsel. In addition, such person shall pay all court costs imposed by the court.

(b) Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by any such person and shall be punished accordingly.

Section 6. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 7. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

Introduced, read, passed and ordered published this ____ day of _____, 2026.

Mark Lacis, Mayor

Attest:

Shannon Dujardin, Town Clerk