

ORDINANCE NO. 12- 111

AN ORDINANCE AMENDING SECTION 105 (AMENDMENTS TO THE INTERNATIONAL FIRE CODE) OF PART 1 (FIRE PREVENTION CODE) OF ARTICLE 4 (FIRE PREVENTION) OF CHAPTER 8 (PUBLIC SAFETY) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO AMENDMENT TO THE INTERNATIONAL FIRE CODE

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

Section 1. That Section 105 (Amendments to the International Fire Code) of Part 1 (Fire Prevention Code) of Article 4 (Fire Prevention) of Chapter 8 (Public Safety) of the Code of the City of Colorado Springs 2001, as amended, is repealed and reordained to read as follows:

**Appendix K** Add a new Appendix K to read as follows:

**APPENDIX K  
WILDLAND URBAN INTERFACE MITIGATION REQUIREMENTS  
FOR THE HILLSIDE OVERLAY ZONE**

**SECTION K101**

**K101.1 Scope.** Wildfire Mitigation: Wildfire risk reduction techniques shall include monitored smoke alarm systems, sprinkler systems, fire resistant roofing materials which are class A (excluding solid wood roofing products) for all residential occupancies, a minimum class B on all other occupancies, fire resistive construction materials, and fuels management measures. Within the Hillside Overlay Zone, fuels management measures shall be utilized within the safety zone of applicable new building construction. "Fuels management" is defined as the modification of landscaping and ornamental vegetation within the safety zone. Fuels management requirements, as set forth below, are intended to protect structures from wildfire as well as to reduce fire from spreading to the wildland. The "safety zone" is defined as the area within thirty feet (30') of the

main structure or significant accessory structures, not to extend beyond the property line. As it is the City's desire to provide an environment safe from wildfire while maintaining the aesthetic qualities of the native hillside, the following wildfire risk reduction standards shall be required for all new building construction or reconstruction in the Hillside Overlay Zone, regardless of development plan approval date or initial construction plan approval, unless specifically exempted within this ordinance, and in accord with Section 7.3.504 of the Code of the City of Colorado Springs, as amended. Nothing in this ordinance herein is intended to be retroactive to existing homes not under the provisions of the Hillside Ordinance at the time of original construction.

## **SECTION K102 FUELS MANAGEMENT REQUIREMENTS**

**K102.1 Fuels Management.** All lots with homes constructed or reconstructed after the adoption of this ordinance, within the Hillside Overlay Zone, regardless of development plan approval date, shall be subject to the following fuels management requirements:

**K102.1.1 Safety Zone.** Brush patches or clusters such as Gambel oak, Mountain mahogany, Rocky Mountain maple, chokecherry, etc. may be left, or planted, or allowed to grow in the safety zone, but shall be separated by clear areas of ten feet (10') or more of noncombustible materials or grass mowed to not more than four inches (4") in height.

**K102.1.2 Clearance to Main Structure.** No combustible brush, trees or shrubs such as Gambel oak, conifers, junipers and yews shall be allowed to be left, or planted, or allowed to grow within fifteen feet (15') of the main structure or significant accessory structure such as sheds, decks, and pergolas. The trunks of deciduous trees may be allowed to be planted up to 10 foot (10') from structures when approved by the *Fire Code Official*.

**Exception:** When approved by the *Fire Code Official*, small brush patches such as Gambel oak, Mountain mahogany, Rocky Mountain maple, chokecherry, etc. not exceeding one hundred square feet (100 sq. ft.) in size or trees, no larger than fifteen linear feet (15') in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in accord with the applicable Colorado Springs Community Wildfire Protection Plan.

**K102.1.3 Pruning of Limbs.** Large trees shall not be allowed to have limbs overlap smaller trees or brush which creates ladder fuels, and shall be pruned of limbs to a height of up to ten feet (10') above the ground while maintaining a minimum of 70% of the crown. Certain tree clusters may be allowed if sufficient clear area is provided and approved by the *Fire Code Official*.

**K102.1.4 Clearance of Tree Branches to Structures or Appurtenances.** Character tree branches shall not extend over or under the roof or eaves, and the canopy or drip-line shall not be within fifteen feet (15') of a deck or similar combustible projection, wood burning appliance or chimney unless approved by the *Fire Code Official*. Character trees shall be defined as existing, mature overstory trees that are unique to the site: ie. species specific or large diameter (>12 inches) or wildlife essential (nesting habitat).

## **SECTION K103 FIRE PROTECTION SYSTEMS**

**K103.1 Scope.** Fire protection system requirements for hillside homes shall only apply to the conditions listed below as specifically addressed within Section 7.3.504(E)(4) of the Code of the City of Colorado Springs. Fire protection system requirements do not apply to any home that is not subject to the requirements of the original Hillside Ordinance regardless of original construction or rebuild date.

**K103.2 Fire Protection Systems.** Homes upon lots within the Hillside Overlay Zone illustrated on development plans approved on or after April 1, 1993, shall be required to install a monitored fire alarm system or a fire sprinkler system when the lot lies beyond one thousand feet (1,000') along a cul-de-sac or lies beyond roadways with grades in excess of ten percent (10%) if roadways are the primary vehicular points of access to the home. Additionally, development plans which contain streets or lots which meet these criteria shall contain the following statement:

*At a minimum, a monitored fire alarm system or alternatively, a fire sprinkler system is required for residences built upon the following lot(s). The Colorado Springs Fire Department shall review all building plans, determine system requirements and issue appropriate permits. A visual piping inspection must be secured through the Fire Department prior to requesting the framing inspection for fire sprinkler installations. Final inspection and approval of either system must be secured through the Fire Department prior to final inspection by the Building Department and/or occupancy of the residence. Current and subsequent homeowners shall maintain and keep in service required monitored fire alarm and/or fire sprinkler systems in accordance with applicable codes and standards.*

## **SECTION K104 ROOF COVERINGS**

**K104.1 Fire Resistive Roofing Materials.** After January 1, 2003, a class A roof covering (excluding solid wood roofing products) shall be installed on all residential occupancies and a minimum class B roof covering shall be installed on all remaining occupancies (not to replace class A where already required by

the Building Code). This shall be required at the time a permitted roofing or reroofing application is done within the limits of the City of Colorado Springs, Colorado, unless specifically approved by the *Fire Code Official*.

## SECTION K105 HARDENED STRUCTURE

**K105.1 Structure Protection.** The following requirements shall be enforced for all homes constructed or reconstructed, after the adoption of this ordinance, within the Hillside Overlay Zone for ignition-resistant construction and fuels management:

1. A Class A roof covering (excluding solid wood materials) shall be installed on all Residential Occupancies and a minimum Class B roof covering shall be installed on remaining occupancies, unless otherwise permitted.

2. Exterior cladding, eaves and soffits shall be constructed of ignition-resistant materials approved by the *Fire Code Official*. Approved materials include, but are not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed.

**Exception:** Natural wood or plastic products used for fascia, trim board materials and trim accents, such as corbels, false rafter tails, faux trusses, shutters and decorative vents material are allowed when painted or as approved.

3. For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor areas enclosed with ignition resistive materials such as those allowed in item 2, above.

**Exception:** Exposed heavy timber or dimensional log construction is allowed.

4. Exterior doors shall be noncombustible or solid core not less than one and three-fourths inches (1¾") thick. Windows within doors and glazed doors shall be tempered safety glass or multi-layered glazed panels.

**Exception:** Decorative single pane glazing in front entry doors is allowed.

5. Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required by this Code.

6. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than one-eighth inch (1/8") unless an alternative design or product is allowed by the *Fire Code Official*. Soffit vents are allowed. Gable vents may be allowed but only as approved by the *Fire Code Official*.

7. Gutters and downspouts that are of non-combustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed, but must have a non-combustible landing area below the roof line, that is a minimum five foot (5') distance from the side of the structure or foundation. NOTE: gutter caps are highly encouraged as a home-owner maintenance item to prevent combustible debris from collecting in the trough.

8. Decks and other habitable spaces shall be of ignition resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and railings.

9. The base of exterior walls, posts or columns shall be protected on the bottom side with provisions such as fire resistant foam or wire mesh having openings no larger than one-eighth inch (1/8") to protect from ember intrusion and still permit weeping and moisture control.

10. Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrestor or cap.

**K105.2 Alternative Materials.** Alternative materials or construction methods not specifically addressed in section K105.1 may be considered on a case-by-case basis if found to have comparable ignition-resistant properties and as approved by the *Fire Code Official*.

## SECTION K106 REVIEW REQUIREMENTS

**K106.1 Construction Permit Review Requirements:** All requirements must be reviewed and approved by the *Fire Code Official* prior to permit issuance and prior to final inspection. A final fire department inspection to verify compliance will be required prior to issuance of the Certificate of Occupancy.

Section 2. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by charter.

Section 3. In accord with City Charter § 3-90, this emergency ordinance shall be in full force and effect upon adoption.


Section 4. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on second reading and ordered published this 11<sup>th</sup> day of December, 2012.

Finally passed: January 8, 2013

  
\_\_\_\_\_  
Scott Hente, Council President

**Mayor's Action:**

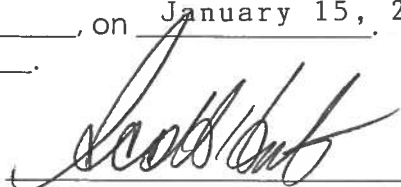
Approved: 

Disapproved: \_\_\_\_\_, based on the following objections:

  
\_\_\_\_\_  
Steve Bach, Mayor

**Council Action:**

Finally adopted on a vote of 6 to 2, on January 15, 2013  
 Amended and resubmitted \_\_\_\_\_.


  
\_\_\_\_\_  
Scott Hente, Council President

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING SECTION 105 (AMENDMENTS TO THE INTERNATIONAL FIRE CODE) OF PART 1 (FIRE PREVENTION CODE) OF ARTICLE 4 (FIRE PREVENTION) OF CHAPTER 8 (PUBLIC SAFETY) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO AMENDMENT TO THE INTERNATIONAL FIRE CODE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on December 11, 2012; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of January, 2013, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 15th day of January, 2013.

  
\_\_\_\_\_  
City Clerk