

AGENDA ITEM SUMMARY

City Council



STAFF

Shawn McGaffin, Fire Marshal/Division Chief
Kevin Sullivan, Assistant Fire Marshal
Katie Quintana, Assistant Fire Marshal

SUBJECT

Second Reading of Ordinance No. 051, 2025, Amending Chapter 9 of the Code of the City of Fort Collins for the Purpose of Repealing the 2021 International Fire Code and Adopting the 2024 International Fire Code, with Amendments.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on March 18, 2025, repeals the 2021 International Fire Code and adopts the 2024 International Fire Code (IFC) with local amendments. The International Code Council (ICC) publishes Code updates every three years. The Poudre Fire Authority (PFA) Board of Directors has reviewed and approved this Code package and is requesting the Code be adopted as amended.

Since this Ordinance was adopted on First Reading, staff has identified concerns with delegating the City's authority to hear appeals of decisions of the Fire Code Official to PFA. Additionally, staff has researched and confirmed that City Code Section 9-3 is no longer in use and is a carryover from the City's early fire codes, and it should be deleted. As a result, staff is requesting that Council move to amend the Ordinance on Second Reading to maintain the Building Review Commission as the Fire Board of Appeals and to repeal Section 9-3 in the manner described below.

Regardless of whether Council chooses to amend this Ordinance as requested, additional Code changes will be necessary to clean up Fire Code references in other parts of the Code, which staff will bring forward at a later date.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading with the amendment proposed below.

SECOND READING BACKGROUND / DISCUSSION

Requested amendment to Ordinance No. 051, 2025:

1. I move that Section 3, Paragraph 5 on page 3 of Ordinance No. 051, 2025 be amended as follows:
 - a. Amend “Section 112.1 – General,” by deleting everything after the first sentence, beginning with “The board of appeals shall be appointed...”; and adding:
 - ~ at the end of the first sentence, the words “to be known as the Fire Board of Appeals”;
 - ~and after the first sentence, the following sentences:

The City of Fort Collins Building Review Commission, as appointed from time to time, shall constitute the Fire Board of Appeals.

The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Application for an appeal and all process and procedures for an appeal shall be as stipulated in Section 113 of the International Building Code, as amended and adopted by the City of Fort Collins.

The board shall follow the applicable policies and procedures of the City of Fort Collins in carrying out its duties consistent with the provisions of this code and applicable state law.
 - b. Amend “Section 112.2 – Limitations on authority,” by adding to the end of the last sentence, the words “or interpret the administration of this.”
 - c. Delete in its entirety “Section 112.3 – Qualifications.”
2. Additionally, I move that Section 3, Paragraph 83 (Appendix A – Board of Appeals), appearing on pages 26 through 28 of Ordinance No. 051, 2025, be deleted in its entirety.
3. Finally, I move that Ordinance No. 051, 2025 be amended to renumber Section 4 as “Section 5,” and to add a new Section 4 to read “Section 9-3 of the Code of the City of Fort Collins is deleted in its entirety.”

The attachment to this AIS shows how the affected pages of the Ordinance would read after the requested amendment.

First Reading Background/Discussion:

Poudre Fire Authority (“PFA”) is responsible for the enforcement and administration of the IFC in the City of Fort Collins, Town of Timnath and unincorporated areas of Larimer and Weld Counties within the Poudre Valley Fire Protection District boundaries. Every three years, the IFC is updated by the ICC with the most recent update having been published in 2024. PFA routinely reviews new codes, proposes local amendments, and then seeks adoption of IFC changes and local amendments by Council

At the April 23, 2024, PFA Board meeting, the Board approved the recommended appointment of the Fire Code Review Committee (Committee). This volunteer committee is comprised of community and industry stakeholders who reviewed the 2024 IFC and proposed local amendments in order to make a recommendation for adoption. The Committee completed their work on Thursday, October 17, 2024, with a unanimous recommendation to adopt the 2024 IFC along with the accompanying local amendments. At the February 25, 2025 meeting, the PFA Board unanimously approved the IFC adoption and local amendments. This item was also unanimously approved by the Poudre Valley Fire Protection District Board at its February 25, 2025 meeting.

The Committee's primary goal was to limit the number of local amendments to the 2024 IFC, while still providing comprehensive life safety codes that are clear, relevant, and aligned with current practices. The Committee was able to accomplish this and focus on the amendments that were brought forward on local community needs. The local amendment for fire sprinklers has been maintained, as it has been since the 1980's, and as adopted by the local building departments. Of note, many other fire jurisdictions in Northern Colorado have, or are considering, similar amendments to specify fire suppression systems.

Several local 2021 amendments were eliminated due to the new 2024 published codes addressing the issues that had been a local amendment in the past.

There are changes to the published code that the Committee also supported. The most significant items in the 2024 IFC (as published) that have been changed from the 2021 IFC include:

- Adding provisions to address heating and cooking in temporary membrane structures, construction sites and wildfire areas.
- Adding temporary housing code (shelters).
- Adding new provisions specific to lithium-ion battery storage.
- Adding new provisions specific to Powered Micromobility Devices (E-bikes, Scooters).
- Updating provisions on Emergency Responder Communication Enhancement Systems to meet new technology.
- Recognizing a Hybrid Fire Extinguishing System as based out of National Fire Protection Agency (NFPA) 770.

Items of note for the 2024 IFC proposed local amendments include:

- Appendix A, Board of Appeals is being adopted as published with local amendments to create an appeal process over which PFA has jurisdiction. This differs from previous code adoptions, in which Appendix A had been deleted and replaced in its entirety to direct the appeals process with the Building Department having jurisdiction.
- The term "fire alarm" was defined to expand and elaborate on types and circumstances of such fire alarms.
- A provision was added to impose a fee when multiple unwanted alarms occur at the same location.
- Changes were made to the requirements for storage and use of lithium-ion batteries in factories.
- Requirements for letter sizes on signage were added.
- Valet trash service was removed from PFA's jurisdiction.

- Additional section added in Appendix D requiring schools to use a consistent numbering process on exterior doors for faster response in emergency situations.

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CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Adoption of the 2024 IFC as amended was unanimously recommended by the Fire Code Review Committee. The Poudre Fire Authority Board of Directors and the Poudre Valley Fire Protection District Board of Directors reviewed these amendments at their respective February 25, 2025, meetings, and each board unanimously voted to recommend adoption of the 2024 IFC, as amended, to the City of Fort Collins.

PUBLIC OUTREACH

None.

ATTACHMENTS

First Reading attachments not included.

1. Ordinance for Consideration
2. Exhibit A to Ordinance
3. Ordinance Excerpts showing proposed Second Reading Amendments