

SECTION 4. FIRE SUPPRESSION SYSTEM REQUIREMENTS

401. Access Deficiencies

A. Where the design criteria of sections 201-206 cannot be met, or any one of the following conditions exist:

1. The fire department apparatus access roadways are obstructed by any of the following items:
 - a. Low water crossings or,
 - b. Security gates or,
 - c. Speed bumps or,
2. The building is located in a sub-division having a single fire apparatus access point or,

Exception: developments of 30 or less total dwelling units that are compliant with all other sections of this Standards and Guidelines Policy.

3. The access road is equal to or greater than a 12 percent grade or,
4. The building site is more than 5 miles from the nearest fire station on an approved route as measured by the Fire Chief or,
5. A fire hydrant capable of supplying the required fire flow is more than 500 feet from the building site or,
6. When a variance has been granted by the Crested Butte Fire Protection District Board of Directors in areas of non-compliance,

the following shall be provided as required by the Fire Chief:

1. All structures shall have installed a fire suppression system in accordance with NFPA 13 *Standard for the Installation of Sprinkler Systems*, 13D *Standard for the Installation of Sprinklers Systems in One- and Two-Family Dwellings and Manufactured Homes* or 13R *Standard for the Installation of Sprinklers Systems in Residential Occupancies up to and Including Four Stories in Height*, current edition, by covenant and,
2. Installed fire protection systems shall be monitored and supervised by an approved central station fire alarm company and,
3. The size of the storage tank shall be double the required amount per the applicable NFPA standard or based on 30 gallons per minute response time, at posted speed limits, measured from the nearest fire station, whichever is greater.

402. Water Supply Deficiencies

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

1. All structures shall have installed a fire suppression system in accordance with NFPA 13 *Standard for the Installation of Sprinkler Systems*, 13D *Standard for the Installation of Sprinklers Systems in One- and Two-Family Dwellings and Manufactured Homes* or 13R *Standard for the Installation of Sprinklers Systems*

in Residential Occupancies up to and Including Four Stories in Height, current edition, by covenant and,

2. Installed fire protection systems shall be monitored and supervised by an approved central station fire alarm company and,
3. The size of the storage tank shall be double the required amount per the applicable NFPA standard or based on 30 gallons per minute response time, at posted speed limits, measured from the nearest fire station, whichever is greater.

EXCEPTIONS:

(a) Detached carports and greenhouses.

*(b) Sheds and auxiliary structures not used for human habitation. See definition for **HABITABLE SPACE** in 2003 IRC § R202.*

(c) When expenditures are strictly related to repair or maintenance of an existing system.

(d) Isolated rural buildings shall be exempt if any of the following conditions apply:

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

B. New projects other than new subdivisions and PUD's. In all occupancies an automatic fire suppression system installed in compliance with the National Fire Protection Association Standards and other standards adopted by Crested Butte Fire Protection District shall be installed:

1. In all new buildings regardless of floor area or occupancy type. For the purpose of this section, the floor area within the surrounding exterior walls shall be considered as one building. Area separation walls shall not be used in calculating allowable floor area for sprinkler requirements. In occupancies of a hazardous nature or where special hazards exist, reference 2003 IFC § 901.4.3.

EXCEPTIONS:

(a) Detached carports and greenhouses.

*(b) Sheds and auxiliary structures not used for human habitation. See definition for **HABITABLE SPACE** in 2003 IRC § R202.*

(c) When expenditures are strictly related to repair or maintenance of an existing system.

2. Throughout existing and new sections of any existing building whenever total additions result in an increase of the original floor area by more than 50 percent, or whenever total additions result in an increase of more than 1,000 square feet in the total floor area, including mezzanines or additional stories, or whenever alterations to existing buildings exceed 50 percent of the replacement value, as determined by the building official. Alteration values and additional floor area shall be cumulative with each issuance of a building permit, regardless of any change in ownership.

EXCEPTIONS:

(a) Detached carports and greenhouses.

*(b) Sheds and auxiliary structures not used for human habitation. See definition for **HABITABLE SPACE** in 2003 IRC § R202.*

(c) When expenditures are strictly related to repair or maintenance of an existing system.

3. Throughout existing and new sections of an existing building for which there is an occupancy classification change.