



RED, WHITE & BLUE
FIRE PROTECTION DISTRICT
COURAGE, COMMITMENT, CARING

August 7, 2008

Baldy Mountain Townhomes
Homeowner's Association
Attn: Audrey Taylor
P.O. Box 1162
Silverthorne, CO 80498

RE: Storage in crawl spaces

Dear Ms. Taylor:

The Fire District issued a permit for the Baldy Mountain Townhomes (BMTH) deck replacement. A requirement of the permit was "no combustible storage in the crawl spaces," *2006 International Fire Code, Section 315.2.4*, as amended. BMTH Management asked for clarification on this requirement.

Baldy Mountain Townhomes are classified as multi-family dwelling units, versus a single family residence. Even though each owner's property includes the area from the foundation through the roof, the storage rules from the 2006 International Fire Code apply. Because more than one family can be affected by the actions of another owner, the rules are more stringent, specifically with regard to storage.

The following items shall not be stored in the crawl spaces:

- Combustible items such as mattresses and furniture shall not be allowed.
- Fueled equipment and/or vehicles shall not be allowed.
- Power tools shall not be allowed.
- Flammable and combustible liquids shall not be allowed. This includes oil-based paints and stains.
- Compressed gases, such as propane and acetylene shall not be allowed.
- Extension cords, multi-plug adaptors, power strips, and similar electrical components shall not be allowed to be used in lieu of permanent wiring.

The Fire District understands that it is not probable that the crawl spaces will remain storage free. Our goal is to keep these buildings as safe as possible. We are willing to make the following exception for combustible storage.

Exception: A maximum of 10% of the crawl space area may have combustible storage. Storage shall not be placed on exposed joints. Storage shall be orderly. Storage shall be

maintained 2 feet or more below the ceiling. Limited combustible materials such as skis and bicycles shall be allowed.

If owners would like to store additional combustible materials in the crawl space, a separate permit and approval from the Summit County Building Department shall be required.

In closing, the Fire District will inspect each building, including crawl spaces, for approval before the Summit County Permit Card is signed for approval of the Certificate of Occupancy. If inspections fail, then the guidelines of the Fire District Fee Schedule shall apply. Each unit may be charged up to a \$200.00 re-inspection fee. A copy of the fee schedule is attached. The Fire District has the authority to inspect all buildings on an annual basis for Fire Code compliance.

I can be reached at (970) 453-2474 if you have any questions.

Sincerely,

RED, WHITE & BLUE FIRE PROTECTION DISTRICT



Jackie D. Pike
Deputy Fire Marshal

cc: Greg Wentz

Enclosure

2006 International Fire Code, Section 315.2.4. Attic, under-floor and concealed spaces. Attic, under-floor and concealed spaces used for storage of combustible materials shall be protected on the storage side as required for 1-hour fire-resistance-rated construction. Openings shall be protected by assemblies that are self-closing and are of noncombustible construction or solid wood core and not less than 1.75 inches (44.5 mm) in thickness. Storage shall not be placed on exposed joists.

Exceptions:

1. Areas protected by approved automatic sprinkler systems
2. Group R-3 and Group U occupancies.

RED, WHITE & BLUE FIRE PROTECTION DISTRICT

RESOLUTION 2004-3

A RESOLUTION ADOPTING AN INSPECTION FEE SCHEDULE AS SET FORTH BY THE STATUTES OF THE STATE OF COLORADO, 32-1-1002 (1)(e)(II), AS AMENDED.

The Board of Directors has previously adopted Resolution Number 2000-4,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RED, WHITE & BLUE FIRE PROTECTION DISTRICT, SUMMIT COUNTY, COLORADO, THAT:

ADOPTION OF INSPECTION, PLAN REVIEW AND PERMIT FEE SCHEDULE

1. **Submittal Fee:** All submittals for New Subdivisions, PUD Review, and other planning issues may be subject to a \$200.00 Submittal Fee. All submittals requiring more than two hours of plan review shall be assessed an additional review rate of \$75.00 per hour. Fees collected under this section may be applied towards permits required below.
2. **New Construction, Townhomes, Remodels, Tenant Finish and Alterations (includes all occupancies except R-3 and U occupancies as defined by the International Fire Code:** For projects with a building department valuation of \$50,000 or less, a set fee of \$200.00 shall be assessed. Attached single family dwellings (townhomes) in excess of two units shall be assessed a fee of \$75.00 per unit. For projects with a building department valuation over \$50,000, a multiplier of .004 shall be used to determine the fee. Additional plan review, necessitated by revisions or incomplete submittals shall be assessed a rate of \$75.00 per hour with a one-hour minimum in addition to the above fees.
3. **Special Systems Permit:** Standpipe, automatic sprinkler systems, hood extinguishing systems, fire pumps and fire alarm systems as per the following:

Standpipe System \$200 base fee for the first riser, \$100 for each additional riser

Sprinkler Systems \$200 base fee, plus \$2.00 per device

Fire Pumps \$200 fee

Hood Extinguishment \$200 fee

Fire Alarm Systems \$200 base fee plus \$2.00 per device

Group R-3 Fire Alarm or Sprinkler Systems \$200 fee

4. **Additional inspections:** ~~\$200.00 for the first two~~ (2) hours (minimum), \$75.00 for each additional hour or portion thereof. Requests for Temporary Certificates of Occupancies or for partial Certificate of Occupancies shall be included in this section.

5. **Permits required by the International Fire Code:** All permits and certificates, as required by the most currently adopted version of the International Fire Code shall be \$200.00.

Exception #1: No fee for open burning permits issued by the Fire District or County Fire Mitigation Officer.

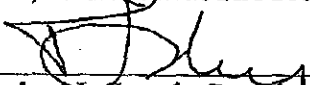
6. **Construction or Installation without a Permit:** When construction work has started without a permit as required by this Resolution, all work on the job shall be halted until the required fee is paid. The responsible party may be required to pay a fee which is double that required in items 2-3.
7. **Variance Request:** Any request to go before the Appeals Board as defined in the International Fire Code for an alternative materials or methods request shall be subject to \$100.00 per request. The Appeals Board may only rule on alternate materials or methods as outlined in the International Fire Code, they are not permitted to rule on specific or administrative items in the International Fire Code.
8. **Use of Fire Department Equipment:** \$250.00 per hour, or portion thereof, per vehicle with a one hour minimum. New fire hydrants may be subject to a fee of \$100.00 per hydrant for testing and acceptance.
9. **Existing Occupancy Reinspections:** The responsible party may be assessed a fee of \$100.00 per reinspection after the third visit in a calendar year to ensure compliance with the current adopted version of the International Fire Code on existing occupancies or structures. This fee is above and beyond any fine imposed by a court of law.

Effective Date: January 22, 2004


Introduced, read and reviewed by the Board of Directors at the public hearing held on this 22nd day of January, 2004.

Approved and adopted this 22nd day of January By the Board of Directors of the Red, White & Blue Fire Protection District.

Red, White & Blue Fire Protection District


Robert J. Greenly, President

ATTEST:



Wayne J. Randall, Secretary