



GOLDER RANCH FIRE DISTRICT

GRFD Fire Code Standard 900

Fire Code Compliance Review Submittal Requirements

This document is provided to inform the applicant of some common fire code provisions required by the Golder Ranch Fire Marshal. This document does not represent all fire code amendments or modifications made by the jurisdiction and shall not be deemed to nullify any provisions of local, state, or federal law, regulation, code, or requirement.

Subjects not Regulated by the Fire Code

Where not applicable standards or requirements are set forth in this code, or are contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association (NFPA) or other nationally recognized fire safety standards, as approved, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the fire code official to determine compliance with codes or standards for those activities or installations within the fire code official's jurisdiction or responsibility.

Required Permits

Permits required by the IFC shall be obtained from the fire code official. Permit fees shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.

Submittals

Construction documents shall be submitted in one or more sets and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional. The design of new fire protection systems shall be included in the building construction document submittal or if approved as a deferred submittal. Deferred submittals are not permitted for tenant improvements

Construction Documents Format and Content

Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted when approved by the fire code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.

Applicant Responsibility

It shall be the responsibility of the applicant to ensure that the construction documents include all of the fire protection requirements and the shop drawings are complete and in compliance with the applicable codes and standards.

Approved Documents

Construction documents approved by the fire code official are approved with the intent that such construction documents comply in all respects with this code. Review and approval by the fire code official shall not relieve the applicant of the responsibility of compliance with this code.

Corrected Documents

Construction and system installations shall be in accordance with the approved construction documents. Where field conditions necessitate any substantial change from the approved construction documents, the fire code official shall have the authority to require the corrected construction documents to be



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submitted for re-approval. The fire code official shall determine the level of changes for the specific project. Minor changes can be hand drawn on a copy of the original approved construction documents. Major changes shall be re-drafted. A minimum of three sets of corrected plans shall be submitted for approval. As-built corrected construction documents shall be submitted prior to Certificate of Occupancy issuance.

Electronic Construction Documents

A full set of approved construction documents, including any as-built construction documents, shall be provided as an electronic file. The electronic file shall be a Portable Document Format (PDF) and stored on a CD-ROM disk. Electronic construction documents shall be submitted prior to Certificate of Occupancy issuance.

Fire Code Compliance Review Completion Timeline

The fire code compliance review for new commercial buildings and tenant improvements will be completed and review comments transmitted within 25 calendar days¹ of Golder Ranch Fire District receiving the permit documents, 90% of the time.

Tenant improvements, excluding A, E, & I occupancies, with minor changes and no additions to fire protection systems will be completed and review comments transmitted within 12 calendar days (excluding recognized holidays) of Golder Ranch Fire District receiving the permit documents, 90% of the time.

Single family dwelling fire protection systems will be completed and review comments transmitted within 12 calendar days of Golder Ranch Fire District receiving the permit documents, 90% of the time.

Other operational or construction permit reviews will be completed and review comments transmitted within 25 calendar days of Golder Ranch Fire District receiving the permit documents, 90% of the time.

Expedited Plan Review Level 2

The fire code compliance review will be completed and review comments transmitted within five business days of Golder Ranch Fire District receiving the permit documents. Expedited reviews are conducted when there is available time and staffing to do so. The base fee for the expedited fire code review is \$400 plus \$75/hour, two hour minimum. The base fee includes two fire code reviews per permit. Additional reviews beyond two, revisions to an approved permit, and deferred fire protection system submittals require an additional base fee (expedited fees are in addition to regular permit fees).

Expedited Plan Review Level 3

The fire code compliance review will be completed and review comments transmitted within three business days of Golder Ranch Fire District receiving the permit documents. Expedited reviews are conducted when there is available time and staffing to do so. The base fee for the expedited fire code review is \$800 plus \$75/hour, two hour minimum. The base fee includes two fire code reviews per permit. Additional reviews beyond two, revisions to an approved permit, and deferred fire protection system submittals require an additional base fee (expedited fees are in addition to regular permit fees).

The request for an expedited fire code review shall be made in writing, state expedited level 2 or expedited level 3, and accompany the permit documents. GRFD may not be able to accommodate all expedited review requests. Staff availability and workloads may affect review times; however, review fees will reflect the actual review levels. Plans received after 1300 hours will be dated as received on the following business day (excluding recognized holidays).



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FIRE CODE COMPLIANCE FEES		
Fire Code Permits		
Automatic Extinguishing Systems - Alternative Automatic Extinguishing ^a	\$250 \$100	New system installation Modification
Automatic Extinguishing Systems – Commercial Cooking Systems ^a	\$150 \$100 \$100	New single system installation Each additional system installation Modification
Automatic Extinguishing Systems – Commercial Sprinkler New ^a	\$250 \$500 \$250 \$250	New system installation 1-10,000sqft 10,000-52,000sqft Each additional 52,000sqft or fraction thereof Each floor above or below first floor
Automatic Extinguishing Systems – Commercial Sprinkler Modification ^a	\$100 \$200 \$250 \$100	1-20 Heads 21-100 Heads 101-500 Heads Each 100 heads or fraction thereof over 500
Automatic Extinguishing Systems – Fire Pump and Related Equipment ^a	\$500 \$250 \$150	New single pump, includes tank Each additional pump Modification
Automatic Extinguishing Systems - Residential Sprinkler ^a	\$100 No Fee	One- two-family dwelling Voluntary installation, not required by code
Automatic Extinguishing Systems - Standpipe Systems ^a	\$200 \$100	System with 1-4 outlets Each additional 4 outlets or fraction thereof
Automatic Extinguishing Systems - Underground Fire Line Supply ^a	\$200 \$100 \$100	First 150 lineal feet Each additional 150 feet Fire-line stub-out when submitted separately
Blasting - Explosives ^a	\$200	Operational permit, each 30 day period
Burning Open Burn, Open Flames, Candles, Torches, Recreational Fire(Wildfire Risk Area) ^a	\$100 \$100 \$50 \$25 \$0*	Air Diffuser Operation (per 30 days) Commercial open burn (per 30 days) Open flames, candles, torches (annual) Public assembly fire (event) Residential (permit period) *Waived by Chief
Fire Alarm and Detection Systems – New Installation ^a	\$250 \$500 \$250 \$250	New system installation 1-10,000sqft 10,000-52,000sqft Each additional 52,000sqft or fraction thereof Each floor above or below first floor
Fire Alarm and Detection Systems – Modification to Existing System ^a	\$150 \$250	1-10 Devices Greater than 10 devices
Fire Alarm and Detection Systems – Monitoring System ^a	\$150	Fire protection monitoring system when submitted separately
Fire Apparatus Access ^a	\$100	Access and fire lane marking



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	\$50 \$75	Each fire apparatus access gate Annual gate operation inspection (per site)
Fireworks and Pyrotechnics Display/Show	\$250	Per display or show Includes review and insp. Additional fee for fire protection operational standby as determined by Chief
Flammable and Combustible Liquids ^a	\$200 \$100 \$75	New installation single tank Each additional tank install at same time Annual inspection of tanks not regulated by State Fire Marshal
Hazardous Materials ^a	\$100/hr \$100/hr \$150	New system, storage area, tank, includes HMIS and HMMP review, min 2hr. Revision/Modification of approved submittal Annual inspection and HMIS, HMMP review
Food Service Trucks ^b	\$75	Grease laden vapor cooking
Food Service Trucks	\$0	Non-grease laden items.
LP-Gas ^a	\$150 \$75	New installation Annual inspection (exception-containers with 500-gallon capacity or less serving one- and two-family dwellings)
Tents and Membrane Structures ^a	\$150 \$50	Single tent Each additional tent on site
Water System with Hydrants – Private	\$150 \$75 \$150 \$500 \$75 \$25	New system, includes review and flow testing Single hydrant Additional each unit or phase when submitted separately Additional if system has new tank and pumps Revision to previously approved plan Annual inspection and flow test of each hydrant
Water System with Hydrants – Public	\$150 \$75 \$150 \$75	New system, includes review and flow test Single hydrant Additional each unit or phase when submitted separately Revision to previously approved plan
Other Operational Permits - IFC ^a (permit not separately indicated)	\$75	Annual permit and inspection or event permit and inspection
Other Construction Permits – IFC ^a (permit not separately indicated)	\$150	New system installation
Fees		
Business Inspections	No Fee No Fee	Annual Business Inspection Fee First re-inspection



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	\$75 \$150	Second re-inspection due to non-compliance Third re-inspection due to non-compliance Business may be issued a Stop Work Order pending compliance with the fire code and or Citation.
	\$150	Re-inspection fee to restore business operations
Code Consultation Interpretations, Pre-Submittal Consultations, and Technical Services with Documented Record/Report	\$150 \$75	Includes initial meeting and up to two hours of research and documentation. Per hour fee for follow up meeting or additional time and documentation (not intended for simple/minor issues)
Construction Document Review - Development, Preliminary, and Concept	\$150 \$75	Each development submitted as a whole Additional, each separately submitted unit, or phase
Construction Document Review – Building Construction - New Building	\$200 \$200 \$75	0-52,000sqft, includes two reviews Each additional 52,000sqft or fraction thereof Per hour of additional review to achieve code compliance or due to revisions
Construction Document Review – Building Construction - Modification Tenant Improvements Landlord Improvements	\$100 \$100 \$75	0-52,000sqft, includes two reviews Each additional 52,000sqft or fraction thereof Per hour - For additional review to achieve code compliance or due to revisions to approved plan
Expedited Permit/Plan Review	300%	300% of regular permit fee, written request required, when available and pre-approval by Chief required.
Fire Alarm Response	\$150 \$1000 \$500	Each false alarm exceeding 3/yr, due to "failure to notify" when working on or testing sprinkler and or fire alarm system, and alarm malfunctions Intentional false alarm Burning or hazardous operation without permit causing emergency response
Fire Watch/Standby – Fire Code Official	\$75/hr	Minimum 2hrs. when available and pre-approval by Chief (required). Does not include operational response equipment, additional fee may be required
Inspection After Business Hours	\$75/hr	Minimum 2hrs., when available and pre-approval by Chief required
Inspection No-Show	\$150	Failure to attend a scheduled inspection after 30 minute Fire Code Official wait time
Work Without Approved Permit	500%	500% of regular permit fee
a: Fee includes fire code compliance review and inspections during business hours		



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