

Station 1  
8130 3<sup>rd</sup> Street  
Wellington, CO 80549



Station 2  
108 W County Road 66  
Fort Collins, CO 80524

## Wellington Fire Protection District REGULAR BOARD MEETING AGENDA

The **Regular Board Meeting** of the Wellington Fire Protection District will be called to order at **5:00PM** on **January 21, 2026**. The meeting will be held at **Station 1 located at 8130 3<sup>rd</sup> St, Wellington, CO 80549**. Please contact our administrative office for any attendance accommodation. **Zoom Meeting information is listed below.**

### Pledge of Allegiance

### Roll Call

### Additions/Deletions to the Agenda

### Conflicts of Interest

### Correspondence

### Public Comment

Any property owner, business owner, or resident of the District that would like to comment on items not listed on the agenda may be restricted to a 3-minute limit per person.

### Employee Recognition

- Firefighter Thompson – Firefighter II
- Firefighter DeWitt – American Legion Dept. of Colorado Firefighter of the Year

### Guests or Presentations

Fire Protection Engineer Greg Kimble will be providing a PowerPoint presentation on the IFC 2024 Fire Code amendment adoption.

### Consent Agenda

- Regular Board Meeting Minutes for December 10, 2025
- Special Board Meeting Minutes for December 17, 2025

### Chief's Report

### Monthly Activity Report

### Employee Report

### Committee Reports

### Monthly Financial Report

Station 1  
8130 3<sup>rd</sup> Street  
Wellington, CO 80549



Station 2  
108 W County Road 66  
Fort Collins, CO 80524

## Wellington Fire Protection District

### District Business

- Designation of "Official" Posting Location of District Meetings
- Contract for Grant Writing Services: FF Physicals Grant
- Resolution 2026-001 - IFC 2024 Fire Code Adoption
- Donation of \$100 from Nancy & Mikey Springer
- Donation of \$100 from Michael Brewer & Aimee Wriglesworth
- Replacement of Toshiba Copier Station 1

### Other

### Calendar Items

### Next Board Meeting

- February 18, 2026

### Adjournment

## Wellington Fire Protection District Zoom Meeting information

### Join Zoom Meeting

<https://us02web.zoom.us/j/7848079463>

Meeting ID: 784 807 9463

+ 17209289299,7848079463# US (Denver)



# Wellington Fire Protection District

Station 1, 8130 3<sup>rd</sup> Street, Wellington, CO 80549

December 10, 2025 BOARD MEETING MINUTES

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## Call to Order & Pledge of Allegiance

- Time Called to Order: 17:10
- Pledge of Allegiance: Conducted.
- Roll Call: Directors: Bollinger, Hodgson, Standing and Hunter were present.

## Additions or Deletions to the Agenda

- Additional items added to Other:
  - Laptop Purchase
  - Procurement Policy
  - Check-Signing Procedures

## Conflicts of Interest

- None

## Correspondence

Two letters of interest from community members Jane Lopez and Matthew Walker regarding the Board vacancy.

## Public Comment

Community member Matthew Walker participated remotely and introduced himself, summarizing his background in project management, firefighting experience and interest in serving on the Board.

## Employee Recognition

- None

## Guests or Presentations

- None

## **Consent Agenda (Meeting Minutes)**

*Director Standing made the motion to approve the Regular Board Meeting minutes from November 19, 2025. Motion was seconded by Director Hodgson and passed unanimously on a vote 4/0.*

## **Chief's Report – Operational Updates**

- Working on specs and quotes for Class A uniforms for line staff. Class A uniforms are included in current CBA based on funding.
- Working with staff on preparing an Annual Report to be released in January.
- IFC 2024 Fire Code amendment adoption to be discussed again in January. Fire Protection Engineer Greg Kimble will be providing a PowerPoint presentation.
- With conservative spending during the year, end of year surplus has allowed the District to complete postponed maintenance and purchases for PPE gloves, hoods and consumables, replenish uniform cache, tree trimming at the training yard to provide for better safety to our members and those who use the facility, transmission repair on engine and move up the pump rebuild to 2026, HVAC maintenance and duct cleaning for both stations which hasn't been done in over 5 years, and replacing out dated officer laptops with Toughbook units.

## **Monthly Activity Report**

- Total calls: 98 (YTD: 1096)
- Fire & Other Services: 36 (YTD: 377)
- EMS: 56 (YTD: 646)
- Motor Vehicle Accidents: 6 (YTD: 73)

### **Notable Incidents:**

- November 10 – Motor vehicle accident with reported entrapment on N. Highway 1. Three patients transported to area hospitals with non-life threatening injuries.
- November 27 – Structure fire near Station 2 at 13068 N. County Road 15. Strong stop by crews prevented extensive loss.

## **Committee Reports**

Chief provided Fleet Report

- Brush truck awaiting title to be placed in service
- Rescue boat still in transit
- UTV nearly complete with radios and lighting being installed this week.

## **Financial Report Highlights (By David Green)**

### **General Summary:**

- District is approximately \$530,000 under budget for FY2025
- Estimated year-end surplus likely around \$238,000 after December expenses
- No budget amendment required
- Overtime expected to remain within budget due to successful use of the float position covering much of the vacancies.
- IT services overage discussed; laptop purchase is not reflected in the line item
- Final assessed valuation reduced projected revenue by approximately \$11,000

### **District Business**

#### **APPOINTMENT OF BOARD OF DIRECTOR**

- Two letters of interest were reviewed: Jane Lopez and Matthew Walker.
- Director Bollinger read two letters of interest from community members Jane Lopez and Matthew Walker regarding the Board vacancy.

*After no further discussion, Director Bollinger made the motion to vote on approval of Jane Lopez for Board of Director. Motion was seconded by Director Hunter. Motion passed on a vote of 4/0.*

- Ms. Lopez will complete the Oath and Bonding requirements by end of week.

#### **RESOLUTION 2025-09 – CERTIFICATION OF MILL LEVIES**

- The Board approved the annual Mill Levy Certification including the temporary Mill levy reduction to resolve the tax refund obligation.

*Director Standing made the motion to adopt Resolution 2025-09, a resolution levying general property taxes for the year 2026 to help defray the costs of government for the Wellington Fire Protection District for the 2026 Budget Year. Motion was seconded by Director Bollinger and passed unanimously on a vote 4/0.*

#### **RESOLUTION 2025-10 – ADOPTION OF 2026 BUDGET & APPROPRIATION OF FUNDS**

*Director Hunter made the motion to adopt Resolution 2025-10, adoption of budget and appropriation of funds for Fiscal Year 2026. Motion was seconded by Director Hodgson and passed unanimously on a vote 4/0.*

#### **ENGAGEMENT LETTER FOR 2025 AUDIT**

- Audit engagement fee for 2025 audit \$17,000

*Director Standing made the motion to accept 2025 Engagement Letter for Audit by Haynie & Company. Motion was seconded by Director Hunter and passed unanimously on a vote 4/0.*

## **ENGAGEMENT LETTER FOR 2026 ACCOUNTING SERVICES**

- Renewal of annual accounting services with Green & Associates
- No fee increase.

*Director Hunter made the motion to accept 2026 Engagement Letter for Accounting Services with Green. Motion was seconded by Director Standing and passed unanimously on a vote 4/0.*

## **SCBA PURCHASE**

- Current SCBAs (Self-Contained Breathing Apparatus) are 10+ years old and nearing end of safe service life
- Currently we don't have enough spare cylinders to use and maintenance has increased.
- While attending SDA conference in Keystone, Chief noted vendor also in attendance and offered \$1,000 per pack discount if ordered by 12/31/2025.
- Total quoted cost: \$228,000 for 23 packs and includes accessories but not masks.
- District's Grant Writer started working on AFG Grant however, grant application got pushed out to March 2026 with potential grant funding award notifications being sent late 2026 and no guarantee District would get this grant. Waiting for grant decision would delay replacement and costs would increase approx. \$40K
- Green noted that the purchase could be taken out of reserves since it's a capital purchase.
- Directors in agreement of purchase now for the safety of the firefighters.

*Director Hodgson made the motion to purchase SCBAs prior to December 31, 2025. Motion was seconded by Director Bollinger and passed unanimously on a vote 4/0.*

## **Other**

### **LAPTOP PURCHASE & PROCUREMENT POLICY DISCUSSION:**

- Director Standing led discussion on the purchase of laptops and Chief informing her, as Treasurer, of this purchase based on current Procurement Policy. Doesn't have a problem with the purchase, but not comfortable being the only one from the Board having knowledge of or giving approval for a purchase of \$25,000 to \$60,000 and believes the Board should also have input.
- Current Procurement Policy allows Chief \$60,000 authorization limit with notification to the Board's Treasurer of purchases over \$10,000. Board authorizes spending over \$60,000 which requires a formal bid.
- Discussion on reducing Chief's spending authorization to \$10,000
- Board agreed to changing authorization limit to \$30,000 unless emergent or life safety is involved.
- Policy will be updated and returned to the Board for confirmation.

### **CHECK-SIGNING PROCEDURES:**

- Director Standing led discussion regarding ensuring transparency and oversight. Wanted to be sure we were following the by-laws. Knew in the past that two board members used to sign the checks. Currently, Chief signs as one signature and a board member signs as second signature.
- Chief explained that he started signing checks as an authorized signature based on being the Executive of this department and needing to know what the expense is for and as Executive, should know where the money is going.
- David Green added that his firm has control of the check stock so the Chief just can't cut a check without going through them. Green enters the payables and prints out the checks which is done in Quickbooks. A check isn't cut without an invoice. If an invoice is questionable, then it is not paid until clarification is provided. Credit card expenses are matched with purchase receipts. Green confirmed there is oversight on checks.
- Board accepted current process with Chief signing first as authorized executive of District and one Board member as second signer.
- No action needed.

### **CONSIDERATION FOR SUPPORT OF HOLIDAY PARTY:**

- Director Standing proposed to provide \$750 towards the firefighters' holiday gathering to show support.
- Prior to the Director's proposal, Chief had already offered to contribute up to \$500 towards the Firefighters Association holiday event and to come back if more was needed.
- Director Standing wanted to let the Board know of this and that the Chief reached out to the attorney and confirmed no wage laws were being broken and that the contribution is not considered a gift. District helping union defray the costs.
- Board is in support of up to \$750 towards the Firefighters holiday gathering.

### **ADDITIONAL COMMENTS:**

Chief expressed appreciation for the Board's support and summarized accomplishments in 2025 including staffing, morale improvements, equipment modernization and operation readiness.

Board thanked Chief and staff for their work.

### **Calendar and Miscellaneous**

- Special Meeting: December 17, 2025 at 1700 hours, WFPD, Station 1 – CBA vote.
- Next Regular Board Meeting: January 21, 2025 @ 1700 hours, Station 1

## **Adjournment**

*Director Hodgson made the motion to adjourn at 1818 hours. Motion was seconded by Director Bollinger and passed unanimously on a vote of 4/0.*

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Director Denny Hodgson, Secretary/Clerk



# Wellington Fire Protection District

Station 1, 8130 3<sup>rd</sup> Street, Wellington, CO 80549

December 17, 2025 SPECIAL BOARD MEETING MINUTES

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## Call to Order & Pledge of Allegiance

- Time Called to Order: 17:03
- Pledge of Allegiance: Conducted.
- Roll Call: Directors: Bollinger, Hodgson, Hunter and Lopez were present.  
Excused Absence: Director Standing

## Additions or Deletions to the Agenda

- No additions or deletions.

## Conflicts of Interest

- None

## Public Comment

- No public comment

## District Business

### CONSIDERATION FOR ADOPTION – COLLECTIVE BARGAINING AGREEMENT BETWEEN WELLINGTON FIRE PROTECTION DISTRICT AND INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 5389

*Director Hodgson made the motion to adopt the Collective Bargaining Agreement. Motion was seconded by Director Bollinger and passed unanimously on a vote 4/0.*

## Adjournment

*Director Lopez made the motion to adjourn at 1715 hours. Motion was seconded by Director Hodgson and passed unanimously on a vote of 4/0.*

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Director Denny Hodgson, Secretary/Clerk

WELLINGTON FIRE PROTECTION DISTRICT



# MONTHLY SERVICE ACTIVITY



Month                    December 2025

TOTAL INCIDENT ACTIVITY: **102**                    YTD: 1198

Fire and Other Services: **37**                    YTD: 414    EMS Responses: **60**                    YTD: 706

Motor Vehicle Accidents: **5**                    YTD: 78

**GREEN** = Increase from prev. month

**RED** = Decrease                    "                    "                    "

*Incidents of Note:*

**12/5/2025 1500-2000 Cleveland Ave/Downtown Area, Community Support:** Ram 92 and Battalion 91 were staffed for the day to provide enhanced Fire and EMS support to regular duty staff for the Parade of Lights and other community activities. Battalion 91, along with LCSO and Town of Wellington staff stood up a unified command post to monitor public safety operations to ensure that everyone had a safe holiday experience.

**12/7/2025 1442 hrs. 2856 Cleveland Ave, WMHS, Building Fire:** Engines 91, 92 and Chief 90 responded to a report of smoke in the building at Wellington Middle High School. Engine 91 arrived to find a moderate smoke condition near the wood working shop. Further investigation revealed an extinguished fire in the shop. The cause and origin of the fire was determined to be linseed oil rags that spontaneously combusted near a large plastic paper towel dispenser. The fire resulted in minor damage and did not extend beyond the area of origin. There was extensive smoke damage throughout 1/3 of the building that required specialized abatement before students could return to class.

**WELLINGTON FIRE PROTECTION DISTRICT  
ACCOUNTANT'S REPORT  
December 31, 2025**

<b>DESCRIPTION</b>	<b>AMOUNT</b>
December 31, 2025	
Operating and Admin Expenditures	\$ 128,250
December 31, 2025	
Personnel Costs	263,469
<b>TOTAL EXPENDITURES - CURRENT MONTH</b>	<b>\$ 391,719</b>
<b><u>CURRENT MONTHS REVENUES</u></b>	
Tax Revenue	\$ 4,629
Interest Income	9,135
Other Income	52,269
<b>TOTAL RECEIPTS - CURRENT MONTH</b>	<b>\$ 66,033</b>
<b><u>CASH BALANCE PER FINANCIAL STATEMENTS</u></b>	
	Balance per
	reconciliation
COLOTRUST - Non Impact Fee accounts	\$ 2,307,988
Points West Bank	150,855
Total Cash per reconciliation	\$ 2,458,843
	December 31, 2025
Less uncleared disbursements for current month	(128,250)
Add: Cash at County Treasurer	4,629
<b>Net Cash Available</b>	<b>\$ 2,335,221</b>

Not audited, reviewed or compiled. No assurances provided. All Disclosures are omitted.

**UNAUDITED**  
**WELLINGTON FIRE PROTECTION DISTRICT**  
**REVENUE & EXPENDITURE STATEMENT**  
**ACTUAL & BUDGET FOR PERIOD ENDING ON DECEMBER 31, 2025**  
**COMBINED FUNDS**

	DECEMBER ACTUAL	YTD ACTUAL	2025 BUDGET	% OF BUDGET USED	BUDGET REMAINING
<b>REVENUE</b>					
4010 Larimer County Tax	\$ (15,033)	\$ 3,846,563	\$ 3,880,667	99.12%	\$ 34,104
4013 Tax Rebate Payment	-	(52,222)	(52,222)	100.00%	-
4012 Specific Ownership Tax	19,661	239,369	215,000	111.33%	(24,369)
4014 Wildland Firefighting	-	-	60,000	0.00%	60,000
4016 Service Fees	-	-	1,000	0.00%	1,000
4017 Miscellaneous	2,219	4,545	5,000	90.90%	455
4018 Donations, events, and PILOT	-	25,700	25,000	102.80%	(700)
4020 Interest income	9,135	134,744	100,000	134.74%	(34,744)
4019 Grants	-	4,863	16,200	30.02%	11,337
4015 Impact Fees	50,050	95,261	40,000	238.15%	(55,261)
Lease proceeds	-	1,125,426	1,300,000	86.57%	174,574
<b>TOTAL REVENUE</b>	<b>66,033</b>	<b>5,424,250</b>	<b>5,590,645</b>	<b>97.02%</b>	<b>166,395</b>
<b>PERSONNEL COSTS</b>					
5010 Salaries and Wages	183,333	1,893,851	1,904,805	99.42%	10,954
5020 Wildland Salaries	-	66,636	45,000	148.08%	(21,636)
5025 District Board Compensation	900	6,400	9,000	71.11%	2,600
5030 Overtime	17,954	221,739	232,301	95.45%	10,562
5110 Employer Taxes	3,379	43,787	62,158	70.44%	18,371
5120 Workers Compensation	5,460	49,107	71,514	68.67%	22,407
5210 Health, Dental & Vision Insurance	44,339	222,083	197,583	112.40%	(24,500)
5230 FPPA	8,104	255,898	258,666	98.93%	2,768
<b>TOTAL PERSONNEL COSTS.</b>	<b>263,469</b>	<b>2,759,500</b>	<b>2,781,027</b>	<b>99.23%</b>	<b>21,527</b>
<b>OPERATING AND ADMIN EXPENDITURES</b>					
6010 Utilities	5,079	50,185	53,000	94.69%	2,815
6020 Station Supplies	1,059	9,976	6,000	166.27%	(3,976)
6030 Building Repairs & Maintenance	23,262	43,490	25,000	173.96%	(18,490)
6110 Equipment and Supplies	15,842	102,976	85,000	121.15%	(17,976)
6120 Fuel Expenses	1,534	18,592	28,000	66.40%	9,408
6140 Repairs and Maintenance - Equipment	17,278	89,383	80,000	111.73%	(9,383)
6210 IT services and supplies	28,700	99,456	29,932	332.27%	(69,524)
6230 Dispatch	602	10,846	14,500	74.80%	3,654
6310 Health & Safety	2,700	37,443	28,500	131.38%	(8,943)
6320 Wildland Travel Expenses	-	2,136	15,000	14.24%	12,864
6330 Training & Seminars	962	22,678	63,000	36.00%	40,322
6335 Travel, Meetings and Meals	44	3,427	2,650	129.33%	(777)
7010 Office Expenses	603	6,598	6,000	109.97%	(598)
7020 Accounting/Finance	2,750	59,500	65,000	91.54%	5,500
7025 Legal Expenses	-	12,348	15,000	82.32%	2,652
7030 Professional Fees	12,135	34,667	32,000	108.34%	(2,667)
7050 Fees/Dues/Subscriptions	827	12,724	13,100	97.13%	376
7060 Payroll Processing Fees	1,001	10,643	10,000	106.43%	(643)
7070 County Treasurer Fees	(276)	75,911	77,613	97.81%	1,702
7080 Bank Service Charge	32	277	300	92.18%	23
7100 Insurance	-	38,308	44,300	86.47%	5,992
7110 District Board Expenses	-	55	5,000	1.11%	4,945
7120 Election Cost	14,116	39,787	54,000	73.68%	14,213
6336 Contingencies	-	-	80,000	0.00%	80,000
6401 Public Education	-	337	1,000	33.69%	663
<b>TOTAL OPERATING AND ADMIN EXPENDITURES</b>	<b>128,250</b>	<b>781,743</b>	<b>833,895</b>	<b>93.75%</b>	<b>52,152</b>
<b>NON OPERATING</b>					
7942 Capital Outlay	-	1,265,677	1,340,000	94.45%	74,323
9015 Debt Service / Lease Payments	-	269,546	269,546	100.00%	0
8003 Volunteer Pension Contribution	-	129,824	129,824	100.00%	0
<b>TOTAL NON OPERATING</b>	<b>-</b>	<b>1,665,047</b>	<b>1,739,370</b>	<b>95.73%</b>	<b>74,323</b>
<b>TOTAL EXPENDITURES</b>	<b>391,719</b>	<b>5,206,290</b>	<b>5,354,292</b>	<b>97.24%</b>	<b>148,002</b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURE</b>	<b>\$ (325,687)</b>	<b>\$ 217,960</b>	<b>\$ 236,353</b>		<b>\$ (18,393)</b>

Not audited, reviewed or compiled. No assurances provided. All Disclosures are omitted.

## CONTRACT FOR GRANT WRITING SERVICES

I. This Contract Agreement is made this 1st day of January 2026 between:

**Organization Name ("Client"):** Wellington Fire Protection District  
**Contact Names:** Richard Bollinger or Todd Germain  
**Address:** 8130 3<sup>rd</sup> St  
**City, State, Zip:** Wellington, CO 80549  
**Phone:** 970-568-3232  
**Email:** [rbollinger@wfpd.org](mailto:rbollinger@wfpd.org), [tgermain@wfpd.org](mailto:tgermain@wfpd.org)

And

**Contractor Name ("Contractor"):** Aubrie Radford, MPH, PMP  
**Address:** 2621 Pasquinel Dr  
**City, State, Zip:** Fort Collins, CO 80526  
**Phone:** 815-592-3494  
**Email:** [aubrie.radford@gmail.com](mailto:aubrie.radford@gmail.com)

- II. Scope of Services: Contractor agrees to provide the following services to Client:
1. Conduct prospect research to identify prospective funders.
  2. Compile research data and develop a grant writing plan.
  3. Review organization materials and research/review other background information as necessary in order to develop grant proposals and auxiliary documents.
  4. Write and edit proposals and auxiliary documents to prospective grantors.
  5. Attend meetings in person and/or virtually as necessary to accomplish the required work.
- III. Duties of Client:
1. Provide any documents, data, materials, and review necessary to complete the grant application.
  2. Provide prompt and frequent communication and information exchange to ensure no delay in completion of grant writing tasks.
  3. Assist with or complete application documents that require authorized persons signatures and/or extensive institutional knowledge to complete.
  4. Submit the grant application electronically using materials provided by Contractor.
- IV. Compensation: Client agrees to compensate Contractor at the rate of \$70 per hour. Contractor must receive written notice (by email) from Client to pursue certain grants, and Contractor will notify and wait for written approval by Client to continue work if additional hours are required. Contractor will keep careful track of hours spent on Client's business and will submit a monthly itemized invoice. Billable hours will include all activities mentioned in Section II, as well as telephone consultations and information

exchanges via phone and email, communication with prospective funding agencies to clarify guidelines/instructions or to request information, and travel time to/from meetings. Time will be rounded to the nearest quarter hour. Amount shall be paid to Contractor within 30 days of receipt of invoice. A late fee of 1.5% per day will be assessed for any payment not received within 45 days of the submission of an invoice. In addition to the hourly fee, Client shall be responsible for providing or reimbursing the cost of copying and/or travel expenses incurred in the course of providing said services. Contractor shall be responsible for providing all simple office supplies and equipment for the purposes of fulfilling the terms of this agreement. Contract amount not to exceed \$6,000.

- V. Independent Contractor: Contractor acknowledges that the services rendered under this Agreement shall be solely as an independent contractor. Contractor is responsible for the payment of all federal, state and local income taxes.
- VI. Confidentiality: Both parties agree to adhere to strict confidentiality practices and to provide each other with their best efforts in the fulfillment of this contract.
- VII. Guarantees: Contractor shall use all resources at Contractor's disposal to perform duties as assigned and agreed to by both parties and shall submit the same in good faith. However, no guarantee of receipt of funding by Client is implied or promised by the Contractor. Payment is due even if Client chooses to not submit the grant proposal or if Client does not receive a grant. In addition, Contractor and Client recognize that performance of tasks in Section II necessitates communication and information exchange between the parties and with funders, and that delay in completing the tasks may occur if there are delays with information exchange. Client also recognizes that if grants are received, Client is responsible for any acknowledgments, execution of the grant work plan, and reports to funders.

This agreement shall constitute the entire agreement between the parties and shall remain in effect between January 1, 2026 and December 31, 2026, with extension or amendment by written agreement between both parties. This agreement may be terminated or renegotiated by either party with 14 (fourteen) days' written notice (by email) to the other party.

CONTRACTOR

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Name:** Aubrie Radford, MPH, PMP

**Title:** Grant Writing Contractor

CLIENT

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_



# Wellington Fire Protection District

PO Box 10 / 8130 3<sup>rd</sup> St. Wellington CO 80549

## IFC FIRE CODE RESOLUTION FOR 2026 REGULAR DISTRICT BOARD MEETING

### WELLINGTON FIRE PROTECTION DISTRICT RESOLUTION NO. 2026-001

#### **A RESOLUTION ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE, REGULATING AND GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION, AND PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS USES OR OPERATIONS**

WHEREAS, the Board of Directors of the Wellington Fire Protection District (WFPD) have previously adopted the 2018 International Fire Code.

WHEREAS, the Board of Directors deems it necessary to adopt the following code for the purpose of establishing rules of conduct and standards for the protection of life, health, property, security and welfare of the inhabitants of the District; and

WHEREAS, the Board of Directors has considered the effect of fire code enforcement within the boundaries of the District and has determined that enforcement of the proposal codes would not cause undue hardship or suppression of economic growth within the district; and

WHEREAS, the Board of Directors has studied the necessity for realistic and reasonable level of fire protection to be provided by a fire protection district

NOW, THEREFORE, be it resolved by the Board of Directors of the Wellington Fire Protection District in the County of Larimer, State of Colorado that:

1. The WFPD Board of Directors adopts the 2024 International Fire Code

ADOPTED AND APPROVED this 21st day of January, 2026

WELLINGTON FIRE PROTECTION DISTRICT

By \_\_\_\_\_  
Board President

ATTEST:

By \_\_\_\_\_  
Board Secretary

**Exhibit “A”**  
**2024 Internation Fire Code, As Amended**

Section 1, Adoption of the International Fire Code, 2024 Edition, as amended

Pursuant to the Authority conferred by the District and the laws of the State of Colorado, there is hereby adopted by the District, for the purposes of safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises and conditions affecting the safety of firefighters and emergency responders during emergency operations, International Fire Code, 2024 Edition, as promulgated by the International Code Council, being particularly the 2024 Edition thereof, and the whole thereof including Chapters 1 through 68 in the 2024 International Fire Code, inclusive, and appendices, save except as any portion of the code or appendices is hereinafter deleted, modified or amended. Not less than two (2) copies of this fire code shall be on file in the office of the Fire Marshal and may be inspected at regular business hours and purchased from the District at a price not to exceed ninety-seven dollars (\$97.00) per copy. The provisions of this fire code shall be controlling within the boundaries of the District.

101.1 Amend this section to read Title. These regulations shall be known as the Fire Code of the Wellington Fire Protection District, hereinafter referred to as "this code".

101.2.1 Amend this section to read Appendices. Provisions in the appendices shall not apply unless specifically adopted. Appendices shall hereby be adopted as outlined in Table 101.2.1:

<b>Table 101.2.1- Appendices Adoption Status</b>		
<b>APPENDIX</b>	<b>TITLE</b>	<b>STATUS</b>
A	Board of Appeals	Adopted
B	Fire-flow Requirements for Buildings	Adopted, with amendments
C	Fire Hydrant Locations and Distribution	Adopted, with amendments
D	Fire Apparatus Access Roads	Adopted, with amendments
E	Hazard Categories	Adopted
F	Hazard Ranking	Adopted
G	Cryogenic Fluids—Weights and Volume Equivalents	Adopted
H	Hazardous Materials Management Plan (HMMP)	Adopted
I	Fire Protection Systems—Non-compliant Conditions	Adopted

<b>(Cont) Table 101.2.1- Appendices Adoption Status</b>		
J	Building Information Sign	Not Adopted
K	Construction Requirements for Existing Ambulatory Care Facilities	Not Adopted
L	Requirements for Fire Fighter Air Replenishment Systems	Not Adopted
M	High-rise Buildings—Retroactive Automatic Sprinkler Requirements	Not Adopted
N	Indoor Trade Shows and Exhibitions	Adopted
O	Valet Trash And Recycling Collection In Group R-2 Occupancies	Adopted

102.13 Add the following section **Wildland-urban interface areas**. The design and construction of new structures located within wildland-urban interface areas shall comply with the *Colorado Wildfire Resiliency Code*.

103.1 Amend this section to read **Creation of agency**. The Wellington Fire Protection District is hereby created and the official in charge thereof shall be known as the *fire code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

104.8 Amend this section to read **Liability**. The fire code official, member of the board of appeals, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or a mission or by reason of an act or mission in the discharge of official duties, unless such act or a mission is willful and wanton, as provided in the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S.

104.8.1 Amend this section to read **Legal defense**. Any suit or criminal complaint instituted against any officer or employee because of an actor mission performed by the officer employee in the lawful discharge of duties an under the provisions of this code, unless such act or a mission is willful and wanton, as provided in the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S. Shall be defended by a legal representative of the jurisdiction until the final termination of the proceedings. The fire code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code: and any officer of the department of fire prevention, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of act or omission in the performance of official duties in connection therewith.

112.1 Amend this section to read **Board of Appeals**. In order to hear and decide appeals of orders, decisions or determinations made by the *fire code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals to be known as the fire board of appeals. The members of the Wellington Fire Protection District Board of Directors shall appoint and constitute the fire board of appeals as necessary. The *fire code official* shall be an ex officio member of

said board but shall not have a vote on any matter before the board. The board shall adopt rules of procedure for conducting its business in shall render all decisions and findings in writing to the appeal went with a duplicate copy to the *fire code official*. Application for an appeal and all processes and procedures for an appeal shall be as stipulated in 112.1.1.

112.1.1 Add the following section **Procedures**. To request a hearing before the board of appeals, the applicant shall file a request in writing to the fire chief. The fire chief shall arrange for the board of appeals to meet within ten (10) working days from the receipt of the request. All applicable fees as stated in the fire district fee schedule shall be paid at the time the written request is made.

113.4 Amend this section to read **Violation penalties**. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under the provisions of this code, shall be guilty of a misdemeanor, and upon conviction shall be subject to the penalties, costs and orders provided by the local enforcement agency and as determined by the District. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

113.5 Add this section in its entirety **Work commencing before permit issuance**. In addition to penalty set forth in section 113.4, any person or firm who, before obtaining the necessary permit(s), commences any construction of, or work on, a building, structure, fire and life safety system(s) that is not otherwise exempted from obtaining a permit, shall be subject to a processing and penalty fee in addition to the standard prescribed permit fee. Such additional fine shall be equal to the permit fee, except that such fine shall not be less than \$50 or more than \$1000 for the first such violation. A person or firm committing the same violation repeatedly is subject to processing and penalty fees equal to double the amount of the permit fee or double the amount of the preceding violation, whichever is greater, for every same such subsequent violation committed thereafter within 180-day period.

307.2.2 Amend this section in its entirety **Time and Atmospheric Restrictions**. Open burning shall only be performed when time and atmospheric conditions comply with the limits set forth in the Open Burning Permit.

307.4.1 Amend this section in its entirety **Bonfires**. A *bonfire* shall not be conducted within 100 (30m) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within 100 ft (30m) of a structure shall be eliminated prior to ignition.

307.4.1.1 Amend this section in its entirety **Bonfire Size**. The fuel package pile for a *bonfire* it must be approved prior to ignition and shall not exceed 10 feet in diameter in 8 feet in height and less approved by the *fire code official*. Based on atmospheric conditions, location, adjacent structures, combustible materials or wildland fire danger rating, smaller fuel package piles may be required period fuels for a bonfire shall be clean, dry, untreated wood products only. Fuel shall not be added to the bonfire once it is ignited without prior approval of the *fire code official*. The use of Class I flammable liquids is prohibited. Class II combustible liquids may only be used prior to ignition and only in accordance with an approved ignition plan.

307.4.3 Amend this section in its entirety **Outdoor Fireplaces**. Outdoor fireplaces shall be used in accordance with the manufacturer's instructions. Outdoor fireplaces shall not be placed closer to combustibles than stated in the manufacturer's instructions and if the manufacturer's instructions are not available, or do not establish a distance, they shall not be operated within 15 feet of a structure or combustible material. Outdoor fireplaces shall not be operated underneath the structure of any type.

308.1.7 Amend this section to read **Sky lanterns**. A person shall not release or cause to be released a tethered or an untethered sky lantern.

503.1 Amend this section in its entirety **Where required**. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1 through 503.1.3 and Appendix D as amended.

503.2 Amend this section in its entirety **Specifications**. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and Appendix D as amended.

503.2.1 Amend this section in its entirety **Dimensions**. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for proved security gates in accordance with section 503.6, and in unobstructed vertical clearance of not less than 14 feet.

507.5 Amend this section in its entirety **Fire hydrant systems**. Fire hydrant system shall comply with sections 507.5.1 through 507.5.6 and Appendix C as amended.

606.5 Add this section in its entirety. **Solid-Fuel Fired Appliances**. Solid fuel commercial cooking appliances shall comply with applicable provisions of NFPA 96.

701.2.2 Add section to read **Fire-resistance-rated labeling**. The fire resistance rating of the construction identified in Section 701.2 shall be marked in an approved manner on the following fire resistance rated construction.

701.3.1 Add section to read **Smoke barriers labeling**. The fire-resistance rating and smoke-resistant characteristics of smoke barriers shall be marked in an approved manner on the rated construction feature.

903.2 Amend this section to read **Where required**. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Existing buildings undergoing additions, alterations or remodel work when any resulting aggregate *fire area* of the building exceeds the area thresholds described in Sections 903.2.1 through 903.2.12. (Exception remains)

903.2.1 Amend this section to read **Group A**. An automatic sprinkler system shall be provided throughout buildings as Group A occupancies as provided in this section.

903.2.1.1 Amend this section to read **Group A-1**. An automatic sprinkler system shall be provided throughout buildings containing Group A-1 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft<sup>2</sup> (557 m<sup>2</sup>).
2. The *fire area* has an occupant load of 50 or more.

903.2.1.2 Amend this section to read Group A-2. An automatic sprinkler system shall be provided throughout buildings containing Group A-2 occupancies

1. The *fire area* exceeds 5,000 ft<sup>2</sup> (464 m<sup>2</sup>).
2. The *fire area* has an occupant load of 50 or more.

903.2.1.3 Amend this section to read Group A-3. An automatic sprinkler system shall be provided throughout buildings containing Group A-3 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft<sup>2</sup> (557 m<sup>2</sup>).
2. The *fire area* has an occupant load of 50 or more.

903.2.1.4 Amend this section to read Group A-4. An automatic sprinkler system shall be provided throughout buildings containing Group A-4 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft<sup>2</sup> (557 m<sup>2</sup>).
2. The *fire area* has an occupant load of 50 or more.

903.2.1.6 Amend this section to read Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 50 for Group A occupancies, an automatic sprinkler system shall be provided throughout buildings in accordance with Section 903.3.1.1 or 903.3.1.2.

903.2.1.7 Amend this section to read Multiple fire areas. An automatic sprinkler system shall be provided where multiple *fire areas* of Group A-1, A-2, A-3 or A 4 occupancies share exit or exit access components and the combined occupant load of these *fire areas* is 50 or more.

903.2.2 Amend this section to read Group B. An automatic sprinkler system shall be provided for Group B occupancies as follows:

1. Throughout all Group B *fire areas* greater than 6,000 ft<sup>2</sup> (557 m<sup>2</sup>) in area.
2. Where the combined *fire areas* of Group B on all floors, including mezzanines, is greater than 6,000 ft<sup>2</sup> (577 m<sup>2</sup>).

903.2.2.1 Amend this section to read Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire building containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

903.2.3 Amend this section to read Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 6,000 ft<sup>2</sup> (557 m<sup>2</sup>) in area.
2. The Group E *fire area* is located on a floor other than a level of exit discharge serving such occupancies.
3. The Group E *fire area* has an occupant load of 50 or more.

903.2.4 Amend this section to read All Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F—1- occupancy where one of the following conditions exists:

1. The combined area of all Group F-1 *fire areas*, including any mezzanines exceeds 6,000 ft<sup>2</sup> (557 m<sup>2</sup>).
2. A Group F-1 *fire area* is located more than two stories above grade plane.
3. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 ft<sup>2</sup> (232 m<sup>2</sup>).

903.2.6 Amend this section to read **Group I.** An automatic sprinkler system shall be provided throughout buildings with a Group I *fire area*

**Exceptions:**

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
2. An automatic sprinkler system is not required where Group I-4 daycare facilities are at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door.

903.2.7 Amend this section to read **Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 6,000 ft<sup>2</sup> (557 m<sup>2</sup>).
2. A Group M *fire area* is located more than two stories above grade plane.

903.2.9 Amend this section to read **Group S-1.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. The combined area of all Group S 1 *fire areas* on all floors, including any mezzanines, exceeds 6,000 ft<sup>2</sup>(557 m<sup>2</sup>).
2. A Group S-1 *fire area* is located more than two stories above grade plane.
3. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the fire area exceeds 5,000 ft<sup>2</sup> (464 m<sup>2</sup>).
4. A Group S-1 *fire area* used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 ft<sup>2</sup> (46.4 m<sup>2</sup>).

903.2.9.1 Amend this section to read **Repair garages.** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown.

1. Buildings with a fire area containing a repair garage exceeding 6,000 ft<sup>2</sup> (557 m<sup>2</sup>).
2. Buildings with repair garages servicing vehicles parked in basements.
3. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the fire area exceeds 5,000 ft<sup>2</sup> (464 m<sup>2</sup>).
4. A Group S-1 *fire area* used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 ft<sup>2</sup> (46.4 m<sup>2</sup>).

903.2.9.2 Amend this section to read **Bulk storage of tires.** Buildings and structures where the area for the storage of tires exceeds 10,000 ft<sup>3</sup> (566 283 m<sup>3</sup>) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.10 Amend this section to read **Group S-2 enclosed parking garages.** An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the International Building Code where either of the following conditions exists:

1. Where the fire area of the enclosed parking garage exceeds 6,000 ft<sup>2</sup> (557 m<sup>2</sup>).
2. Where the enclosed parking garage is located beneath other groups.  
**Exception:** Enclosed parking garages located beneath Group R 3 occupancies.
3. Where the fire area of the open parking garage exceeds 6,000 ft<sup>2</sup> (557 m<sup>2</sup>).

903.2.13 Add a new section to read **Mixed Occupancies.** An automatic sprinkler system shall be provided throughout all buildings containing mixed occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 ft<sup>2</sup> (577 m<sup>2</sup>).
2. Where the combined *fire areas* of mixed occupancies on all floors including mezzanines and basements is greater than 6,000 ft<sup>2</sup> (577 m<sup>2</sup>).

903.2.14 Add a new section to read **Buildings Constructed under the International Residential Code.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all multiple (three or more) attached single-family dwellings (townhouses), complying with the requirements of the International Residential Code.

**Exception:**

Unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat note.

903.3.1.3 Amend this section to read **NFPA 13D sprinkler systems.** Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D and local codes, ordinances, and policies.

903.3.1.4 Add section to read **Core and shell buildings.** Automatic fire sprinkler systems in buildings constructed to house future tenant spaces that are not assigned an occupancy shall have minimum hazard classification of Ordinary Hazard 2 in accordance with NFPA 13.

903.4 Amend this section to read **Sprinkler system supervision and alarms.** Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

**Exceptions:**

1. Automatic sprinkler systems valves, pumps, and tanks in one- and two family dwellings.
2. Jockey pump control valves that are sealed or locked in the open position.
3. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
4. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

907.8.5 Amend this section to add **Excessive Fire Alarms.** An excessive number of false alarms shall be defined as two (2) alarm activations for a fire alarm system within a 60-day period provided that any such activations are not the result of a cause reasonably beyond the control of the owner, tenant or operator of the building. In the event of an excessive number of false alarms, the fire code official may order the building owner, tenant or operator of the building, or party responsible for the building to take reasonable actions necessary to prevent false alarms. These actions may include repair or replacement of

the faulty alarm components, addition of tamper proof devices, modification of system design, and repair of other building components which affect alarm system performance. The fire code official may also require the building owner, tenant or operator or party responsible for the building to obtain an approved maintenance contract with a qualified fire alarm maintenance technician as required by NFPA 72 to provide continuous maintenance service of the system.

1103.5.3 Amend this section to read. **Group I-2, Condition 2.** In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed as established by the adopting ordinance. System to be installed as directed by the *fire code official*.

5704.2.9.6.1 Amend this section to read. **Locations where above ground tanks are prohibited.** Storage of Class I and II liquids in above ground tanks in said buildings is prohibited in accordance with local land use code.

5704.3.3 Amend this section to read. **Indoor storage.** Storage of flammable and combustible liquid inside buildings in containers or portable tank shall be in accordance with sections 5704.4.4.1 through 5704.3.3.10 unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat.

Appendix B is deleted in its entirety and readopted to read as follows

## APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

### SECTION B101 GENERAL

**B101.1 Scope.** The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings.

### SECTION B102 DEFINITIONS

**B102.1 Definitions.** For the purpose of this appendix, certain terms are defined as follows.

**FIRE-FLOW.** The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for firefighting.

**FIRE-FLOW CALCULATION AREA** The floor area, in square feet (m<sup>2</sup>), used to determine the required fire flow.

### SECTION B103 MODIFICATIONS

**B103.1 Decreases.** The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

**B103.2 Increases.** The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.

**B103.3 Areas without water supply systems.** For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142 or the *International Wildland- Urban Interface Code*.

### SECTION B104 FIRE-FLOW CALCULATION AREA

**B104.1 General.** The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

**B104.2 Area separation.** Portions of buildings which are separated by fire walls without openings,

constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

**B104.3 Type 1A and Type 1B construction.** The fire-flow calculation area of buildings constructed of Type 1A and Type 1B construction shall be the area of the three largest successive floors.

**Exception:**

Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

**SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS**

**B105.1 One- and two-family dwellings.** The minimum fire-flow requirements for one- and two- family dwellings shall be 1,000 gallons per minute in urban areas and 500 gallons per minute in rural areas.

**Exception:**

A reduction in required fire flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

**B105.2 Buildings other than one- and two-family dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.

**Table B105**

APPLICATION	FIRE FLOW REQUIREMENTS (gpm)	SPACING BETWEEN HYDRANTS (feet) <sup>a,b,c</sup>	MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet) <sup>e</sup>
Commercial/ Multifamily	1,500	600	300 <sup>d</sup>
One- & Two- Family Dwelling - Urban	1,000	800	400
One- & Two- Family Dwelling - Rural	500	800	400

- a) Reduce by 100 feet for dead-end streets or roads.
- b) Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
- c) Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d) For buildings equipped with a standpipe, see Section 507.5.1.1.

**B105. Water supply for buildings equipped with an automatic sprinkler system.** For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.
2. The required fire-flow.

Appendix C is deleted in its entirety and readopted to read as follows:

**APPENDIX C  
FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

**SECTION C101 GENERAL**

**C101.1 Scope.** Fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

**SECTION C102 LOCATION**

**C102.1 Fire hydrant locations.** Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

**SECTION C103 NUMBER OF FIRE HYDRANTS**

**C103.1 Fire hydrants available.** The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table B105 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

**SECTION C104 CONSIDERATION OF EXISTING FIRE HYDRANTS**

**C104.1 Existing fire hydrants.** Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads.

**SECTION C105 DISTRIBUTION OF FIRE HYDRANTS**

**C105.1 Hydrant spacing.** The average spacing between fire hydrants shall not exceed that listed in Table B105. Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table B105.

**Exception:**

The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Appendix D is deleted in its entirety and readopted to read as follows

## **APPENDIX D FIRE APPARATUS ACCESS ROADS**

### **SECTION D101 GENERAL**

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code.

### **SECTION D102 REQUIRED ACCESS**

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 80,000 pounds (36,287 kg).

**D102.2 Access road construction.** All access roadways must be all weather driving surfaces capable of supporting fire apparatus. Surface shall be asphalt, concrete, or compacted road base and engineered for the imposed loads.

**D102.2.1 Temporary emergency access.** Compacted road base or chip shall only be used for a temporary emergency access. Temporary access shall be available as long as the site is under construction. Thereafter permanent fire lanes shall be accessible and unobstructed at all times.

**D102.2.2 Permanent emergency access.** All permanent points of access shall be hard decks consisting of asphalt or concrete designed to HS 20 or support 40 tons (36,287 kg). Compacted road base or other surfaces engineered and capable of supporting the imposed loads may be approved for ground mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

**D102.2.2 Installation timing.** All required access roads must be installed and serviceable before aboveground construction begins.

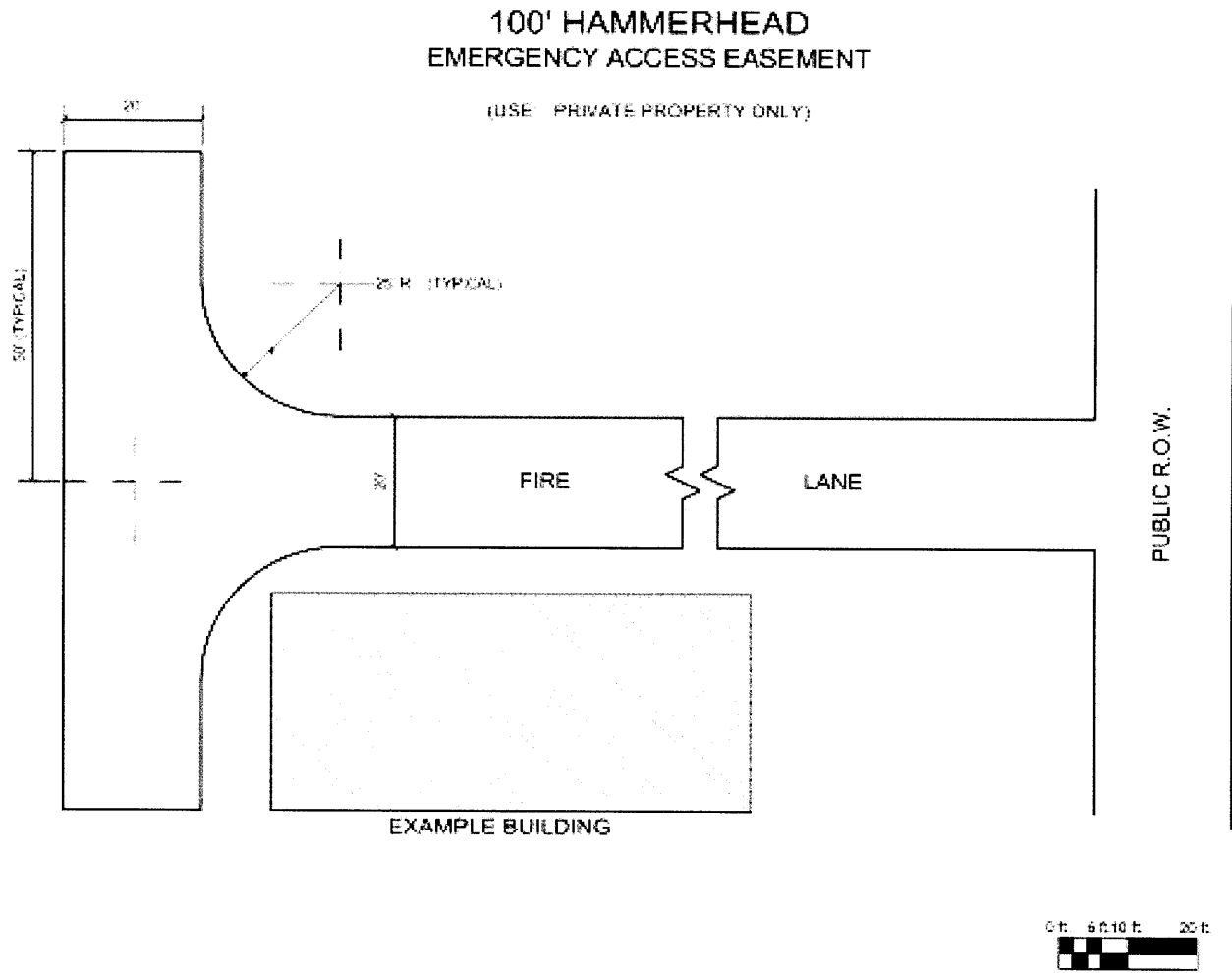
### **SECTION D103 MINIMUM SPECIFICATIONS**

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7,925 mm) exclusive of shoulders.

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire code official. (See section D105.5 for aerial fire apparatus access roads.)

**D103.3 Turning radius.** The minimum turning radius shall be 25 feet inside radius and 50 feet outside radius.

**D103.4 Angle of Approach/Departure.** Grade changes upon a Fire Apparatus Access Road or when entering or exiting from or to a Fire Apparatus Access Road shall not exceed a 10 percent Angle of Approach or Angle of Departure.



**Figure D103.1**

100' DIAMETER  
CUL-DE-SAC  
FOR USE ON PUBLIC OR PRIVATE PROPERTY

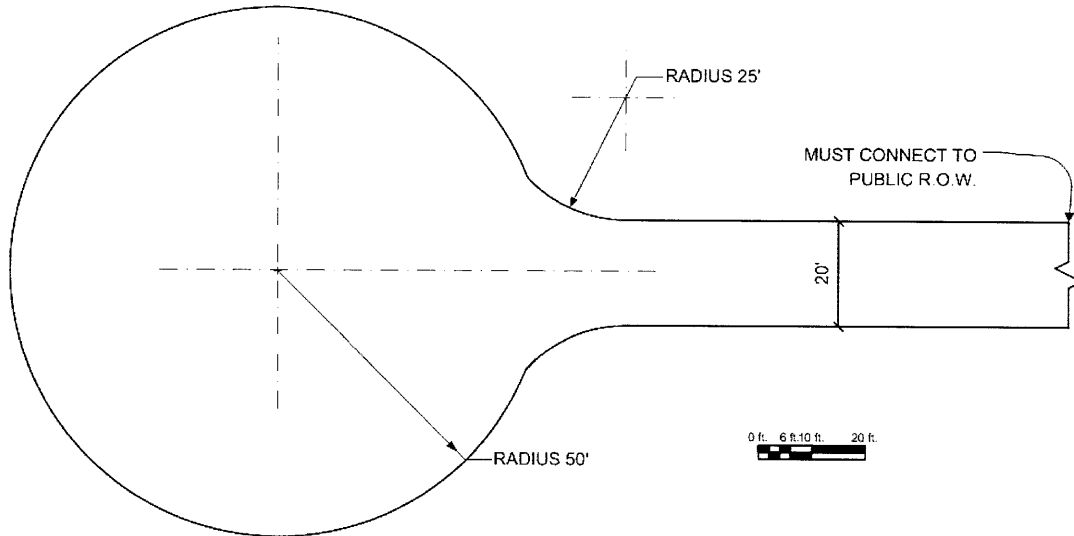


Figure D103.1 (cont.)

ALTERNATIVE HAMMERHEAD  
EMERGENCY ACCESS EASEMENT  
(FIRE LANE)  
USE: PRIVATE PROPERTY ONLY

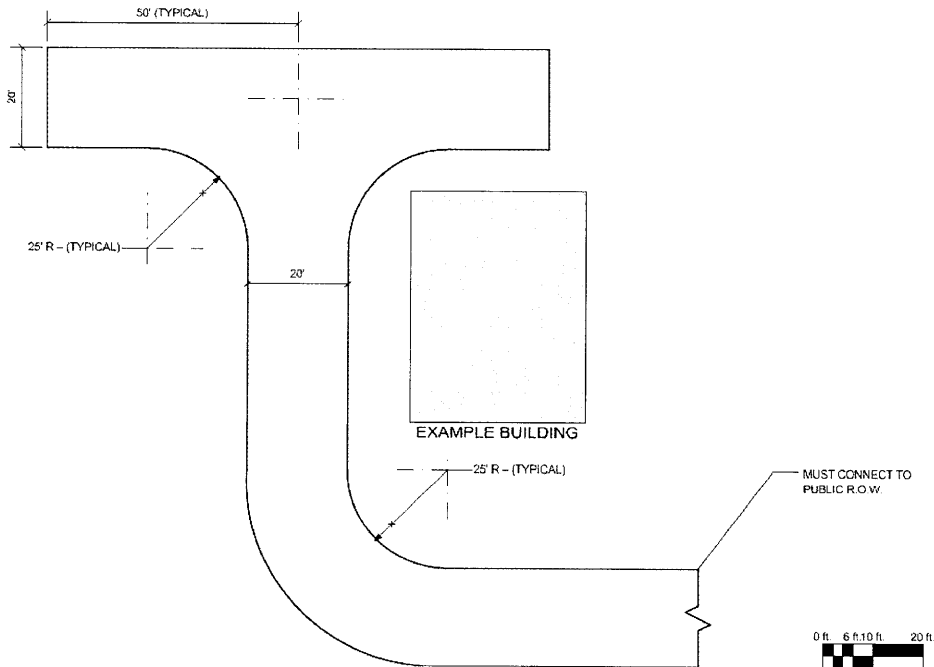


Figure D103.1 (cont.)

**D103.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (46 m) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE 103.4  
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-660	20	100-foot hammerhead, 100-foot cul-de-sac in accordance with Figure D103.1
Over 660	Special Approval Required	

**D103.5.1 Second Point of Access Required.** A second point of access shall be required when the primary access roadway exceeds 660 feet (201 m) in length.

**Exception:** Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

**D103.5.2 Third Point of Access Required.** A third point of access will be required when any access road exceeds a distance of 1320 feet (1/4 mile) (402 m) in length.

**Exception:**

Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from only two directions shall be required.

**D103.5.3 Fourth Point of Access Required.** A fourth point of access will be required when access road exceeds a distance of 2640 feet (1/2 mile) (804 m) in length.

**Exception:**

Where all dwelling units beyond 660 feet (201 m) are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from only three directions shall be required.

**D103.5.4 Access location.** Where two or more points of access are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

**D103.6 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6,096 mm). Where a fire apparatus road consists of a divided roadway, the gate shall be not less than 12 feet (3,658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices must be approved by the fire code official.
6. Methods of locking the gate must be approved by the fire code official.
7. Manual opening gates shall not be locked with a padlock or chain and padlock unless the padlock is approved by the fire code official and is compatible with the approved Key Boxes in use by the fire department.
8. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
9. Electric gate operators, where provided, shall be listed in accordance with UL325.
10. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.

**D103.7 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D 103.6 or other approved sign. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by section D103.6.1 or D103.6.2.



**FIGURE D103.7  
FIRE LANE SIGNS**

**D103.7.1 Roads 20 to 26 feet in width.** Fire lane signs as specified in D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6,096 to 7,925 mm).

**D103.7.2 Roads more than 26 feet in width.** Fire lane signs as specified in D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7,925 mm) and less than 32 feet wide (9,754 mm).

**D103.7.2 Minimum Overhead Clearance.** Fire access roads shall have a minimum overhead clearance for the entire width of the access road of not less than 14 feet (4,267 mm).

## **SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS**

**D104.1 Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet (9,144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

**Exception:**

Buildings or facilities exceeding 30 feet (9,144 mm) or three stories in height may have a single approved fire apparatus access road when the buildings are equipped with approved automatic sprinkler systems.

**D104.2 Buildings exceeding 62,000 ft<sup>2</sup> in area.** Buildings or facilities having a gross building area of more than 62,000 ft<sup>2</sup> (5,760 m<sup>2</sup>) shall be provided with two separate and approved fire apparatus access roads.

**Exception:**

Projects having a gross building area of up to 124,000 ft<sup>2</sup> (11520m<sup>2</sup>) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

**D104.3 Remoteness.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

## **SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS**

**D105.1 Where required.** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9,144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

**D105.2 Width.** Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7,925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9,144 mm) in height if the fire access road is not a dead end. Dead end fire apparatus access roads for aerial apparatus access shall be a minimum of 30 feet (9,144 mm) wide.

**D105.3 Proximity to building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4,572 mm) and a maximum of 30 feet (9,144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

**D105.4 Obstructions.** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

**D105.5 Grade.** Aerial fire apparatus access roads adjacent to the building shall not exceed five percent in grade.

## **SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS**

**D106.1 Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**Exception:**

Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3 1.1.

**D106.2 Projects having more than 200 dwelling units.** Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

## **SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS**

**D107.1 One- or two-family dwelling residential developments.** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and that comply with Section D103.4.4.

**Exceptions:**

Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

**D107.2 Future Connections.** The number of dwelling units on a single fire apparatus access road shall not exceed 30 dwelling units unless fire apparatus access roads will connect with future development, as determined by the fire code official.

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