16.04.010 Adopted

The 2021 International Fire Code and Appendices B – Fire-Flow Requirements for Buildings, C – Fire Hydrant Locations and Distribution, D – Fire Apparatus Access Roads, adopted as amended, by reference and are made a part of this Code. Appendices A – Board of Appeals, E – Hazard Categories, F – Hazard Ranking, G – Cryogenic Fluids-Weight and Volume Equivalents are included as guides. Appendix L requirements for Fire Fighter Air Replenishment Systems as amended. The language hereinafter is in addition to the language in the published codes and Appendices.

SECTION 108.4 Alternative – Appeal process.

Notwithstanding Sections 111.1, 111.2, 111.3, 111.4, a person may seek a review of the application and interpretation of this Code, first to the Fire Chief and then the City Manager. A written appeal shall be filed with the Fire Chief, who shall render a determination within fourteen (14) days from the receipt of the appeal. If the written appeal fails to contain the necessary specificity to make a determination, this time period may be extended. If no decision is made by the Fire Chief within the time period, or if the appellant desires further review, a written appeal may be made to the City Manager. The City Manager shall render a decision within twenty-one (21) days of receiving the written appeal. The Fire Chief and City Manager have the authority to interpret this Code and shall, with reasonable diligence, determine whether the requirements imposed constitute a fair administration of this Code.

SECTION 503.2.1 Fire apparatus access roads and dimensions of fire access roads.

Fire apparatus access roads in all developments shall have a minimum unobstructed width of twenty-six feet (26') except for approved security gates in accordance with Section 503.6, and a minimum unobstructed vertical clearance of thirteen feet six inches (13' 6") and shall meet the requirements in Appendix D – Fire Apparatus Access Roads and as amended in this Chapter.

SECTION 506.1 Key boxes.

Key boxes shall be installed on all buildings that are equipped with automatic fire suppression or automatic fire detection systems. The key box shall be of an approved type and shall contain keys and/or other devices necessary to gain access to all doors and rooms throughout the building. Key boxes shall be installed in an approved location within ten feet (10') of the main entrance doors.

SECTION 507.3 Fire-flow.

Appendix B as amended in this Chapter shall be used along with requirements listed in Chapter 13.10 of the Layton Municipal Code in determining fire-flow requirements within Layton City.

SECTION 507.5 Fire hydrant systems.

1. **Scope**. Appendix C and Table C102.1 shall be used for determining the required number and distribution of fire hydrants. The number and distribution of fire hydrants may be altered when special conditions exist and approved by the Fire Chief. Fire hydrant locations shall be as determined by the Fire Chief and City Engineer.
2. **Location**. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. In order to provide a safe operating distance, fire hydrants shall be located at a minimum, a distance from the nearest building that is equal to one and a half (1½) times the building height, or as determined by the Fire Chief based on special conditions.
3. All fire hydrants are to be installed so as to be fully accessible for Fire Department use with the four and a half inch (4½") connection facing the point of fire apparatus access as approved by the Fire Chief.

SECTION 507.5.3 Private fire service mains and water tanks.

Testing, inspection, maintenance, and repair of private fire hydrants shall be the responsibility of the property owner. Private fire hydrants shall be maintained and in an operable condition at all times. Testing, inspection, and maintenance of private fire hydrants shall be conducted on an annual basis and after each use. The annual maintenance shall include steps as promulgated in the Private Fire Hydrant Testing, Inspection, and Maintenance Policy.

If a private fire hydrant is defective, has been damaged or otherwise been rendered inoperable, repairs or other necessary efforts must be made to render the hydrant fully operational within ten (10) working days. All repair work shall be preapproved by the Layton City Public Works Department and inspected and approved by Layton City Public Works Department after repairs have been made. If the property owner fails to comply within the ten (10) working days a fine of not more than One Hundred Dollars ($100.00) will be levied against the property owner each day the hydrant remains out of service.

Every five (5) years, a fire-flow test of the fire service main piping shall be conducted as outlined in National Fire Protection Association (NFPA) Standard 291 Recommended Practice for Fire-flow Testing and Marking of Hydrants. Fire-flow tests shall be conducted by a person trained in the procedures specified in NFPA 291 and the conducting of the test shall be coordinated with Layton City Public Works Department.

Written documentation of each of the above mentioned annual testing, inspection, and maintenance and the five (5) year fire-flow tests shall be provided to the Fire Department upon the completion.

SECTION 901.6.3 Records.

Records of all system inspections, tests, and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three (3) years and shall be submitted to the Fire Prevention Division of the Fire Department in a manner and format as prescribed by the fire code official within five (5) working days after the inspections, tests, and maintenance are completed.

SECTION 903.3 Fire extinguishing systems installation requirements.

1. Control valves, wall mount O.S. & Y and P.I.V. valves for automatic sprinklers shall not be located more than five feet (5') above finished floor or grade level.
2. When an automatic fire sprinkler system serves two (2) or more occupancies, the automatic fire sprinkler system or a smoke/heat detection system shall be designed and installed so as to indicate on the main alarm panel and remote annunciator the location of a fire within the building.

SECTION 907.9.1 Remote annunciator.

When two (2) or more alarm zones/addresses are required, or the system installed is an addressable system, visible annunciation shall be provided in an area near the front main entrance. Visible annunciation shall be located where it can be read from inside of the front main entrance within ten feet (10'). A key map shall be located where approved by the *fire code official*. The key map shall include a floor plan of the building and be color-coded to coordinate separate indicating zones or in an addressable system, the separate types of indicating devices. The information that is indicated on the remote annunciator panel(s) is to match the information that is provided on the main fire alarm panel. This map shall be covered with a protective covering. The main fire alarm panel shall be located in an area which is deemed the most constantly attended location, such as the main office, reception desk/area or the main corridor shared by separate occupancies.

The main fire alarm panel may be installed elsewhere in the building as approved by the Fire Chief with the installation of a fully functioning remote annunciator in the areas listed above.

SECTION 912.2 FDC location.

The required Fire Department Connection (FDC) of automatic fire sprinkler systems shall be of the Freestanding Fire Department Connection type and when practicable, shall be located at the front of the building at a minimum distance that is equal to one and one half (1½) times the height of the building. Freestanding FDC's are to be installed as per Layton City Fire Department FDC.

Installation Policy. A fire hydrant shall be located within one hundred feet (100') of the FDC. Where an existing building is upgraded with an approved fire sprinkler system alternative locations shall be determined by the Fire Chief. The alarm indicating device shall be installed on the street side of the building. In the event that the front main entrance of the building is located on other than the street side of the building, an additional alarm indicating device shall also be located on the front side of the building. The Fire Chief shall approve the location of the FDC and the alarm indicating device.

SECTION 912.4.1 Locking Fire Department connection caps/plugs.

KNOX Locking FDC Plugs shall be provided for all newly constructed FDC's. Existing FDC's shall be provided with KNOX Locking FDC Plugs upon required replacement of the break-away type FDC caps due to breakage or removal, or as deemed necessary by the Fire Chief. Both inlets on Siamese FDC's are to be provided with KNOX Locking FDC plugs albeit one FDC cap is in need of replacement.

SECTION 5704.2.9.6 Stationary above-ground tanks outside of buildings.

Prior to locating or installing above-ground tanks for Class I and Class II liquids, conditional use approval must be received from the Planning Commission. Above-ground bare steel tanks shall only be permitted in zoning districts M-1, M-2, and A.

SECTION 5704.2.9.6.1.1 Location of tanks with pressures 2.5 psig (17.2 kPa) or less.

Above-ground tanks operating at pressures not exceeding 2.5 psig (17.2 kPa) for storage of Class I, II, or III-A liquids, which are designed with a weak roof-to-shell seam or equipped with emergency venting devices limiting pressures to 2.5 psig (17.2 kPa), shall only be permitted in M-1 and M-2 zoning districts and prior to installation must receive conditional use approval from the Planning Commission.

SECTION 5704.2.9.6.1.5 Location of tanks for Class III-B liquids.

Lubricating oil which has been drained from motor vehicles shall be stored and handled as a Class III-B liquid. Above-ground tanks for the storage of Class III-B liquids, excluding unstable liquids, shall not exceed one thousand (1,000) gallons. They shall only be allowed in zoning districts CP-3, C-H, M-1, and M-2, and shall be considered a conditional use and prior to installation must receive conditional use approval from the Planning Commission.

SECTION 5704.4 Outside storage of containers and portable tanks.

Storage of flammable and combustible liquids in closed containers and portable tanks outside of buildings shall only be installed in A, C-H, CP-3, M-1, and M-2 zoning districts. These shall be considered a conditional use and require approval from the Planning Commission.

SECTION 5706.2.4 Locations where above-ground tanks are prohibited.

The storage of Class I and Class II liquids in above-ground tanks shall only be permitted in A, M-1, and M-2 zoning districts. During construction, in areas outside of these zoning districts, above-ground tanks shall also be authorized upon written permit by the Fire Department.

SECTION 6104.2 Maximum capacity within established limits.

All residential zones a maximum of two hundred fifty (250) gallon tanks is allowed. Tanks with an aggregate water capacity greater than two hundred fifty (250) gallons shall only be permitted in zoning districts A, C-H, CP-3, M-1, and M-2.

APPENDIX B

SECTION B105.1 One- and two-family dwellings. Exception.

A reduction in required fire-flow of fifty percent (50%), as approved, is allowed where the building is equipped throughout with an approved automatic fire sprinkler system in accordance with Chapter 9 of the International Fire Code. The resulting fire-flow shall not be less than one thousand (1,000) gallons per minute.

SECTION B105.2 Buildings other than one- and two-family dwellings. Exception.

A reduction in required fire-flow of up to fifty percent (50%), as approved, is allowed when the building is provided with an approved automatic fire sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code. The resulting fire-flow shall not be less than one thousand five hundred (1,500) gallons per minute.

APPENDIX C

SECTION C102.1 Fire hydrant locations.

Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. In areas of one- and two-family dwellings, the maximum travel distance a dwelling shall be from the nearest fire hydrant is two hundred fifty feet (250'). In areas other than one- and two-family dwellings, all buildings shall be a maximum travel distance of two hundred and fifty feet (250') from all required fire hydrants. Fire hydrants shall be placed a minimum distance from buildings the equivalent of one and one half (1½) times the height of the building.

APPENDIX D

SECTION D103.1 Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road that has an approved width of twenty feet (20'), the minimum road width shall be twenty-six feet (26'). See Layton City Standard Drawing FH-Clearance, Minimum Clearance around a Fire Hydrant.

SECTION D103.2 Grade.

Grade. Fire apparatus access roads shall not exceed ten percent (10%) in grade for greater than five hundred continuous feet (500').

Exception: Grades of ten percent (10%) that exceed five hundred continuous feet (500') as approved by the Fire Chief, City Engineer, and all residential, commercial, and industrial buildings are to be provided with an approved automatic fire sprinkler system.

Exception: Grades steeper than ten percent (10%) percent as approved by the Fire Chief, City Engineer, and all residential, commercial, and industrial buildings are to be provided with an approved automatic fire sprinkler system.

SECTION D103.4 Dead-ends.

Dead-end fire apparatus access roads in excess of one hundred fifty feet (150') shall be provided with width and turnaround provisions in accordance with Layton City Development Guidelines and Design Standards, Street Improvement, Section Eighteen (18) – Cul-de-sac/Turn-Around Requirements.

SECTION D103.6 Signs.

Where required by the Fire Code Official, fire apparatus access roads shall be marked with permanent red curbside paint and NO PARKING—FIRE LANE signs complying with Layton City Fire Department Standard Rules & Regulations, Fire Lane/Access Road Marking 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. Fire hydrants shall have red curb paint at fifteen feet (15') from center line of the fire hydrant in both directions.

SECTION D103.6.1 Private roads 20 to 26 feet in width.

Private fire apparatus access roads twenty to twenty-six feet (20' to 26') wide shall be posted on both sides as a fire lane.

SECTION D103.6.2 Private roads more than 26 feet in width.

Private fire apparatus access roads more than twenty-six to thirty-two feet (26' to 32') wide shall be posted on one side of the road as a fire lane.

APPENDIX L

REQUIREMENTS FOR FIREFIGHTER AIR REPLENISHMENT SYSTEMS:

Adopt Appendix L, Requirements for Fire Fighter Air Replenishment Systems.

2021 IFC AMENDMENT, APPENDIX L, SECTION L101.1 SCOPE:

SECTION L101.1 Scope.

Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix in new buildings when any of the following conditions occur:

1. Any new building five (5)or more stories in height. Above the lowest level of fire vehicle access.
2. Any new building with two (2) or more stories below grade.
3. Any new building with a total gross floor area 250,000 square feet or more in size.

SECTION L104.13.1 Location.

Each exit stairwell shall have a supply riser. Self-Contained Breathing Apparatus (SCBA) fill panels shall be located on intermediate landings in all exit stairways. Fill panels in buildings with a total gross floor area of 250,000 square feet shall be located adjacent to each standpipe connection.

SECTION L104.14 External Mobile Air Connection.

The External mobile air connection shall be located with approved separation from the Fire Department Connection (FDC) to allow functionality of both devices by first responders; shall be visible from and within fifty feet (50') of a fire apparatus access road along an unobstructed path; and shall be located in an approved signed and secured cabinet.

SECTION L108

SECTION L108.1 Signage.

The Fire Department Air Connection panel and remote air fill panels shall be clearly identified by means of permanently installed signage which says: “FIRE FIGHTER AIR SYSTEM” in minimum letter one and one half-inch (1 ½") height with one quarter-inch (¼") stroke and be located where plainly visible.

SECTION L108.2 Infrared Reflective Tape.

Exterior perimeter border of the Fire Department Air Connection panels and the remote air fill panels shall have infrared reflective tape of one inch (1") width.

HISTORY

Ord. No. 972, Amended, 12/3/1992

Ord. No. 96-11, Amended, 3/21/1996

Ord. No. 97-35, Recodified, 6/19/1997

Ord. No. 98-60, Amended, 12/3/1998

Ord. No. 04-58, Amended, 8/19/2004

Ord. No. 08-09, Amended, 3/20/2008

Ord. No. 10-13, Amended, 6/17/2010

Ord. No. 13-17, Amended, 8/15/2013

Ord. No. 13-28, Amended, 12/19/2013

Ord. No. 14-27, Amended, 12/4/2014

Ord. No. 16-38, Amended, 9/1/2016

Ord. No. 19-23, Amended, 8/1/2019

Ord. No. 23-11, Amended, 6/15/2023