

CITY OF FAIRBANKS

Local Amendments to the 2018 International Fire Code

Adopted by Ordinance No. 6158

Amended by Ordinance No. 6306 and Ordinance No. 6353

The International Fire Code, 2018 Edition, is hereby amended as follows:

SECTION 105

PERMITS

105.6 Required operational permits. is amended by deleting all required operational permits except:

105.6.14 Explosives.

105.6.47 Temporary membrane structures and tents.

105.7 Required construction permits. is amended by deleting all the required construction permits except:

105.7.1 Automatic fire-extinguishing systems. is amended by adding the following new section:

105.7.1.1 A person and/or company designing, installing, testing, or maintaining automatic fire extinguishing systems is required to be NICET certified and provide a current permit issued by the Alaska State Fire Marshal's Office.

105.7.7 Fire alarm and detection systems and related equipment. is amended by adding the following new section:

105.7.7.1 A person and/or company designing, installing, testing, or maintaining fire alarm and detection systems and related equipment is required to be NICET certified and provide a current permit issued by the Alaska State Fire Marshal's Office.

105.7.8 Fire pumps and related equipment.

105.7.24 Standpipe systems.

105.7.25 Temporary membrane structures and tents. A construction permit is required to operate an air-supported temporary membrane structure, a temporary stage canopy, or tent having an area in excess of 400 square feet (37 m²).

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Fabric canopies and awnings open on all sides which comply with all the following:
 - 2.1. Individual canopies shall have a maximum size of 700 square feet (65 m²).

- 2.2.The aggregate area of multiple canopies placed side by side without a fire break clearance of 12 feet (3658 mm) shall not exceed 700 square feet (65 m2) total.
- 2.3.A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be provided.

SECTION 106 FEES

Add subsection 106.6 as follows:

106.6 Inspections. All buildings and structures subject to the authority of this code are subject to inspection pursuant to a duly adopted inspection program. All inspections provided will subject the owner and/or operator to payment of fees as set forth in the City of Fairbanks Schedule of Fees and Charges for Services.

Add subsection 106.7 as follows:

106.7 False and nuisance alarms. The owner of an alarm is subject to a false and nuisance alarm charge in accordance with the City of Fairbanks Schedule of Fees and Charges for Services.

SECTION 109 APPEALS

Add section 109.1 and amend to read as follows:

109.1 Procedures for appeals established. The following procedures are established to hear and decide appeals of orders, decisions or determinations made by the deputy fire marshal and fire chief relative to the application and interpretation of this code.

If an order is made by the deputy fire marshal, the owner or occupant may, within seven days after receiving the order, file a written appeal to the fire chief who will, within 10 days after receiving the appeal, review the order, and issue a written decision. The appeal must be postmarked within seven days following the date of receipt of the order. The order must be complied with within the time specified in the order unless the deputy fire marshal revokes the order. The fire chief's decision on an appeal under this provision is a final order for purposes of AS 18.70.100(b).

If an order is made by the fire chief, the owner or occupant may, within seven days after receiving the order, file a written appeal to the state fire marshal who will, within 10 days after receiving the appeal, review the order, and issue a written decision. The appeal must be postmarked within seven days following the date of receipt of the order. The order must be complied with within the time specified in the order unless the fire chief revokes the order. The state fire marshal's decision on an appeal under this provision is a final order for purposes of AS 18.70.100(b).

Add section 109.2 and amend to read as follows:

109.2 Limitations on appeal. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed.

SECTION 201

GENERAL

201.3 Terms defined in other codes. Is amended to read: Where terms are not defined in this code and are defined in the International Building Code, International Fuel Gas Code, International Mechanical Code, or Uniform Plumbing Code, as adopted by and amended by the City of Fairbanks, such terms shall have the meanings ascribed to them in those codes. Where reference to any electrical code is made in this code, it means the National Electrical Code as adopted and amended by the City of Fairbanks.

SECTION 202

GENERAL DEFINITIONS

Educational Group E.

Group E, daycare facilities. is revised to read: This group includes buildings and structures, or portions thereof, occupied by more than five children older than 2 ½ years of age, including children related to staff, who receive educational, supervision, or personal care services for less than 24 hours per day.

Family Child Care Home. is added and defined as follows: A family childcare home is a licensed facility that is located within a single-family home in which personal care services are provided by the owner or tenant that normally occupies the residence on a 24-hour basis.

Exception:

Family childcare homes operated in a primary residence (R-3) and operating between the hours of 6:00 a.m. and 10:00 p.m. may accommodate a total of twelve children, including children related to staff, provided that no more than 5 children are under the age of 2 ½ years, without conforming to the requirements of a Group E occupancy except for:

1. Smoke alarms as described in Subsection 907.2.11
2. General means of egress requirements of Section 1003, including emergency escape and rescue openings, as required by Section 1030, in napping or sleeping rooms;
3. Accessibility requirements as outlined in Chapter 11
4. Portable fire extinguisher requirements as described in Section 906
5. CO detection as required in IFC Section 915 and AS 18.70.095

Family childcare homes operated in a primary residence (R-3) and operating between the hours of 10:00 p.m. and 6:00 a.m. with more than 5 children, including children related to staff shall be equipped with an approved automatic sprinkler system throughout, designed and installed in accordance with IFC Section 903.3.1.3 and NFPA Standard 130 or an approved equivalent system as approved by the Fire Chief; emergency escape and rescue openings, as required by Section 1030, in napping or sleeping rooms; portable fire extinguisher requirements as described in Section 906, smoke detection as required in Subsection 907.2.11, and CO detection as required in IFC Section 915.

Foster Care Facilities. is added and defined as follows: Facilities that provide care on a 24-hour basis to more than five children 2 ½ years of age or less, including children related to the staff, shall be classified as Group 1-2.

Institutional Group I.

Institutional Group I-1. Amend the second paragraph of Condition 2 to read:

Three to 16 persons receiving custodial care. A facility housing more than two and not more than 16 persons receiving custodial care shall be classified as Group R-4.

Amend the third paragraph of Condition 2 to read:

Two or fewer persons receiving custodial care. A facility with two or fewer persons receiving custodial care shall be classified as Group R-3.

Institutional Group I-2. is revised to read: Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than two persons who are not capable of self-preservation.

A childcare facility that provides care on a 24-hour basis to more than five children who are 2 ½ years of age or less, including children related to staff, shall be classified as Group I-2.

Institutional Group I-4, daycare facilities. is revised to read: Institutional Group I-4 shall include buildings and structures occupied by more than five children of any age, including persons related to the staff, receiving custodial care for less than 24 hours.

Nursing Home. is added and defined as follows: Facilities that provide care, including both intermediate care facilities and skilled nursing facilities, serving more than two persons, where any of the persons are incapable of self-preservation.

Residential Group R.

Residential Group R-4. Delete this paragraph in its entirety and replaced as follows:
Residential Group R-4 shall include buildings, structures, or portions thereof for more than two but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Group homes
- Halfway houses
- Residential board and care facilities
- Social rehabilitation facilities

Occupants of residential care/assisted living facilities are capable of responding to an emergency situation without physical assistance from the staff. Occupancies which include individuals who are not capable of responding to an emergency situation or are incapable of self-preservation shall be classified as a Group I occupancy. R-4 occupancies shall be sprinklered throughout as required by section 903.2.8.2-903.2.8.4.

Evacuation Capability. is added and defined as follows: The ability of occupants, residents, and staff as a group either to evacuate a building or to relocated from the point of occupancy to a point of safety.

Impractical evacuation capability. is added and defined as follows: A group does not have the ability to reliably move to a point of safety in a timely manner. Evacuation capability of fourteen minutes or more indicates impractical evacuation capability. Impractical evacuation capability is not allowed and must be corrected immediately with additional staff, or relocation of residents to an appropriate facility that can meet the level of care required.

Townhouse. is deleted and replaced as follows: A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to roof and with open space on not less than two sides. Each townhouse shall be considered a separate building as recognized by a recorded lot line between such units. Each townhouse unit shall be provided with separate water, sewer, heating, and electrical services.

SECTION 307

OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

307.2 Permit required. is deleted and replaced with the following: A permit is required to be obtained for any open burning of brush or other organic plant material that does not create black smoke, toxic gases, or odors which may affect nearby persons as prescribed by the ADNR/ Forestry Division. Burning of other material must be approved/permitted by ADEC and FNSB Air Quality.

SECTION 405 EMERGENCY EVACUATION DRILLS

Section 405 is amended with the addition of a subsection:

405.10 False Alarms. False alarms may not be counted as a fire drill for the purposes of Section 405.

SECTION 507 FIRE PROTECTION WATER SUPPLIES

507.5.4 Obstruction. is deleted in its entirety and replaced as follows: Unobstructed access to fire hydrants, fire department inlet connections (FDC), or fire protection system control valves shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Posts, fences, vehicles, growth, trash, storage, snow, and other materials or objects shall not be placed or kept near fire hydrants, FDC, or fire protection system control valves in a manner that would prevent such equipment from being immediately discernible or would impede immediate access. No vehicle shall be parked within 15 feet in front of, and 15 feet to the side of a fire hydrant, FDC, or fire protection control valve on private or public property.

SECTION 705 DOOR AND WINDOW OPENINGS

Add subsection 705.2.4.1 as follows:

705.2.4.1 Operation. Fire rated assemblies may not be obstructed or otherwise impaired from their proper operation at any time. When two or more self-closing fire assemblies within a building have been documented as having been obstructed or impaired during three or more consecutive inspections, the fire code official may order the installation of automatic closing devices meeting the requirements of section 716.2.6.4 of the International Building Code.

SECTION 901 GENERAL

901.3 Permits. is revised to read: Permits shall be required as set forth in section 105.7. Any company installing and/or performing maintenance on sprinkler systems shall have at least one individual on site that holds a permit issued by the State Fire Marshal's Office.

901.6 Inspection, testing maintenance.

901.6.3 Records. is amended to read: Records of all system inspections, tests, and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years. Copies of all inspection and service reports shall be sent to the fire code official within 30 days of inspection, testing, and maintenance.

901.6.3.1 Records information. Initial records shall include the name of the installation contractor, type of components installed, manufacturer of the components, location and number of components installed per floor. Records shall include the manufacturers' operation and maintenance instruction manuals. Such

records shall be maintained on the premises for the life of the installation. A copy of all inspection and service reports shall be sent to the fire code official within 30 days of the install.

Add subsection 901.11 as follows:

901.11 Damage protection. Where exposed to probable vehicular damage due to proximity to alleys, driveways, or parking areas, standpipes, post indicator valves, sprinkler or standpipe connections, and private and public fire hydrants shall be protected in an approved manner as outlined by IFC or Golden Heart Utilities Standards.

SECTION 903

AUTOMATIC SPRINKLER SYSTEMS

903.2 Where required.

903.2.3 Group E. Delete this section in its entirety and replace as follows: An automatic sprinkler system shall be provided throughout all Group E occupancies. An automatic sprinkler system shall also be provided for every portion of educational buildings below the level of exit discharge. Daycare uses that are licensed to care for more than 5 persons between the hours of 10:00 pm and 6:00 am shall be equipped with an automatic sprinkler system designed and installed in accordance with Section 903.3.1.3 or an approved equivalent system. The use of a fire wall or barrier does not establish a separate building or fire area for purposes of this section.

Exceptions:

1. Buildings with E occupancies having an occupant load of 49 or less.
2. Daycare uses not otherwise required to have automatic sprinkler systems by other provisions of the code.

903.2.11 Specific buildings areas and hazards. Is revised by adding the subsection:

903.2.11.7 Pit sprinklers. Sprinklers shall be installed in the bottom of all new and existing elevator pits below the lowest projection of the elevator car but no higher than 24 inches from the bottom of the pit.

903.3 Installation requirements.

A new subsection is added to read as follows:

903.3.1.1.3 Elevator hoist ways and machine rooms. When the provisions of this code require the installation of automatic sprinkler systems, the installation in elevator hoist ways and machine rooms must occur as described in IBC Chapter 30 (Elevators & Conveyer Systems) and NFPA 13, (Elevator Hoist ways and Machine Rooms) and adopted by reference, and the American Society for Mechanical Engineers (A.S.M.E.) A17.1 Safety Code for Elevators and Escalators (as adopted by the State of Alaska Dept. of Labor Standards and Safety) and adopted by reference. The sprinkler head at the top of the elevator shaft must have an isolation valve so the single head can be shut off in the

event of an emergency. The valve must be marked and sealed or locked in the open position.

Exceptions: Sprinklers are not required in elevator machine rooms where the machine room is:

1. Separated from the remainder of the building as described in IBC Section 3006.4
2. Smoke detection is provided in accordance with NFPA 72 and adopted by reference
3. Notification of alarm activation is received at an approved central station alarm.

903.4 Sprinkler system supervision and alarms.

903.4.2 Alarms. is amended to by adding the following sentence to the end of the paragraph: Buildings equipped with a sprinkler system but without an alarm system shall have at least one notification device (horn/strobe) located inside the building in a commonly occupied area(s) to alert occupants of a sprinkler activation.

SECTION 907

FIRE ALARM AND DETECTION SYSTEMS

907.2 Where required – new buildings and structures

907.2.3 Group E. is revised by adding a second paragraph to read: rooms used for sleeping or napping purposes within a daycare use of Group E occupancy must be provided with smoke alarms that comply with Section 907.2.10 and Carbon Monoxide detection as required by Section 915.

907.7 Acceptance tests and completion. is amended by adding a new sentence to read: A copy of the acceptance test certificate shall be forwarded to the fire code official by the firm conducting the test within 30 days of the completion of the installation.

907.8 Inspection, testing and maintenance.

907.8.5 Inspection, testing and maintenance. is amended by changing the last sentence to read: Records of inspection, testing, and maintenance shall be maintained, and a copy shall be delivered within 30 days to the fire code official.

SECTION 915

CARBON MONOXIDE DETECTION

915.1 General. Revise the last sentence of this paragraph to read: Carbon monoxide detection shall be installed in existing buildings in accordance with Chapter 11 of the International Fire Code and this section.

915.1.7 Vehicle Parking. Is added as follows: Carbon monoxide detection shall be provided where there is located any vehicle parking within 25 feet of any direct air intake openings.

915.4.1 Power source. Is revised by adding the following sentence to the end of the paragraph: Carbon monoxide detectors shall be permitted to be cord-and-plug type with battery backup, or battery powered in existing construction.

SECTION 1006

NUMBERS OF EXITS AND EXIT ACCESS DOORWAYS

1006.3.3.2 Exits from basements. Create a new subsection and title to read as follows:

Basements in all occupancies except Group R-3 shall be provided with a minimum of at least two independent exits.

Exceptions:

1. Basements used exclusively for the service of the building.
2. Basements used exclusively for storage purposes and limited to 750 square feet.
3. Basements used for private offices, maintenance rooms, or laundry rooms and similar uses limited to an aggregate floor area of 500 square feet, provided a hard wired smoke detector is installed in the basement and interconnected to a smoke detector located on the level of discharge as approved by the City Fire Marshal.
4. Basements used for private offices, maintenance rooms, or laundry rooms and similar uses which are provided with a direct exterior exit to grade shall be limited to an aggregate floor area of 750 square feet, provided a hard wired smoke detector is installed in the basement and interconnected to a smoke detector on the level of exit discharge as approved by the City Fire Marshal.
5. Buildings which are sprinklered throughout and contain a basement may have one exit, provided:
 - 5.1 Basements are used exclusively for storage purposes and limited to 1,500 square feet.
 - 5.2 Basements are used for private offices, maintenance rooms, or laundry rooms and similar uses limited to an aggregate floor area of 1,000 square feet.
 - 5.3 Basements are used for private offices, maintenance rooms, or laundry rooms and similar uses and are provided with a direct exterior exit to grade shall be limited to an aggregate floor area of 1,500 square feet.

SECTION 1010

DOORS, GATES, AND TURNSTILES

1010.1.9 Door operation.

1010.1.9.4 Locks and Latches. is amended by adding Conditions 7 and 8 as follows:

7. In Groups B, F, M, and S occupancies, a single thumb turn may be used in exit doors, where the occupant load is 100 or less, in conjunction with an approved lock set when the thumb turn requires no more than one-half turn to unlock. Hardware height shall comply with Section 1010.1.9.2. This exception does not apply when panic hardware is required or installed.
8. Manual security bars for limited use may be used under the provisions and in the areas specified by section 1010.1.9.13 of this code.

Create a new subsection and title as follows:

1010.1.9.13 Manual security bar for limited use. Assembly occupancies such as restaurants, taverns, and lounges, and Group B, F, M, and S occupancies with an occupant load of less than 100 may utilize a manual security bar for limited use at the second required exit when the building is not occupied by the public. Assembly occupancies with an occupant load of 300 or less and are provided with an approved sprinkler system throughout may install a security bar on the second required exit. The manual security bar for limited use shall meet the following requirements:

1. The security bar shall be pre-approved by the fire marshal before installation.
2. The bar shall be easily removed and shall not be provided with padlocks, chains, or other locking devices requiring special tools or knowledge.
3. The bar shall be identified by a contrasting color.
4. The door shall be provided with a sign stating, "This door is required to remain unlocked during business hours."

The conditions and approval of the security bar installation shall be kept on file with the fire marshal. The use of this provision may be removed by the fire marshal for non-compliance.

SECTION 1011 STAIRWAYS

1011.5 Stair treads and risers.

1011.5.2 Riser height and tread depth. is amended by adding Exception 6 to read as follows: Stairs or ladders used only to attend equipment are exempt from the requirements of Section 1011.

SECTION 1030 EMERGENCY ESCAPE AND RESCUE

1030.1 General. Revise the first sentence of the paragraph to read as follows: In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in Group R, I-1, and Daycare occupancies where napping or sleeping rooms are provided.

1030.1 General. is amended by deleting Exception 1.

1030.2 Minimum size. is amended by deleting Exception.

SECTION 1031 MAINTENANCE OF THE MEANS OF EGRESS

Add subsection as follows:

1031.11 Protection from falling snow and ice. Where the accumulation of snow and/or ice on a structure creates a hazardous condition, the areas below the accumulation shall be protected from

falling snow and/or ice. These areas shall include (but not be limited to) building entrances and exits, pedestrian, driveways, public right-of-way, and utility locations for gas meters, fire department connections, and electrical meters, services, and disconnects, etc.

APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

SECTION B103 MODIFICATIONS

Add new subsections as follows:

B103.4 For buildings requiring a fire flow of 1,500 gallons per minute or less, located in areas not served by water mains, the Fire Chief may waive or reduce the fire flow requirements and/or may require a fire alarm system, if the cost of installing water mains or reservoirs exceeds 5% of the total cost of the structure(s) and improvement(s) as determined by the architect's or engineer's estimate.

B103.5. Table B105.1 is modified as follows for buildings located in areas not served by water mains:

- a. Floor areas for buildings may be increased by 100% of the basic floor area without an increase in fire flow, provided that an automatic, central station, or remote station supervised smoke or heat detection system is installed throughout the structure in accordance with NFPA 72. For the purposes of this subsection, such an installation may allow type V-8 construction to be increased to 10,000 square feet in area.
- b. Separate fire areas within a building may be created by the construction of concrete or concrete block walls having minimum fire duration of 2 hours, with no openings permitted, and extending to the outer edges of horizontal projecting elements. Full height parapets are required above the roof line.
- c. Sprinkler systems installed to reduce fire flow requirements (by 75% in accordance with the exception to section B105.2) and not otherwise required by the International Building or Fire Codes, 2018 editions, may be supplied from either pressure tanks or tanks with a listed fire pump, sized in accordance with the following criteria:

Classification	Design Area (x1,500 sq.ft.)	Tank with fire pump	Pressure tank
Light Hazard	.10 gal/sq. ft.	2,000 gal	3,000 gal
Ordinary Hazard 1	.15 gal/sq. ft.	2,500 gal	3,750 gal
Ordinary Hazard 2	.20 gal/sq. ft.	3,000 gal	4,500 gal
Extra Hazard 1 & 2	Not Permitted	Not Permitted	Not Permitted

- d. Sprinkler systems specifically required by the 2018 editions of the International Building Code or Fire Code shall be installed in accordance with Chapter 9 of the International Fire Code, 2018 edition. An approved water supply capable of providing ten minutes of

the sprinkler system design discharge, not including hose stream allowances, shall be provided. The system must be monitored by an approved central or remote station alarm system. At such time that a water utility main is laid in front of, alongside of, or adjacent to the improved property, the owner of the property must connect the sprinkler system to the water utility main in an approved manner within one year and thirty days from the date such water service is declared available.

- e. A tract of land or subdivision which has been surveyed and divided into residential lots for purpose of sale shall meet fire flow requirements as determined by Section B105.1 of this Appendix.
- f. A tract of land, which, by means of incremental development, becomes similar to a tract of land or subdivision, which has been surveyed and divided into residential lots for purpose of sale, shall meet fire flow requirements as determined by Section B105.1 of this Appendix.
- g. Once an approved water main system is installed, subsequent additions to existing buildings, and all new construction, shall meet the required fire flow.
- h. Multiple structures on a single lot shall be individually evaluated for fire flow requirements.