

Chapter 105 Operational Permit Analysis

Chapter 105 of the IFC established the operations, processes, and uses that require permits from the Fire District.

In nearly all cases, the building's certificate of occupancy (C of O) will serve as the "permit" to operate within the building required by IFC 105.1.1 and C of O's are in effect until the building is modified, the Use Group is changed, or the occupancy load increases.

When a use changes, the fire code official will determine whether to require a separate permit, or to continue to use the C of O using the following process:

1. If the Use Group changes without concurrent construction the CBO will be consulted to determine if a new life safety analysis is required. Generally, a reduction in hazard or occupant load should not require a new analysis, where increases in hazard or occupant load will. See IFC 2018 Chapter 11.
2. If the change of Use involves permitted construction, the new life safety analysis will be completed during the plan review portion of the permit process.

If a C of O cannot be produced, the fire code official will use the following process to determine whether to issue a separate operating permit, or require the building owner/responsible party to obtain a new C of O from the City of Evans.

1. If the business is open and operating, and can verify they have been in uninterrupted operation *in the same type of business* (change of ownership, notwithstanding) for at least five years, and there have been no modifications, or construction that would have required a building permit, the fire code official may issue an operational permit to meet the requirements of IFC 105.1.1. The operational permit shall include:
 - a. The Use Group
 - b. The calculated occupant load.
 - c. Any special conditions the fire code official determines are necessary to comply with the fire code.
2. If the business cannot demonstrate they have been open and operating for five years, if there have been unpermitted modifications, if the Use Group, hazard or occupant load has changed, or if in the opinion of the fire code official there are other circumstances that require review by the building official, the lack of a C of O will be noted as a fire code violation and the owner given 180 days to obtain a C of O from the City of Evans.

Discretionary permits will be required where, in the opinion of the FCO other, relevant sections of the fire or other codes, or the Certificate of Occupancy is/ are not enough to ensure a reasonable level of life safety and property protection, or to periodically monitor situations that present unique hazards.

The listed fee's are effective 1/1/2021.

The highlighted uses below, require in all cases, a specific, separate permit in addition to the C of O.

105.6.1	Level 2 or 3 aerosol products in excess of 500 pounds	C of O is issued, if not a permit may be required	
105.6.2	Amusement Buildings	A permit from the FCO is required	\$250
105.6.3	H or S group use to repair aircraft	C of O is issued, if not a permit may be required	
105.6.4	Carnivals & Fairs	A permit from the FCO is required	\$250
105.6.5	Handle cellulose/nitrate film in an A use group	C of O is issued, if not a permit may be required	
105.6.6	Grain elevator/mills/combustible dusts	C of O is issued, if not a permit may be required	
105.6.7	Store/handle more than 100 ft ³ of combustible fibers	C of O is issued, if not a permit may be required	
105.6.8	Store/handle compressed gas	C of O is issued, if not a permit may be required	
105.6.9	Covered Open Malls	C of O is issued, if not a permit may be required	
105.6.10	Cryogenic Liquids	C of O is issued, if not a permit may be required	
105.6.11	Cutting/Welding	C of O is issued, if not a permit may be required	
105.6.12	Dry Cleaning	C of O is issued, if not a permit may be required	

105.6.13	Exhibits & Trade Shows	C of O is issued, if not a permit may be required	
105.6.14	Store & Handle Explosives	A permit from the FCO is required	\$1,500
105.6.15	Fire Hydrants & Valves	Approved site plan if present if not a permit is required	
105.6.16	Flammable & Combustible Liquids	C of O is issued, if not a permit may be required	
105.6.17	Floor Finishing	Valid building permit if not a permit may be required	
105.6.18	Fruit & Crop Ripening	C of O is issued, if not a permit may be required	
105.6.19	Fumigation & Insect Fogging	Valid building permit if not a permit may be required	
105.6.20	Hazardous Materials in excess of listed quantity	C of O is issued, if not a permit may be required	
105.6.21	Store or handle hazardous production materials	C of O is issued, if not a permit may be required	
105.6.22	High piled storage	C of O is issued, if not a permit may be required	
105.6.23	Hot Work Operations	Valid building permit if not a permit may be required	
105.6.24	Industrial Ovens	C of O is issued, if not a permit may be required	
105.6.25	Lumber Yards/mills processing 100,000 board feet	C of O is issued, if not a permit may be required	
105.6.26	Liquid or gas fueled assembly buildings	C of O is issued, if not a permit may be required	
105.6.27	Storage and use of LP gas of containers larger than 500 gal	C of O is issued, if not a permit may be required	
105.6.28	Process or store more than 10 pounds of magnesium	C of O is issued, if not a permit may be required	

105.6.29	Store more than 2500 ft ³ of misc. combustible materials.	C of O is issued, if not a permit may be required	
105.6.30	Mobile Food Trucks	Valid Weld County food service license	
105.6.31	Motor fuel dispensing facilities	C of O is issued, if not a permit may be required	
105.6.32	Open Burning except recreational fires	A permit from the FCO is required	\$0
105.6.33	Open Flames & Torches	Valid building permit if not a permit may be required	
105.6.34	Open flames or candles in restaurants	C of O is issued, if not a permit may be required	
105.6.35	Produce more than 1 gal of organic coating per day	C of O is issued, if not a permit may be required	
105.6.36	Outdoor assembly event of more than 1000 people	A permit from the FCO is required	\$250
105.6.37	Operate a place of assembly	C of O is issued, if not a permit may be required	
105.6.38	Plant Extrication Systems	C of O is issued, if not a permit may be required	
105.6.39	Private Fire Hydrants	Approved site plan if present if not a permit is required	
105.6.40	Use or handle pyrotechnic special effects material	A permit from the FCO is required	\$250
105.6.41	Store or handle more than 25 pounds of pyroxylin plastics	C of O is issued, if not a permit may be required	
105.6.42	Refrigeration equipment	C of O is issued, if not a permit may be required	
105.6.43	Repair Garages	C of O is issued, if not a permit may be required	
105.6.44	Rooftop Heliports	C of O is issued, if not a permit may be required	

105.6.45	Spraying or Dipping with products regulated in C 24	C of O is issued, if not a permit may be required	
105.6.46	Store more than 2500 cubic feet of tires	C of O is issued, if not a permit may be required	
105.6.47	Temporary Membrane structures	A permit from the FCO is required	\$250
105.6.48	Tire rebuilding plants	C of O is issued, if not a permit may be required	
105.6.49	Waste/scrap handling plants	C of O is issued, if not a permit may be required	
105.6.50	Store wood products in excess of 200 ft3	C of O is issued, if not a permit may be required	

Additional Permit/Operating Fees

Retail sale of fireworks \$1500

Discretionary permit required by FCO

 If impact fees paid \$0

 No impact fees paid \$250