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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2024-2

INTRODUCED BY:

Councilor Lee Garcia

A BILL

AMENDING SECTION 12-2.1 OF SFCC 1987 TO REPLACE THE CITY’S ADOPTION OF THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE WITH THE ADOPTION OF THE 2021 EDITION AND SPECIFY THAT CITY CODE SUPERSEDES THE ADOPTED INTERNATIONAL FIRE CODE WHEN THE CITY’S CODE IS MORE STRINGENT; REPEALING AND REPLACING EXHIBIT A OF CHAPTER 12.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Section 12-2.1 of SFCC 1987 (being Ord. No. 2020-25, § 1; as amended) is amended to read as follows:

12-2.1 - Adoption of fire code.

A. Pursuant to Section 3-18-11 NMSA 1978, the city may adopt regulations for the prevention of fire.

B. For the purposes of reasonably safeguarding life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices, and from hazardous conditions in the use or occupancy of buildings or premises, the

1 [2015] 2021 International Fire Code (IFC) as published by the International Code Council (ICC) is
2 adopted by reference and incorporated as fully as if set out herein except as amended by the
3 governing body. The amendments are set forth in Exhibit A, located [~~attached to-~~] at the end of
4 this chapter. The [2015] 2021 International Fire Code as amended by the governing body shall be
5 known as "the fire code of the city of Santa Fe." [~~This paragraph shall be effective November 1,~~
6 ~~2020.~~]

7 C. A copy of the fire code of the city of Santa Fe shall be kept on file at the Santa Fe
8 fire prevention bureau, 1751 Cerillos Road, Santa Fe, New Mexico 87504 and shall be, at all
9 reasonable times, available and subject to inspection. A copy of the fire code of the city of Santa
10 Fe shall be available to any individual upon request and payment of a reasonable charge.

11 D. In the event of conflict between the city's code and the IFC, the code with the
12 higher minimum standard prevails.

13 **Section 2. Exhibit A of Chapter 12 (being Ordinance No. 2020-25 § 2 Exhibit A,**
14 **as amended) is hereby repealed and replaced to read as follows:**

15 **CITY OF SANTA FE**

16 **CHAPTER 12**

17 **EXHIBIT A**

18 **AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE**

19 **(SUBSECTION 12-2.1 SFCC 1987)**

20 **ADOPTED: DATE (effective DATE)**

21 **AMENDED:**

22 **1. Section 101.1 of the 2021 International Fire Code shall read:**

23 **101.1 Title.** These regulations shall be known as the Fire Code of the City of Santa Fe
24 ("City"), hereinafter referred to as "this code."

25 **2. Section [A] 103.1 of the 2021 International Fire Code shall read:**

1 **103.1 Fire code official.** In the City’s Fire Department, the “fire code official,” as
2 referenced in the International Fire Code, shall be hereby known as the Fire Marshal. Any reference
3 in the International Fire Code to “fire code official” shall be the Fire Marshal of the City. In the
4 absence of the Fire Marshal, the “fire code official” shall be the Deputy Fire Marshal, or other Fire
5 Department official identified by the Fire Marshal. The function of the agency shall be the
6 implementation, administration, and enforcement of the provisions of this code.

7 **3. Section 111 of the 2021 International Fire Code shall be titled:**

8 **APPEALS**

9 **4. Subsection 111.1 of the 2020 International Fire Code is deleted in its entirety and a**
10 **new Section 111.1 shall read:**

11 **111.1 Appeal of Department Decisions.** When the fire department disapproves an
12 application or refuses to grant a permit applied for as required by this code or when it is claimed
13 that the provisions of this code do not apply or that the true intent and meaning of this code has
14 been misconstrued or wrongly interpreted, the applicant may appeal the decision of the fire
15 department to the city manager within thirty (30) days of the decision. The applicant may appeal
16 the decision of the city manager to the governing body within ten (10) days of the city manager’s
17 decision.

18 **5. Section 111.2 of the 2021 International Fire Code is deleted in its entirety.**

19 **6. Section 111.3 of the 2021 International Fire Code is deleted in its entirety.**

20 **7. Section 112.4 of the 2021 International Fire Code is deleted in its entirety and a new**
21 **Section 112.4 shall read:**

22 **12.4 Violation penalties.** Any person violating any of the provisions of this code or failing
23 to comply with any order made thereunder, building in violation of any detailed statement of
24 specifications or plans submitted and approved, any certificate or permit issued thereunder and
25 from which no appeal has been taken; or failing to comply with an order as affirmed or modified

1 by the governing body or by a court of competent jurisdiction within the time defined herein, shall
2 severally for each noncompliance be subject to the penalties provided by Section 1-3 SFCC 1987.
3 The imposition of a penalty for any violation shall not excuse the violations or permit it to continue.
4 All such persons shall be required to correct or remedy the violations or defects within a reasonable
5 time; and when not otherwise specified, each ten (10) days that prohibited conditions are
6 maintained shall constitute a separate offense.

7 **8. Section 112.4 of the 2021 International Fire Code is deleted in its entirety.**

8 **9. Section 113.4 of the 2021 International Fire Code shall read:**

9 **113.4 Failure to comply.** Any person who shall continue any work after having been
10 served with a stop work order, except such work as that person is directed to perform to remove a
11 violation or unsafe condition, shall be liable to a fine as provided in Section 1-3 SFCC 1987.

12 **10. A new Section 503.7 of the 2021 International Fire Code is hereby ordained to**
13 **read:**

14 **503.7 Driveways for New Construction One- and Two-family dwellings, New**
15 **Construction Group R-3 and R-4 buildings, and New Construction Townhouses.**

16 **503.7.1 Driveways Required.** Driveways shall be provided where any portion of an
17 exterior wall of the first story of a building is located more than 150 feet (45720 mm) from a fire
18 apparatus access road.

19 **503.7.1.1 Width.** Driveways shall provide a minimum unobstructed width of 14 feet (3658
20 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm).

21 **503.7.1.2 Length.** Driveways in excess of 150 feet (45720 mm) in length shall be provided
22 with turnarounds. Driveways in excess of 200 feet (60960 mm) in length and less than 20 feet (6096
23 mm) in width shall be provided with turnouts in addition to turnarounds.

24 **503.7.1.3 Service Limitations.** A driveway shall not serve in excess of five dwelling units.

25 **Exception:** Where such driveways meet the requirements for fire apparatus access roads

1 in accordance with Section 503 of the International Fire Code.

2 **503.7.1.4 Turnarounds.** Driveway turnarounds shall have inside turning radii of not less
3 than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways
4 that connect with a road or roads at more than one point shall be considered as having a turnaround
5 if all changes of direction meet the radii requirements for driveway turnarounds.

6 **503.7.1.5 Turnouts.** Driveway turnouts shall be an all-weather road surface not less than
7 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required
8 by the code official. The minimum combined width of turnout and driveway is 24 feet (7315 mm).

9 **503.7.1.6 Bridges.** Vehicle load limits shall be posted at both entrances to bridges on
10 driveways and private roads. Design loads for bridges shall be capable of supporting the imposed
11 load of fire apparatus weighing up to 75,000 pounds (34050 kg).

12 **503.7.1.7 Driveway access and loading.** Facilities, buildings or portions of buildings
13 hereafter constructed shall be accessible to fire department apparatus by way of an approved
14 driveway with an asphalt, concrete or other approved driving surface capable of supporting the
15 imposed load of fire apparatus weighing up to 75,000 pounds (34050 kg).

16 **11. The following Section 902.1, Definitions, of the 2021 International Fire Code, and**
17 **in Chapter 2, Definitions, Subsection 202, of the International Fire Code 2021 shall read:**

18 **STANDPIPE SYSTEM, CLASSES OF.** Standpipe classes are as follows:

19 **Class I system.** A system providing 2.5-inch (64 mm) hose connections to supply water
20 for use by fire departments and those trained in handling heavy fire streams.

21 **Class II system.** A system providing 1.5-inch (38 mm) hose stations to supply water for
22 use primarily by the building occupants or by the fire department during initial response. 1.5-inch
23 hoses and hose cabinets shall not be provided, unless required by the New Mexico laws applicable
24 to fire protection for class II and class III standpipe systems.

25 **Class III system.** A system providing 1.5-inch (38 mm) hose stations to supply water for

1 use by building occupants and 2.5-inch (64 mm) hose connections to supply a larger volume of
2 water for use by fire departments and those trained in handling heavy fire streams. 1.5-inch hoses
3 and hose cabinets shall not be provided, unless required by the New Mexico laws applicable to fire
4 protection for class II and class III standpipe systems.

5 **12. Section 5704.2.9.6.1 of the 2021 International Fire Code shall read:**

6 **5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of Class I
7 and II liquids in above-ground tanks outside of buildings is prohibited within the limits established
8 by law in subsection 12-2.4 SFCC 1987.

9 **13. Section 5706.2.4.4 of the 2021 International Fire Code shall read:**

10 **5706.2.4.4 Locations where above-ground tanks are prohibited.** The storage of Class I
11 and II liquids in above-ground tanks is prohibited within the limits established by law in subsection
12 12-2.4 SFCC 1987.

13 **14. Appendix B is hereby adopted in its entirety, and section B105 shall read:**

14 SECTION B105

15 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

16 **B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and**
17 **townhouses.** The minimum fire-flow and flow duration requirements for one- and two-family
18 dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables
19 B105.1(1) and B105.1(2).

20 **B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4**
21 **buildings and townhouses.** The minimum fire-flow and flow duration for buildings other than
22 one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as
23 specified in Tables B105.1(2) and B105.2.

24 **B105.3 Water supply for buildings equipped with an automatic sprinkler system.**

25 For buildings equipped with an approved automatic sprinkler system, the water supply shall be

1 capable of providing the greater of:

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

5 **B105.4 Life safety equipment in lieu of fire flow.** In lieu of fire flow, the Fire Marshal
6 may approve the use of a fire sprinkler system complying with NFPA 13, NFPA 13R, NFPA
7 13D, Type VA construction and/or monitored fire alarms system. and/or water storage tanks
8 complying with NFPA 1142 for one- or two- family dwellings, R-3, or R-4.

9 **Exception:** Automatic fire sprinkler systems shall not be required for existing one-family
10 or two-family dwellings that do not meet fire flow, that are not already provided with an
11 automatic sprinkler system where an addition to the existing structure's total roofed square feet
12 does not exceed 500 square feet.


13 **15. Appendix D of the 2021 International Fire Code is hereby adopted in its entirety,**
14 **and section D103.1 shall read:**

15 **D103.1 Access Road width with a hydrant.** Where a fire hydrant is located on a fire
16 apparatus access road, the minimum road width shall be 20 feet (6096 mm), exclusive of shoulders
17 (see Figure D103.1).

18 **16. Appendix F of the 2021 International Fire Code is hereby adopted in its entirety.**

19
20 PASSED, APPROVED, and ADOPTED this _____ day of _____, 2024.

21
22 APPROVED AS TO FORM:

23 
24 Erin McSherry (Feb 28, 2024 17:37 MST)

25 ERIN K. McSHERRY, CITY ATTORNEY

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Legislation/2024/Bills/Adopting International Fire Code