

Inspection-Related Fee Schedule

Bennett-Fire Protection District No. 7
355 4th Street, Bennett, CO 80102
303-644-3572 - Headquarters / 303-644-3401 – Fax

Section I: Construction, Remodels, and Additions by Occupancy Classification

The fees in the sections below cover document (plans) review, one preliminary inspection, and one final inspection for approval of issuance of a Certificate of Occupancy. An additional fee of \$60.00/hr., with a one hour minimum, will be added for:

- Reinspection(s);
- Additional plan review required by changes, additions, or revisions to previously approved plans;
- Inspections outside of normal business hours (Monday-Friday 8am-4pm); and,
- Inspections for which no fee is specifically indicated (single family dwellings, residential accessory structures, etc.).

Assembly Group A

Includes, among others, the use of all or a portion of a building or structure for the gathering together of persons for purposes such as civic, social or religious functions, recreation, food or drink consumption or awaiting transportation.

- Up to 10,000 square feet \$252.00
- From 10,001 to 50,000 square feet \$504.00
- From 50,001 to 150,000 square feet \$1,007.00
- Greater than 150,000 square feet \$2,015.00

Business Group B

Includes, among others, the use of all or a portion of a building or structure for office, professional or service-type transactions, including storage of records and accounts.

- Up to 5,000 square feet \$201.00
- From 5,001 to 10,000 square feet \$345.00
- From 10,001 to 100,000 square feet \$518.00
- Greater than 100,000 square feet \$690.00

Educational Group E

Includes, among others, the use of all or a portion of a building or structure by six or more persons at any one time for educational purposes through the 12th grade.

- Educational Group E-1 \$690.00
- Educational Group E-2 \$460.00
- Educational Group E-3 \$460.00

Factory Industrial Group F

Includes, among others, use of all or a portion of a building or structure for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H high-hazard or Group S storage occupancy.

- Factory Group F-1 \$518.00
- Factory Group F-2 \$403.00

High-hazard Group H

Includes, among others, the use of all or a portion of a building or structure that involves manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities in excess of those found in Tables 307.1(1) and 307.1(2) of the *International Building Code*.

- High-hazard Group H-1 \$776.00
- High-hazard Group H-2 \$575.00
- High-hazard Group H-3 \$403.00
- High-hazard Group H-4 \$403.00
- High-hazard Group H-5:
 - Up to 100,000 square feet \$1,035.00
 - From 100,001 to 200,000 square feet \$1,553.00
 - Greater than 200,000 square feet \$1,840.00

Institutional Group I

Includes, among others, uses of all or a portion of a building or structure in which people, cared for or living in a supervised environment and having physical limitations because of health or age, are harbored for medical treatment or other care or treatment, or in which people are detained for penal or correctional purposes or in which the liberty of the occupants is restricted.

Institutional Group I-1:

- Up to 3,600 square feet \$173.00
- From 3,601 to 5,000 square feet \$316.00
- From 5,001 to 10,000 square feet \$460.00
- Over 10,000 square feet \$460.00 + .10/sq. ft. over 10,000

Institutional Group I-2:

- Up to 50 beds \$575.00
- From 51 to 100 beds \$978.00
- Over 100 beds \$978.00 + 175.00/ea. additional 50 beds or portion thereof

Institutional Group I-4:

- Up to 3,600 square feet \$173.00
- From 3,601 to 5,000 square feet \$316.00
- From 5,001 to 10,000 square feet \$460.00
- Over 10,000 square feet \$460.00 + .10/sq. ft. over 10,000

Mercantile Group M

Includes, among others, the use of all or a portion of a building or structure for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.

- Up to 12,000 square feet \$184.00
- From 12,001 to 50,000 square feet \$311.00
- From 50,001 to 100,000 square feet \$587.00
- Over 100,000 square feet \$587.00 + 225.00/each additional 100,000 square feet or portion thereof

Residential Group R

Includes, among others, the use of all or a portion of a building or structure for sleeping purposes not classed as Institutional Group I.

Residential Group R-1:

- Up to 30 units/rooms \$345.00
- From 31 to 100 units/rooms \$748.00
- Over 100 units/rooms \$748.00 + 200.00/ea. Additional 50 units/rooms or fraction thereof

Residential Group R-2:

- Up to 30 units/rooms \$345.00
- From 31 to 100 units/rooms \$748.00
- Over 100 units/rooms \$748.00 + 200.00/ea. Additional 50 units/rooms or fraction thereof

Residential Group R-4:

- Up to 3,600 square feet \$173.00
- From 3,601 to 5,000 square feet \$317.00
- From 5,001 to 10,000 square feet \$460.00
- Over 10,000 square feet \$460.00 +.10/sq. ft. over 10,000

Storage Group S

Includes, among others, the use of all or a portion of a building or structure for storage that is not classified as a hazardous occupancy.

Moderate-hazard Group S-1:

- Up to 10,000 square feet \$252.00
- From 10,001 to 50,000 square feet \$504.00
- From 50,001 to 150,000 square feet \$1,007.00
- Greater than 150,000 square feet \$2,015.00

Low-hazard Group S-2:

- Up to 10,000 square feet \$230.00
- From 10,001 to 50,000 square feet \$345.00
- From 50,001 to 150,000 square feet \$690.00
- Greater than 150,000 square feet \$1,380.00

Miscellaneous Group U

Buildings and structures of an accessory character, and miscellaneous structures not classified in any specific occupancy, shall be constructed, equipped and maintained to conform to the requirements of the International Fire Code, 2018 as adopted by the Bennett Fire Protection District No. 7 (hereinafter the "IFC, 2018 Edition") commensurate with the fire and life hazard incidental to their occupancy.

- Up to 3,600 square feet \$173.00
- From 3,601 to 5,000 square feet \$317.00
- From 5,001 to 10,000 square feet \$460.00
- Over 10,000 square feet \$460.00 +.10/sq. ft. over 10,000

Section II: New and Modified Systems and Technical Review and Inspections

Suppression Systems

A fee of \$60.00/hr., with a one hour minimum, will be applied to:

- Reinspection(s);
- Additional plan review required by changes, additions, or revisions which are necessary to approve final plans;
- Inspections outside of normal business hours; and,
- Inspections for which no fee is specifically indicated.

Automatic Fire Sprinkler Systems complying with NFPA 13 or NFPA 13R

Plan Review and Approval:

- System, up to 100 heads \$104.00
- System, over 100 heads \$104.00 + 69.00/ea. additional 100 heads or fraction thereof

Rough-in and/or Hydro Test:

- System, up to 100 heads \$86.00
- System, over 100 heads \$86.00 + 58.00/ea. additional 100 heads or fraction thereof

Final/Acceptance Test:

- System, up to 100 heads \$58.00
- System, over 100 heads \$58.00 + 35.00/ea. additional 100 heads or fraction thereof

Commercial Cooking Suppression System:

- \$100.00 - includes initial plan review, and one acceptance test.

Residential Sprinkler Systems Complying with NFPA 13D

Includes plan review, one rough-in/hydro test, and one final/acceptance test.

- Residential Sprinkler System \$86.00
- Re-inspection \$50.00

Automatic Fire Detection Systems Complying with NFPA 72

Plan Review and Approval:

- System, up to 50 devices* \$104.00
- System, over 50 devices* \$104.00 + 69.00/each additional 50 heads or fraction thereof

Final/Acceptance Test:

- System, up to 50 devices* \$207.00
- System, over 50 devices* \$207.00 + 138.00/each additional 50 devices or fraction thereof

**not including FACP*

Section III: Other Permits and Fees

Operational Permits

The fees in this section cover document (plans) review and inspections required for the issuance/approval of operational permits required under the IFC, 2018 Edition. Operational permits will either expire annually or at a specified time noted on the permit. If the operation covered by the permit is intended to continue past the expiration date, the permit must be renewed.

Operational permits will be required for the following, as set forth in the IFC, 2018 Edition:

- Carnivals and Fairs
- Explosives
- Hazardous Materials
- Scrap Tire Storage

NOTE: Permit operations and categories listed above are not all inclusive. Operations listed under section 105.6 of the IFC, 2018 Edition will still require an operational permit to be issued by the Fire Code Official or his/her designee for the Bennett Fire Protection District No. 7.

Recreational/Bonfires

The fees in this section cover document (plans) review and inspections required for the issuance/approval of a Special Event Permit to conduct a recreational/bonfire.

- Special event/bonfire permit \$60.00 / per event

NOTE: Agricultural fires and open burning are excluded from this fee schedule. All persons wishing to conduct an open burn must provide a valid Colorado Department of Public Health and Environment permit before a controlled burn will be authorized/approved.

Document Fees

The following fees will be assessed to recover the costs incurred for the retrieval, duplication, and mailing of documents requested under the Colorado Open Records Act:

- \$30/hour for processing and retrieval (after the 1st hour)
- Copies (text only format) are \$0.25 per page

Nuisance Fire Alarm Inspection Fees

An Emergency Alarm Inspection Fee shall be charged for all Category II fire alarms, as defined below. *EXCEPTION: When waived, for cause, by the Fire Code Official.*

Definitions. For the purpose of this Fee Schedule, the following terms shall have the following meanings:

CATEGORY I ALARMS. An alarm requiring a District response where the system operated properly and a District inspection reveals the alarm was caused by a malicious or mischievous action; a guest; circumstances beyond the control of the owner, occupant, or lessee; or by an actual smoke or fire condition.

CATEGORY II ALARMS. An alarm requiring a District response where a District inspection reveals the alarm was caused by a system malfunction, by a user error, or by an undetermined cause.

SYSTEM MALFUNCTION. An alarm which a District inspection reveals was caused by: (1) poor or improper maintenance; (2) improper installation of alarm equipment, hardware, or wiring; or, (3) improper action of the alarm monitoring center or fire alarm installation/testing company.

UNDETERMINED CAUSE. Any alarm for which a District inspection does not reveal the apparent cause.

USER ERROR. The intentional or negligent act or omission of an agent, employee, contractor, or representative of the owner, occupant, or lessee.

Emergency Alarm Inspection Fee Schedule

CATEGORY I Alarms: A fee shall not be assessed.

CATEGORY II Alarms: The owner, or a representative of the owner, of a fire alarm system transmitting a Category II alarm shall be assessed a fee in accordance with Fee Schedule, Table 1. There is no limit on the amount of Category II alarm fees that may be assessed in a calendar year or calendar quarter.

NOTE: Where multiple buildings are protected by a single system, the number of Category II alarms caused by system malfunction shall be counted separately for each building, if the location of the malfunction can be ascertained.

EXCEPTION: Category II alarms transmitted in the first 30 calendar days after the District accepts a new system for service shall not be included in the number of alarms.

Table 1

(Category II Emergency Alarm Inspection Fee)

The fees set forth in Table 1 shall progressively increase by an additional \$100.00 for each Category II alarm after the first chargeable alarm, with no fee limit in any one calendar year or calendar quarter.

Number of Alarms	Fee for Each Alarm	
	Alarms within a calendar year for a system serving:	Alarms within a calendar quarter for a system serving commercial buildings:
	- Any apartment building; -or- - Commercial buildings: (a) less than 180,000 sq. ft.; and, (b) with 5 or fewer tenants	180,000 sq. ft. or larger -or- - With more than 5 tenants

1	\$0.00	\$0.00
2	\$0.00	\$0.00
3	\$0.00	\$200.00
4	\$200.00	\$300.00
5	\$300.00	\$400.00
6	\$400.00	\$500.00
7 or more	Progressively increasing at \$100 increments	Progressively increasing at \$100 increments

Unauthorized Work Inspection Fee

Any person or entity who commences any work before obtaining a construction permit that is required by IFC, 2018 Edition, Section 105.7 shall be subject to an inspection fee in an amount equal to the amount of the Construction Permit Fee or \$250.00, whichever is greater. The fee shall be separate from and in addition to a Construction Permit Fee. Payment of the inspection fee shall not relieve any person from compliance with all other provisions of this code or from any penalty prescribed by law. The inspection fee shall be assessed whether or not a construction permit is then or subsequently issued.

EXCEPTION: When approved in writing by the Fire Code Official, work may commence prior to obtaining a construction permit.

Apparatus, Equipment, and Manpower Fees

The following fees listed in Table 2 will be charged when the District's vehicles, equipment, and manpower are requested for out of district services or for specified in-district services as set forth in the International Fire Code as adopted by the District and as permitted by Colorado statutes.

Table 2
(Emergency Apparatus Fee Schedule)

Engines	\$239.00 per hour
Water Tenders	\$158.00 per hour
Rescues/Ambulances	\$82.00 per hour
Hazardous Materials Unit	\$90.00 per hour
Brush Trucks	\$90.00 per hour
Command and Support Vehicles	\$76.00 per hour
Manpower	\$35.00 per hour

Payment of All Applicable Fees

The payment of the fee for construction, uses, processes, or operations authorized by an operational permit or construction permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or required by this Fee Schedule.

Section IV: Development Fees

The Bennett Fire Protection District No. 7 (the "District") has adopted the following development fees to be paid directly to the District for new structures within the District:

- Residential - \$1,780.87 / Per Dwelling Unit
- Non-Residential (i.e. commercial, industrial, non-dwelling) - \$0.76 / Per Square Foot

These fees may be updated annually per the annual CPI (Consumer Price Index)
Last Updated 03/13/2026 per CPI increase of 2.289%

Section V: Roadway Standards

All roadways within the boundaries of the District, in both Adams and Arapahoe Counties, must conform to the IFC, 2018 Edition Appendix D, Chapter 5, and the following requirements, as adopted by the District:

- All access roads for residential subdivisions and or developments, and private access roads that provide access to three or more dwellings shall meet county or town road standards in which the property is located. At no time shall access roads not meet the fire department access standards set forth in the IFC, 2018 Edition Section 503 and Appendix D and the following requirements, as adopted by the District.
- Driveways that access single family dwellings shall be constructed to meet county or town driveway standards in which the property is located. At no time shall driveways be less than 20 feet wide. Driveways must provide an all-weather driving surface capable of supporting the imposed loads of fire apparatus.
- An all-weather driving surface is defined as approved pavement, concrete, or block pavers, or a minimum of 6" of compacted Class 6 aggregate base course, or equivalent material, when it bears the stamp of a Certified Professional Engineer.
- The minimum turning radius for all turns shall be a 30 foot inside turning radius and a 50 foot outside turning radius.
- Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a minimum 96-foot diameter driving surface or an approved hammerhead (T design) turnaround as defined in Figure D103.1 in the IFC 2018 Edition.
- Roadways that provide access to residential subdivisions or developments with greater than 30 dwelling units shall be served by two separate access points meeting remoteness requirements outlined in the IFC, 2018 Edition, section D107.
- All gates shall be located a minimum of 30 feet from the public right-of-way and shall not open outward. Gate openings shall provide a clear opening of not less than 2 feet wider than the traveled way. All gates must be a minimum of 20 feet wide. Fire department personnel shall have ready access to locking mechanisms on any gate restriction access via an approved fire department key box system or device as outlined by section 503 and D103.5 of the IFC, 2018 Edition and Section VI of this Fee Schedule.

Section VI: Key Box Access

As outlined in section 506 of the IFC, 2018 Edition, KNOX system locking key boxes shall be required and installed in approved locations for all occupancies within the fire district, excluding 1 to 4 family dwellings.

All gates which are secured or gates that lock must have a KNOX access key switch, an approved KNOX lock box, or KNOX padlock installed and accessible by fire department personnel.

