



Foothills Fire Protection District

Community Risk Reduction Fee Schedule

Adopted and Approved: August 18, 2026 Resolution 2026-002

Fee Collection Intent:

Data suggests that fire prevention programs that include plan review, issue general and operational permits, conduct fire inspections, and have code enforcement measures in place, work in concert with the adopted Fire Code to establish minimum requirements that are consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to firefighters and emergency responders during emergency operations (2024 IFC 101.3-Intent).

Community Risk Reduction Division fees are intended to be cost-effective for our customers while also compensating the District for a portion of the time spent by the Division conducting plan reviews, fire inspections, and any other activities to achieve compliance as required by the adopted Fire Codes. Work requiring fees are the responsibility of the property owner or applicant and is in addition to the services funded by general tax revenue. Fees are not imposed for the exclusive purpose of generating revenue, they are to offset some, but not all the expenses related individual or commercial workload for our constituents.

Fees are determined based on expected time spent performing the tasks, along with any direct or indirect costs expected in relation to the permits or activities, including the districts ability to deliver services directly vs relying on external agents to deliver services. In the case the district is unable to deliver services directly, fees for external agents will be provided with no additional markup.

Additionally, the District may assess fees for excessive false alarms, nuisance alarms, unnecessary emergency responses, and other avoidable demands on District resources as established in this Fee Schedule. Such fees are intended to encourage proper installation, maintenance, testing, and operation of fire protection and alarm systems, and to recover a portion of the costs incurred by the District in responding to repeated preventable incidents. The District's authority to establish and collect such fees is derived from C.R.S. § 32-1-1002, including the authority to adopt and enforce fire codes and to establish fees and charges associated with inspections and code administration. Excessive false alarms may constitute violations of the District's adopted Fire Code and undermine the fire and life safety objectives of the International Fire Code, which is intended to provide a reasonable level of life safety, property protection, and firefighter safety.

Fee Schedule begins on the next page.



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General Fee Schedule

Type of Permit/Activity	Fee	Definition
Building Plan Submittal Fee	\$100	Non-refundable fee is required upon submittal of plans. This fee will be taken off the final permit fee charge.
Residential Site & Building Plan Review	\$200	Preliminary and Final site plan review for fire access, fire hydrants and all letters required by county. Does not include hydrant testing.
Residential P2903 / NFPA 13D Sprinkler	≤4,000SF \$250; 4,001-8,000 SF \$400; 8,001-12,000 SF \$600; >12,000 SF Charged at Hourly Rate small scope = 1/3 applicable fee	Small scope: Modification to an existing system which has no adverse effect on the integrity of the existing fire protection system, including the hydraulic design, and which involves the addition or relocation of no more than 20 sprinkler heads.
Residential Inspections	\$150 Rough & Final (\$300 total) Additional due to incomplete work charged at Hourly Rate	Residential Inspections usually require 2 inspections (Rough / Final).
Commercial Building Construction Plan Review	< 5000SF \$535	0-5,000 square feet -new construction, tenant improvement, and remodel. Does not include sprinkler modifications.
	>5,000SF \$535 + 0.04/SF	Over 5,000 square feet as above
Commercial NFPA 13/13R Sprinkler Systems	0-9,999 SF \$1,000 10K – 49K SF \$1,750 >49,000 hourly fee small scope = 1/3 applicable fee	Small Scope: as above
Will Serve Letter	\$50	Will Serve Letter for county permits or insurance purposes, does NOT include on/off-site access review.
Will Serve Letter with Access Review	\$175	Covers review of on and off-site access, site visits, and letter(s).
Fire Sprinkler and Alarm	\$535 + \$0.04/sq. ft.	0-50,000 square feet -New and or modifications to one of the following: fire sprinkler system (13, 13R, 13D) and fire alarm.
	\$2500 + 0.03/ sq. ft.	Over 50,000 square feet
Additional Systems	\$200	New and/or modifications to any fire protection or life safety system not otherwise listed, i.e. cistern, kitchen hood suppression, underground fire line, BDA etc.
Inspection Fees	\$125 / inspection	



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Type of Permit/Activity	Fee	Definition
Temporary Structures	\$120	This fee is required to obtain a construction permit to construct a temporary structure (tent, canopy, or temporary membrane structure) with an area of 200 square feet or greater.
Other Permits	\$150	Any permit required by Section 105 of the 2018 IFC not otherwise listed.
Change of Occupancy	Minor \$350	Minor: Same hazard level / limited code analysis Moderate: Difference Occ Classification Major: life safety & fire protection impacts
	Moderate \$750	
	Major \$ Hourly Rate	
Hourly Rate	\$150/hour	Any system or work not included in the fee structure above will be billed at the hourly rate. This fee is necessitated by revisions or incomplete submittals, accelerated project reviews and/or inspections outside of business hours (8:00-4:30, M-F.)
Inspection Document Submittal Fees	\$22 / document	Pass through rate for documents submitted through The Compliance Engine. Rate subject to change.
Work without Permit or Approval	\$650	This inspection fee is to be assessed whenever any work for which a permit is required by the fire department has been commenced without first obtaining a permit. NOTE: Review of plans will be 1.5 times the basic review cost plus the amount to the left.
Removal of a Stop Work Order	\$650	This inspection fee is to remove a "Stop Work Order" issued by the fire department and will be paid after the inspection and be paid prior to lifting of the "Stop Work Order."
Continuing Work after a Stop Work Order	\$150/day	This inspection fee is to be assessed anytime a "Stop Work Order" has been placed and work and/or use of systems or appliance continues prior to removal of the "Stop Work Order."
Fire Protection System Out-of-Service	\$150/day	This inspection fee is to be assessed anytime a fire protection or life safety system is out-of-service for more than 24 hours or without the necessary Fire Watch.
Fire Code Violation without Compliance	\$150/day	This inspection fee is to be assessed when the responsible party fails to correct a Fire Code Violation that creates a fire and/or life safety hazard.
Interference with a Firefighter, Fire Marshal, Fire	Determined by Law Enforcement	Obstructing a firefighter, emergency medical service provider, rescue specialist, or volunteer is a class 2 misdemeanor per CRS Title 18,



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Type of Permit/Activity	Fee	Definition
Inspector, Fire Investigator or EMS personnel.		Criminal Code 18-8-104.
False Alarms / Excessive Alarms	Refer “Inspection Fee Schedule for Excessive False Alarms”	These types of alarms unnecessarily endanger firefighters and citizens during a response

Note:

This Fee Schedule is approved by the Foothills Fire Protection District Board of Directors per CRS 32-1-1002(1)(e)(II) and (III)

The Fire Code Official is authorized to make interpretations and clarification changes to the fee descriptions.

The Fire Code Official is authorized to collect inspection fee for construction permits and for other items set forth in this schedule.

All fees may be required to be collected at the time of submittal at the discretion of the Fire Code Official or the reviewer.

All fees are to be collected from contractor when the contractor cancels a permit or when the plans are reviewed without, permit being issued.

All fees to be rounded to the nearest whole dollar.

Returned (bounced) checks shall be charged a fee of \$35.00 per occurrence.



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Fee Schedule for Excessive False Alarms

This section establishes fees for excessive and unnecessary false fire and emergency alarms. These types of alarms unnecessarily endanger firefighters and citizens during a response.

Section 1 - Definitions:

The following definitions shall apply to this resolution:

Category I Alarms: Any alarm requiring a fire department response where the system operated properly under the following conditions:

Accidental: Any alarms caused by the following:

A guest or circumstances beyond the control of management

An accidental smoke or fire condition

Category I alarms shall not be assessed a fee.

Category II Alarms: Any alarm requiring a fire department response under the following conditions:

System malfunction: Any alarm caused by poor or improper maintenance, improper installation of alarm equipment, poor placement of emergency activation buttons, hardware, or wiring. An improper action by the alarm monitoring center shall also be considered a system malfunction.

User error: The act or omission of an agent, employee, or contractor of management.

Undetermined cause: Any alarm which after investigation by the fire department does not reveal the apparent cause of the alarm. If the alarm system owner, or their agent, can provide proof of cause within two (2) working days from the alarm time, the fire department may re-evaluate the assessment.

Category II alarms shall be termed nuisance and will be assessed a fee as outlined in Table 1.

Malicious Alarms: Any alarm caused by a malicious or mischievous action.

These alarms are unlawful. The individual responsible for a malicious alarm(s) may be subject to criminal action as defined in the Colorado Revised Statutes and be responsible for the cost of the response to the alarm.

Section 2- Determination of Excessive Alarms

2.1 **Existing Occupancies:** Any fire alarm system found to have three or more Category II alarms, as defined in this resolution, in a calendar year, or a three-month span, shall be considered a violation. An excess alarm fee shall be charged to the owner of that fire alarm system.



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2.2 Fire Alarm Monitoring or Fire Protection Maintenance Companies: Any fire alarm monitoring or fire protection maintenance companies found to have three or more Category II alarms at any combination of properties, as defined, in a calendar year shall be considered in violation. An excess alarm fee shall be charged to the fire alarm installation/testing company, fire alarm monitoring company, or fire protection maintenance company depending upon which is found to be the cause of the false alarm. If designation of cause cannot be distinguished between companies, the owner of the property found to be in violation shall be charged the appropriate fees.

2.3 New Construction: Any new construction site found to have three or more Category II alarms, as defined in this resolution, shall be considered in violation of this resolution. An excess alarm fee shall be charged to the owner of said property.

Section 3- Excessive Alarms Fee Schedule

The excess fees shall be assessed as found in Table 1:

Table 1: Excessive Alarm Fees

Number of Alarms	In Violation of Section 2.1, 2.2, or 2.3	Malicious
1	\$0.00	\$100.00
2	\$0.00	\$200.00
3	\$0.00	\$300.00
4	\$200.00	\$400.00
5	\$300.00	\$500.00
6 or more*	Increase by \$100 for each additional activation	

*The third Category II alarm in violation of Section 2.1, 2.2 or 2.3 in any calendar year will be assessed a fee of \$200.00. The fee will progressively increase by an additional \$100.00 for each violation with no fee limit. See Table 1 for details.

Section 4 - Failure to Pay Fees:

Failure of any fees to be paid by contracted companies or general contractors shall be charged to the owner of the system in violation of this resolution. Owners of alarm systems more than ninety days in arrears for all excess emergency alarm inspection fees, due under this resolution, shall have a perpetual lien placed against the property pursuant to Colorado Revised Statutes, §32-1-1001(j). The owner shall be responsible to reimburse the Foothills Fire Protection District for all reasonable legal fees incurred in collecting such fees.

Note:

This Fee Schedule is approved by the Board of Directors per CRS 32-1-1002(1)(e)(II) and (III).
Returned (bounced) checks shall be charged a fee of \$35.00 per occurrence.