

Grand Fire Protection District

Occupancy: **Test 12/25**

Occupancy ID:

Address: **60500 40 HWY Granby CO 80446**

Inspection Type: **Annual**

Inspection Date: **12/30/2025**

By: Moore, Willa J (0000971395)

Time In: **10:13**

Time Out: **00:00**

Authorized Date: **Not Authorized** By:

Next Inspection Date: **No Inspection Scheduled**



Form: Short Term Rental
New

Inspection Topics:

Exterior

Fire Lane / Appropriate number of parking spaces

Accessible driveway and access to the house. [IFC 503.3]

Status:

Notes:

Billable Amount:

Address is clearly posted.

Numbers should be visible in the dark and preferably reflective from street. Minimum 4" high numbers. [IFC 505.1]

Status:

Notes:

Billable Amount:

Key, code, or Knox box available.

A master key, or code, should be available, allowing fire department quick access in an emergency. [IFC 506.1, 506.2]

Status:

Notes: A knox box is required. It is required to be mounted and have a key locked in it. One may be obtained at www.knoxbox.com.

Billable Amount:

Wildland fire danger: mitigation, water supply.

Appropriate clearing of fuels and vegetation away from structures must be maintained. A water supply of adequate size should be available to protect the structure. [IFC 202]

Status:

Notes:

Billable Amount:

Dumpsters 5ft or further from buildings and overhangs.

[IFC 304.3]

Status:

Notes:

Billable Amount:

Interior

Occupancy Load Posted.

The occupancy is rated for a maximum number of people, which should be posted and not exceeded. [IFC 1002.1]

Status:

Notes:

Billable Amount:

Exits adequate in number for occupancy type of building.

Should be an adequate number of exits, clear and unobstructed, for the type of building and authorized use and number of occupants of building. Including egress from bedrooms. [IFC 1020, 1023]

Status:

Notes:

Billable Amount:

Remove obstructions from exits, aisles, corridors, and stairways.

Clear exit access is essential to prevent panic or accidental falling of occupants during evacuation. [IFC 1020,1023,304.3]

Status:

Notes:

Billable Amount:

Remove storage from beneath exit stairs.

Items stored beneath stairs present a fire risk that can endanger persons using that escape route. [IFC 315]

Status:

Notes:

Billable Amount:

Remove unapproved locks or latches from exit doors.

Exit doors must be free to open without delay in the event of an emergency. [IFC 1023]

Status:

Notes:

Billable Amount:

Repair or maintain exit doors and hardware to operate properly.

Well maintained exit doors and panic hardware provide safe and easy egress from a building. [IFC1023]

Status:

Notes:

Billable Amount:

Open flames.

Candles, Kerosene lamps, and other open flames are not permitted in a commercial setting. [IFC 308,804.3,1104.6,2003.6,2703.7.2, 3304.7.2,3406.2.1]

Status:

Notes:

Billable Amount:

Utilities

Maintain wiring in good condition and protect from damage.

Worn or broken wires and plugs present a fire hazard and risk of electrical short circuit that can result in a fire.

Status:

Notes:

Billable Amount:

Each outlet box shall have a cover faceplate or fixture canopy.

Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.

Status:

Notes:

Billable Amount:

Discontinue use of extension cords in lieu of permanent wiring.

Temporary wire does not afford the durability, safety, and protection from shock or fire that is found in the construction of an enclosed electrical system. [IFC 605.5]

Status:

Notes:

Billable Amount:

Discontinue use of non-approved multi-plug adapters.

Multi-plug adapters invite the overuse of the circuit that can result in overheating and a fire.

Status:

Notes:

Billable Amount:

Maintain at least 30 inches clearance in front of electrical panel.

Access to electrical panels must be cleared to allow for general inspection and emergency shutdown. [IFC 605]

Status:

Notes:

Billable Amount:

Gas meter accessible and protected.

[IFC603.9, 312]

Status:

Notes:

Billable Amount:

Fire Extinguishers/ Hood systems

Proper number and types of extinguishers installed.

Extinguishers provided need to be appropriate to the type of hazard. [IFC 904]

Status:

Notes: There should be a fire extinguisher on every floor and 1 in the garage.

Billable Amount:

Post signs indicating location where extinguishers are not readily visible.

Where extinguishers are not clearly visible, signs help occupants find the equipment in a hurry.

Status:

Notes: If the extinguisher is not visible, the location needs to be pointed out with a sign or sticker.

Billable Amount:

Mount extinguishers where readily available, not more than 5 feet above floor.

Extinguishers must be easily within reach of all occupants, but not where they will be subject to damage.

Status:

Notes: Extinguishers should be mounted no more than 5 feet from the floor.

Billable Amount:

Portable fire extinguishers are due for annual maintenance on:

Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire. [IFC 904.11.5]

Status:

Notes:

Billable Amount:

Fire Protection Access and Equipment

Provide and maintain smoke detectors in proper operating condition.

The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department. [IFC 907.2.11, 907.2.13.1]

Status:

Notes: Smoke detectors are required in every bedroom / sleeping area AND within 20 feet of every bedroom / sleeping area.

Billable Amount:

Provide and maintain Carbon Monoxide Detector(s).

[C.R.S. 38-45-1001 (2014)]

Status:

Notes: Carbon monoxide detectors are required in every bedroom / sleeping area AND within 20 feet of every bedroom / sleeping area.

Billable Amount:

Alarm System has been annually tested, and record is present.

[IFC 46]

Status:

Notes: Detectors should be tested monthly. A record should be kept of it. It should include the detector manufacture date (they do expire), date the battery was changed, date of the testing and the initials of the person who tested it.

Billable Amount:

Sprinkler System in working order. All valves must be open, all tamper switches in working order, water flow alarm operational. All valves labeled.

[IFC 912, NFPA 13]

Status:

Notes:

Billable Amount:

Maintain access to and operation of standpipes, fire hose, sprinkler valves, fire hydrants, fire extinguishers, and other fire protection equipment

Fire protection equipment must have clear access and be operational at all times to be effective in an emergency. [IFC 912]

Status:

Notes:

Billable Amount:

Fire Separations

Remove obstructions from fire doors and maintain to operate properly.

Fire and smoke doors should not be blocked open or obstructed or fire and smoke will easily travel through the opening and cause excessive risk to life and property.

Status:

Notes:

Billable Amount:

Seal unapproved openings with approved material.

Flame, smoke, and hot gases can easily travel through holes and pipe chases, thus creating more damage and a hazard to occupants.

Status:

Notes:

Billable Amount:

Keep attic and scuttle covers closed, and ceiling tiles in place.

Ceilings are an integral part of the building fire protection. If kept in place, the ceiling will protect roof structures from premature collapse. [IFC 202]

Status:

Notes:

Billable Amount:

Housekeeping

Remove or store rubbish, waste material, oily rags in closed metal containers.

Safety containers for oily and greasy rags are designed to prevent spontaneous ignition of their contents. Other highly flammable wastes must be separated from sources of ignition.

Status:

Notes:

Billable Amount:

Clean grease filters and hood/duct system over cooking equipment.

Regular cleaning of the hood, duct, and filters will eliminate flammable grease build-up and provide proper ventilation of hood through the exhaust outlet.

Status:

Notes:

Billable Amount:

Provide approved waste containers for combustible waste.

Heavy duty or metal containers are necessary to confine a fire in the receptacle to prevent it spreading to the building.

Status:

Notes:

Billable Amount:

Arrange storage in orderly manner to provide for exiting and fire department access.

Good housekeeping makes an area safer for occupants and contributes less fuel to a fire. When storage is orderly, fire fighters can get fast access to minimize fire damage.

Status:

Notes:

Billable Amount:

Reduce storage height to at least 2 feet below ceiling.

In the event of a fire, fire fighters may need to open a hole in the roof to let heat and smoke out. Storage and other obstructions will prevent rapid ventilation efforts.

Status:

Notes:

Billable Amount:

Remove storage to at least 18 inches below level of sprinklers (36 inches for storage piled over 12 feet high)

Storage too close to a sprinkler will not allow the water spray to properly penetrate the fire and extinguish it.

Status:

Notes:

Billable Amount:

Chain all compressed gas cylinders in an upright position and provide protective caps.

Compressed gas cylinders, empty or full, can take off like a rocket in any direction if they fail and rupture.

Status:

Notes:

Billable Amount:

Boiler, mechanical, and electrical panel rooms shall not be used for storage.

Combustible materials in these equipment rooms often get put too close to sources of heat and a fire will likely result.

Status:

Notes:

Billable Amount:

Mechanical Room

Heating appliances clean/ working order?

[IFC313, 603]

Status:

Notes:

Billable Amount:

Gas flues properly connected and separated.

[IFC 603]

Status:

Notes:

Billable Amount:

Water heater pressure relief discharge- 6" off floor

Extension proper length and in place.

Status:

Notes:

Billable Amount:

Proper fire separation.

Proper fire separation must be maintained between the mechanical room and the structure.

Status:

Notes:

Billable Amount:

Boiler needs state inspection certificate.

Colorado Dept of Regulatory Agencies.

Status: Not applicable

Notes:

Billable Amount:

Combustible materials present in the mechanical room.

Mechanical rooms must be free of clutter and combustible materials.[IFC315]

Status:

Notes:

Billable Amount:

Flammable Liquids/ Hazardous conditions

Chemicals stored properly.

Acids, bases, pesticides, herbicides, etc. [IFC 2703]

Status:

Notes:

Billable Amount:

Store liquids away from exits, aisles, corridors, or stairways.

The accelerating effect of flammable liquids in a fire can quickly make safe exit impossible.

Status:

Notes:

Billable Amount:

Discontinue use of Class 1 liquids (gasoline, etc.) for cleaning.

These liquids are highly volatile and can be easily ignited by sparks, pilot lights, or other sources of heat.

Status:

Notes:

Billable Amount:

Use only approved safety can for portable dispensing of flammable liquids.

Safety containers for flammable or combustible liquids are designed to prevent flammable fumes from escaping or accidental spills.

Status:

Notes:

Billable Amount:

Storage in excess of 10 gallons shall be in an approved cabinet.

In the event of a fire, flammable liquids can readily accelerate its spread. Confining the stored liquids to secure cabinets will limit this fire exposure. [IFC 34]

Status:

Notes:

Billable Amount:

Compressed Gas storage- cylinders chained, sprinkler protection present.

[IFC 30]

Status:

Notes:

Billable Amount:

Ignition sources in hazardous areas.

[IFC 305]

Status:

Notes:

Billable Amount:

Explosives stored properly.

[IFC 33]

Status:

Notes:

Billable Amount:

Additional Time Spent on Inspection:

Category

Start Date / Time

End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 0 minutes

Total Time: 0 minutes

Summary:

Overall Result:

Inspection Billable Amount:

Total Observations Amount:

Total Amount: \$0.00

Inspector Notes:

Inspector:

Name: Moore, Willa J
Rank: Lieutenant
Work Phone(s): 970-887-3380
Email(s): wmoore@grandfire.org

Signature

Date

Representative Signature:

Signature

Date