



Pagosa Fire Protection District



Fire Code Plan Review

New Construction

Defined as:

- Any addition to land or improvements
- Physical alteration of any improvement, or a portion thereof, to a “like new” condition, or to extend its economic life, or to change the way in which the improvement to, or portion thereof, is used.
- Any substantial physical alteration of land which constitutes a major rehabilitation of the land or changes the manner in which it is used.

Activity	Square Footage	Fee
New Building Construction	0-5,000 sq. ft.	\$300.00
New Building Construction	over 5,000 sq. ft.	\$0.04 per sq. ft. + \$300.00

The fire code plan review includes plan review, review of corrected drawings and required inspections. If the drawings must be reviewed more than 2 times, an additional fee of 50% of the original fee is incurred.

Change Orders

Fee is per hour required to review the change order(s) with a minimum of 1 hour.
\$50.00/hour

Phased Projects

Phased projects are generally seen in new construction where a large building is broken into smaller pieces to assist design and construction needs. Breaking down a building into smaller logical construction/permit phases allows construction while still finalizing the design requirements. Additional inspections are \$100.00 per inspection.



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Remodels

Remodeling work is not subject to fire code plan review unless there is a change in square footage, walls, means of egress, use, occupancy type, or life safety systems installed in the structure.

Remodel fees are 50% of new building construction fees with a minimum fee of \$150.00.

The fire code plan review for remodels includes plan review, one review of corrected drawings and required inspections. If the drawings must be reviewed more than 2 times, an additional fee of 50% of the original fee is incurred.

Technical Assistance

If outside technical assistance per the adopted fire codes for Pagosa Fire Protection District is required, the associated fee will be the actual cost of the technical assistance.

Water Tanks for Fire Protection

This is a plan review and acceptance test fee to install water tanks/cisterns that are required to hold water supply storage for fire protection. This excludes tanks for single family suppression systems. \$200.00

Additional/ Re-Inspection 2nd or more

The fee for additional inspections and Re-Inspections are \$100.00 per inspection.

After Hours Inspection

The fee for afterhours inspections is \$100.00 per hour, per inspector. (2-hour minimum)

Occupancy Load Calculation/Signage

A fee of \$35.00 will be charged for occupancy load calculation and signage.



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Fire Suppression System Plan Review

New or remodeled systems must be permitted through the fire department prior to installation.

New System or Major Remodel

Type of System	Size of System	Fee
NFPA 13D/Combination	<3,600 Square Feet	\$100.00
NFPA 13D/Combination	3,601-6000 Square Feet	\$200.00
NFPA 13D/Combination	6,001 Square Feet or More	\$250.00 plus \$2.00 per sprinkler head
NFPA 13/13R		\$250.00 plus \$2.00 per sprinkler head

Small Project Modification/Addition to Existing NFPA 13/13R/13D/Combination System

- Small project Level I (6 or less sprinkler heads added, relocated, or removed). \$50.00
- Small project Level II (6 to 20 sprinkler heads added, relocated, or removed). \$100.00 plus \$2.00 per sprinkler head.

Maintenance is work that is required to maintain the system or replacement in which the parts are the same type and model, no plan review or fee is required.

Fire Protection Underground

Plan review and acceptance for installing, extending, or altering underground fire service mains related to fire suppression systems. \$200.00

NFPA 14 Standpipes

Plan review and inspection for standpipe is separate from the automatic fire sprinkler system. \$200.00 for each standpipe riser in the facility.

NFPA 20 Fire Pumps for NFPA 13/13R Systems



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Plan reviews for fire pumps are separate from the review of the automatic fire sprinkler system. Single family residences are excluded. \$400.00

Commercial Cooking Fire Suppression System

New systems or remodeled systems must be reviewed, permitted, and inspected by Pagosa Fire Protection District. \$250.00 per system.

Other Fire Suppression Systems (i.e., Clean Agent)

New or remodeled systems must be reviewed, permitted, and inspected by Pagosa Fire Protection District. \$250.00 per system.

NFPA 72 Fire Alarms

Definition of device includes the fire alarm control panel, remote annunciator, notification appliances, detection appliances, and releasing modules.

New Systems or Major Remodels

New or remodeled systems must be permitted through the fire department prior to installation. The fee for the plan review and inspection of each system in a facility is \$200.00 per system plus \$2.00 per device. If the drawings must be reviewed more than 2 times, an additional fee of 50% of the original fee is incurred.

Small Fire Alarm Project

Small projects to an NFPA 72 System are defined as a modification to an existing system with 5 or less devices. This includes the plan review and required inspections. \$50.00 plus \$2.00 per device relocated, added, or deleted.

Dedicated/Releasing Function Fire Alarm System

A protected premises fire alarm system installed specifically to perform emergency control function(s) where a building fire alarm system is not required. Includes review and inspection. \$50.00 plus \$2.00 per device.

Permits



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Operational Permits

Permit Type	Annual Fee
Special Events	\$100.00
Battery Systems	\$100.00
Combustible Dust-Producing Operations	\$100.00
Explosives	\$50.00
Fireworks	\$150.00 (per event)
Hazardous Materials	\$100.00
High-Piled Storage	\$100.00
Mobile Food Preparation Vehicles/Food Trucks	\$100.00
Plant Extraction Systems	\$100.00
Pyrotechnic Special Effects	\$400.00 (per event)
Open Burning	\$10.00
Temporary Tent/Canopy (400 sq. ft. or more)	\$75.00

Construction Permits

(does not include Fire Code Plan Review, Suppression Systems, and Fire Alarm Systems)

Permit Type	Fee
Solar	\$30.00
Battery Systems and Capacitor Energy Storage Systems	\$100.00
Emergency Responder Radio Coverage	\$0.00
Gas Detection System	\$100.00
Spraying or Dipping	\$100.00

Emergency Response



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Pagosa does not charge fees for any fire response within the boundaries of Pagosa Fire Protection District.

Motor Vehicle Incidents

Response to motor vehicle incidents will be billed to all non-residents of Pagosa Fire Protection District. Rates for motor vehicle incident response are based off of Exhibit A in the Fire Recovery USA Services Agreement.

Out of District Fire Response

Response to emergencies outside of Pagosa Fire Protection District boundary will be billed at the current Colorado Resource Rate Form (CRRF) for Apparatus. Personnel will be billed per rates used in the Colorado Fire Billing System. This does not include mutual aid within neighboring Fire Districts or Federal Lands.

False and Nuisance Alarms

False/Nuisance Alarm quantities are based on the calendar year (January 1st-December 31st).

False/Nuisance Alarm (first 2)	\$0.00
False/Nuisance Alarm (3rd)	\$200.00
False/Nuisance Alarm (4th)	\$300.00
False/Nuisance Alarm (5th or more)	\$500.00

Fire Investigation

\$50.00 per disk/USB

Open Records Request

Open records request will furnish copies requested at the rate of \$0.25 per page. Where the location or existence of specific documents must be researched and the documents must be retrieved, sorted, or reviewed for the applicability to the request and the process requires more than one hour of staff time, the research and retrieval fee shall be \$40.00 per hour after the first hour.



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Fee Schedule at a Glance	
Type	Fee
New Building Construction (0-5,000 Sq. Ft.)	\$300.00
New Building Construction (over 5,000 Sq. Ft.)	\$0.04 per sq. ft. + \$300.00
3rd or more review of building plans	50% of original fee
Remodels	50% of new building construction fee
3rd or more review of remodel plans	50% of remodel fee
Pulled Projects/Cancelled Plan Reviews	\$60.00 / hr. 1 hr. minimum
Outside Technical Assistance	Actual Cost
Water Tanks for Fire Protection	\$200.00
Fire Suppression System Plan Review	\$100.00 and up (see fee schedule)
Small Project Modification - Suppression Level I	\$50.00
Small Project Modification - Suppression Level II	\$100.00 + \$2.00 / sprinkler head
Fire Protection Underground	\$200.00
NFPA 14 Standpipes	\$200.00 / standpipe riser
NFPA 20 Fire Pumps	\$400.00
Commercial Cooking Fire Suppression System	\$250.00 / system
Other Fire Suppression Systems	\$250.00 / system
NFPA 72 Fire Alarms	\$200.00 + \$2.00 / device
3rd or more review of fire alarm plan	50% of original fee
Small Fire Alarm Project	\$50.00 + \$2.00 / device
Dedicated/Releasing Function Fire Alarm System	\$50.00 + \$2.00 / device
Operational Permits	See Operational Permits Pg. 5
Construction Permits	See Construction Permits Pg. 5
Re-Inspection 2 nd or more / Additional Inspections	\$100.00
After Hours Inspection	\$60.00 / hr. / inspector 2 hr. minimum
False/Nuisance Alarm (3rd)	\$200.00
False/Nuisance Alarm (4th)	\$300.00
False/Nuisance Alarm (5th or more)	\$500.00
Change Orders	\$50.00 / hr. 1 hr. minimum
Phased Projects	\$100 / additional inspection
Work without Approval or Permit	2x initial plan review fee
Fire Investigation	\$50.00 / disk or USB
Open Records Request	\$0.25 per page
Open Records Request (more than 1 hr.)	\$50.00 / hr.