

LFRA Fire Code Appeals Process

A person who is denied a permit, had a permit revoked, or is issued an order to correct or abate or a stop work order by the Fire Code Official (Fire Marshal) based on the application of the fire code, may appeal to the Fire Chief. If the person does not agree with Fire Chief's determination, s/he may appeal to the Loveland Fire Rescue Authority (LFRA) Appeals Board by following the procedures below:

- File a written Notice of Appeal with the Authority Board Secretary within 15 days of the Fire Chief's determination
- The Notice of Appeal must include the determination being appealed, the date of the determination and contact information for the person appealing
- The Notice of Appeal must also include a specific statement of the reasons for the appeal and any documentation or evidence

The Authority Board Secretary will set a public hearing within 30 days. The LFRA Appeals Board will be composed of three members of the LFRA Board of Directors.

A determination of the Fire Code Official may be modified or rescinded only on the following grounds:

- The determination is not supported by the fire code **OR**
- That the person appealing the determination has proposed alternatives that adequately protect the health, safety or welfare of the occupant, intended occupants, surrounding properties and the public generally and are equivalent to those required by the fire code provisions concerning quality, strength, effectiveness, fire resistance, durability, safety, etc. **OR**
- That the applicable requirements of the fire code would work an undue and unique hardship upon the appellant. An appeal based on undue hardship must also include a statement from the appellant specifying the nature and extent of the hardship;
- **AND** only if the Appeals Board also decides that modifying or rescinding a determination will not unreasonably jeopardize the health, safety and welfare of the occupant, intended occupants, surrounding properties and the public generally.

For a copy of the Rules regarding Appeals (Sections 8.0, 8.1 and 8.2 of the LFRA Rules and Regulations), please contact the Board Secretary at (970) 962-2497.

Building code appeals within the LFRA jurisdiction must be made to the applicable Building Department. The three Building Departments and contact phone numbers within LFRA include the following:

- City of Loveland – (970) 962-2505
- Larimer County – (970) 498-7700
- Town of Johnstown – (970) 587-4664