



LARKSPUR FIRE PROTECTION DISTRICT

9414 South Spruce Mountain Road, Larkspur, Colorado 80118

Business Phone: (303) 681-3284

Toll Free: (877) 758-3635

Fax: (303) 531-7373

Plan Review and Permit Fees

All work without a permit will result in a red tag/stop work order and subsequent fees will be double those listed below

All Fire Mitigation Projects Require a Permit. *There are no fees for residential or commercial fire mitigation permits.*

New Residential Construction:

Development Plan under 100 building sites	\$150.00
Development plan 101-300 building sites	\$300.00
Development plan >300 building sites	Base \$300.00 + \$5.00 per site
With cistern (per cistern)	\$300.00
Single and two-family residential	\$150.00
Multi-family residential under 50 units	\$250.00
Multi-family residential 50 or more units	Base \$250.00 + \$20.00 per unit
Residential structures over 3 stories	\$150.00
Residential structures over 6,000 sq ft	\$500.00
Residential structures over 15,000 sq ft	\$1,000.00
Residential Cistern	\$300.00
Residential Elevator	\$150.00
Residential standpipe system	\$100.00
Residential Fire Alarm System	Base \$50.00 + \$.10 per device
Monitored Residential System test	\$45.00
Residential photovoltaic/wind generation system	\$45.00



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Residential Remodel Requiring Permit:

Under 4,000 sq ft	\$50.00
With sprinkler system at cost of plan review & test	
With alarm system	\$100.00
Over 4,000 sq ft	\$200.00
With alarm system	\$300.00
All other permitted systems	\$45.00

Residential reinspection fee: All re-inspections will be at \$50.00 per hour with a minimum of \$50.00

Commercial New Construction Plan Review and Inspections

1-1,500 sq ft	\$250.00
1,501-10,000 sq ft	\$500.00
>10,000 sq ft	base \$500.00 + .03 per sq ft

(Does not include fire alarm, sprinkler, or other systems fees)

Skilled care facilities	\$250.00 + .03 per sq ft
Group homes/senior assisted living/etc.	\$250.00 + .03 per sq ft
Daycare facilities/Licensed in-home daycare	\$5.00 per child licensed
In home business that customers come to the home	\$45.00
Commercial photovoltaic/wind system (farm)	\$45.00 + .10 per panel/generator
Commercial photovoltaic/wind system	\$250.00 + \$1.00 per panel
Electric/Gas power generator system	\$150.00



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***In-home licensed daycare, hair salon, etc. must have annual inspection (no fee)**

RV Park (annual inspection, no fee)	\$50.00
Open storage facility (annual inspection, no fee)	\$50.00
Wood/firewood processing yard (annual inspection, no fee)	\$15.00
High volume wood/firewood yard (over 100 cords per year)	
(Annual inspection, no fee)	\$50.00
Tree service dump yards (annual inspection, no fee)	\$50.00

Commercial Remodel Requiring Permit:

1-1,500 sq ft of remodeled space	\$100.00
1,501-10,000 sq ft of remodeled space	\$250.00
>10,000 sq ft of remodeled space	base \$250.00 + .03 per sq ft

(Does not include fire alarm, sprinkler, or other systems fees)

Commercial Reinspection fee: All re-inspections \$75.00 per hour with a minimum of \$75.00

Required inspections: 50/90/100 inspections of all Construction and Remodel

50%=All wiring, plumbing, and systems are exposed. Prior to wall finish, outlets, and fixtures.
1st fire alarm test (where applicable).

90%=After drywall, wall finishes, prior to outlets, fixtures, etc. Sprinkler system test.

100%=Prior to occupancy. Final fire alarm test (where applicable)



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50% inspection fail: any component such as wiring, plumbing, and structural construction is covered by wall finishes (drywall). Wall finish will need to be removed and a reinspection scheduled. Any other issues identified by inspector.

90% inspection fail=progress towards occupancy without sprinkler test. Outlets, fixtures, etc. covered with fixture, outlet covers, etc. With sprinkler system, typically prior to floor finish due to sprinkler test. Any other issues identified by inspector.

100% inspection fail=occupancy without final inspection and alarm text. Any other issues identified by inspector.

Fire Protection System Reviews

Commercial and Residential Sprinkler Systems (excluding hotels and schools)

All sprinkler systems in residential and commercial structures will have plans review and approval at the cost of the builder. The Larkspur Fire Protection District will select the plans reviewer and the reviewer cannot be an employee or contractor to the designer or installer of the system permitted.

All sprinkler system tests will be conducted by a fire sprinkler inspector selected by the Larkspur Fire Protection District and the inspector cannot be an employee or contractor to the designer or installer of the system permitted.

The builder, contractor, or owner is responsible to pay the fees associated with the sprinkler plans reviewer and inspector.

The permit for the sprinkler system will not be stamped and approved until all associated fees are paid in full, including those associated with plans review and inspection.

All school and hotel sprinkler systems will be reviewed and inspected by the Colorado Division of Fire Protection and Control.

Alternate water source approval for commercial sprinkler systems

\$100.00



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Commercial and Residential Fire Alarm Systems

Plans for new residential fire alarm systems will be submitted for approval with a \$100.00 fee.

Plans for a remodel requiring changes to a fire alarm system will be submitted with a \$50.00 fee unless the residential structure is over 4,000 sq ft where the fee will be \$100.00

All residential fire alarm inspections will include an examination of wiring prior to replacement of walls and ceilings and an alarm test.

Plan and Inspection for Commercial Fire Alarms

1-1,500 sq ft (includes alarm test approval)	\$200.00
1,500-10,000 sq ft (includes alarm test approval)	\$500.00
>10,000 sq ft (includes alarm test approval)	base \$500.00 + .02 per sq ft

Alarm test is conducted by installer and approved/witnessed by Larkspur Fire Protection District.

Re-inspection fee \$75.00 per hour, minimum \$75.00

Fire Pump Plan and Inspections

Any structure requiring a fire pump will have the plans submitted in conjunction with sprinkler systems. The fire pump plans and specifications will be reviewed separately and as part of the system.

Fire Pump plan and test fee is included in sprinkler plan and test fees of selected plan review and inspector.

Standpipe	\$100.00
Re-inspection fee	\$75.00 per hour, minimum \$75.00

Alternative Extinguishing Systems



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Hood system installation	\$75.00
Hood system remodel	\$50.00
Wet Chemical System	\$75.00
Wet Chemical remodel	\$50.00
Spray Booth/Room	\$150.00 (requires annual inspection w/no fee)
Mixing Room	\$75.00 (requires annual inspection w/no fee)
FM200, Halon, etc.	\$175.00 (requires annual inspection w/no fee)
Medical Gas	\$150.00 (requires annual inspection w/no fee)
CO2 beverage system	\$50.00 (requires annual inspection w/no fee)
CO2 beverage system remodel	\$25.00
LPG Exchange Cage	\$100.00 (requires annual inspection w/no fee)
LPG Exchange Cage remodel	\$50.00
Bulk Tank Refill	\$150.00 (requires semi-annual inspection)
Bult Tank Refill semi-annual inspection	\$50.00
Bulk Tank Refill remodel	\$100.00
Temporary LPG Heat	\$50.00 + \$15.00 per device

Underground Inspection

All underground inspections will be with the entire underground from street to building uncovered.

Underground	\$100.00
Re-inspection fee	\$75.00 per hour, minimum \$75.00



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Above Ground Fuel Tank

Above ground install	\$100.00 (requires annual inspection w/no fee)
Above ground removal	\$100.00
Underground install	\$200.00 (requires annual records inspection w/no fee)
Underground removal	\$150.00

Fuel Dispensing Operations for vehicles

Gasoline/Diesel fueling operation	\$25 per pump
LPG for vehicles	\$25 per pump/dispenser
Electric charging station	\$25 per charger
Emergency shutoff test	\$45

Explosives Plans and inspections

Explosives use	\$150.00 + .02 per sq ft of blast area
Storage temporary	\$150.00
Storage permanent	\$200.00 (requires semi-annual inspection)
Storage permanent semi-annual inspection	\$50.00
Fireworks display	\$50.00 (does not include if required FD standby)
Storage temporary fireworks	\$50.00
Storage permanent fireworks	\$200.00 (requires semi-annual inspection)
Storage permanent semi-annual inspection	\$50.00



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Hazardous Materials Plans and Inspections (over 50 gals and/or 50 lbs.)

Under 50 gal or 50 pounds but determined to be extremely hazardous	\$45.00
Hazardous Materials storage under 1,500 sq ft	\$150.00
Hazardous Materials storage over 1,501 sq ft	base \$150.00 + .03 per sq ft
Hazardous Materials storage over 1,501 sq ft or extremely hazardous semi-annual inspection	\$50.00
Hazardous Materials operations	\$500.00
Hazardous Materials operations semi-annual inspection	\$50.00

Temporary structures, tents, food trucks, etc.

Tents, temporary structures, food trucks that are part of a special events permit will pay no permit or inspection fee.

Tent or other structure over 225 sq ft under 500 sq ft	\$10.00
Tent or other structure 501-1250 sq ft	\$25.00
Tent or other structure over 1250 sq ft	\$75.00
Cooking operations under tent 100 sq ft or larger	\$10.00
Food truck	\$10.00

All tents must be constructed of fire rated material. Any tent not having attached label is not allowed. All tents will comply with 2018 IFC requirements relating to exits, aisles, fire extinguishers, exit signs, etc. All other structures must be constructed of fire rated materials. Food trucks must have a minimum of 5A10BC extinguisher and a hood system or K class extinguisher if a deep fryer is used in the food truck or trailer. Outdoor deep fryer will be required to have a K class extinguisher within 30 feet.

Outdoor Pyrotechnic Display

All outdoor pyrotechnic displays	\$5.00 per shell/Maximum \$200.00
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Does not include any cost for required fire department stand-by

Indoor Pyrotechnic Display

All indoor pyrotechnic displays

\$500.00 + \$10.00 per device/shell

Does not include any cost for required fire department stand-by

All other permits allowed by 2018 IFC

All other permits allowed by the IFC will be \$45.00 with a reinspection fee of \$50.00 per hr. with a minimum of \$50.00

Code Research

All code research for disputed permit issues, inspections, or for general information \$35.00 hr.

Special Event Permits

25-200 people \$25.00

201-500 people \$50.00

>501 people Base \$250.00 + \$40.00 per hour for planning, inspecting, approvals. Additional fee for required Fire/EMS standby personnel not included.

All special events will be required to meet with the Fire Marshal to plan the event and review requirements a minimum of two weeks in advance of the event. The event site plan must be submitted a minimum of 2 days prior to the scheduled first meeting. The special event permit fee will be based on estimate of planning, meeting, inspection, and approval time and paid in advance of the permit being issued. Withdrawal of a request for special event will pay \$40.00 per hour of actual time spent by the Fire Marshal or designee. The fee does not include any safety requirements such as fire extinguishers, mediation of fire hazards, evacuation lane



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improvements, required safety training of event personnel, etc., or other work required by the conditions of the permit.

Refer to Sections 105, 106, and 107 of the 2018 International Fire Code in reference to authority to set and collect fees, require permits, and require inspections.