



City of Aurora Public Works Department

# REQUEST FOR MODIFICATION OR ALTERNATIVE MATERIAL/METHOD HANDOUT

Permit Center • 15151 E. Alameda Parkway, Ste 2400 • Aurora, CO 80012 • 303-739-7420 • Fax: 303-739-7551

All Requests for Modification or Requests for Alternative Materials/Methods must be clear and complete in order to be accepted for review. It is important that the applicant submitting a Request for Modification or Request for Alternative Materials/Method understands that our Division cannot waive the requirements of a particular code section, we can only review alternate ways to comply with the code. It is not a valid reason to submit a Request for Modification based on the cost of complying with the code. The conditions under which the Chief Building Official of the City of Aurora may approve an RFM or RFAM are limited to the provisions within chapter 1 of the International Codes which states:

- **Request for Modification:** Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements.
- **Request for Alternative Material/Method:** Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

## Please provide all of the following information in order to ensure a timely response to your request.

1. Specific Code Section applicable to your request IFC Section 503 - Fire Apparatus Access Roads, Section 503.1.1
2. Provide a clear description of why compliance with the stated code is impractical or an alternative method or material is preferred. Provide any supporting documentation needed to justify your position. (Note: The costs involved to comply with the code section are not considered as a valid consideration for a request for modifications.)

The existing building is sprinklered and the proposed building additions will be sprinklered as well. There is a berm, detention pond, and Wagner Channel located on the south side of the building. There is not sufficient room or grade to provide a fire access road in this area.

3. Describe the manner in which you will provide construction that is equal to or greater than what the specific code section requires. Describe how your conditions will meet the intent and purpose of the previously stated code section.

The entire building, including the new additions, will be sprinklered and the building can be accessed on the 3 other sides. IFC Section 503.1.1 provides two exceptions to allow the access road to be greater than 150 feet; 1) the building is equipped throughout with an approved automatic sprinkler system, or, 2) access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions. This site meets both of these exceptions.

City Project RSN #: 1994-6011-17 Plans Examiner: Josue Loma

Job Address 17500 E. 22nd Ave., Aurora, CO 80011

Project Name Optima Batteries - Site Plan Amendment Date Submitted 2/8/24

Owner Manko Window Systems, Inc.

Owner's Address 17500 E. 22nd Ave., Aurora, CO 80011

Owner's Daytime Phone Number 888-642-1488 Fax \_\_\_\_\_

Petitioner Gary Jones

Petitioners Address 17500 E. 22nd Ave., Aurora, CO 80011

Petitioner's Daytime Phone Number 888-642-1488 Fax \_\_\_\_\_

Once you have completed your Requests for Modification or Request for Alternative Materials/Method submittal package, simply email it directly to the Plans Examiner you have been working with through the construction document review process. Our Division will make every effort to complete our evaluation and provide a response back to you as quickly as possible. However, please understand that failure to provide all of the requested information listed above will result in automatic denial of your request.

***Even though you are providing your request to the Plans Examiner please address your request to:***

Mr. Scott Berg  
Chief Building Official  
City of Aurora - Building Division  
15151 East Alameda Parkway, Ste. 2500  
Aurora, CO 80012

**BOARD OF APPEALS:** The City of Aurora has created a Building Code and Contractors Appeals and Standards Board. Applicants have the right to have the board hear appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of the building code. Any application for appeal to the board shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the building code do not fully apply or an equally good or better form of construction is proposed.

**COMMENTS OR CONCERNS:** We are always looking for ways to improve the website and our hand-outs for the Building Division. Please email [bldginsp@auroragov.org](mailto:bldginsp@auroragov.org) with your comments and suggestions.

***"Colorado's Only Nationally Accredited Building Division"***