



City of Thornton Fire Department | 2300 Thornton Parkway | Thornton, CO 80229
303-538-7602 | FireDept@ThorntonCO.gov | ThorntonCO.gov

General Requirements for Above-Ground Flammable and Combustible Liquids Tank Removal

Tanks, taken out of service, shall be safeguarded, or removed in accordance with the International Fire Code (2024 Edition) Chapter 57 and applicable federal and state regulations.

Aboveground tanks temporarily out of service shall have all connecting lines isolated from the tank and secured against tampering.

A permit is required to place an above-ground flammable and combustible liquids tank for more than 90 days. Required safeguards will be verified.

Above-ground tanks not used for more than 90 days shall be removed or safeguarded in accordance with Section 5704.2.13.2

1. Removing all liquid from the tank.
2. Capping or plugging all piping including fill line, gauge opening, vapor return and pump connection.
3. Maintaining vent lines open and operational.

Exception: Tanks and containers connected to oil burners that are not in use during the warm season of the year or are used as a backup heating system to gas.

Above-ground tanks that have been out of service for a period of one year shall be removed in accordance with Section 5704.2.14.

Exception: Tanks within operating facilities.

A construction permit is required to remove and dispose of a flammable and combustible liquids tank.

Removal of above-ground tanks shall be in accordance with the following:

1. Flammable or combustible liquids shall be removed from the tank and connected piping.
2. Piping at tank openings that is not to be used further shall be disconnected.

3. Piping shall be removed from the ground.

Exception: piping is allowed to be abandoned in place where the fire code official determines that removal is not practical. Abandoned piping shall be capped and safeguarded as required by the fire code official.

4. Tank openings shall be capped or plugged, leaving a 1/8-inch to 1/4-inch-diameter opening for pressure equalization.
5. Tanks shall be purged of vapor and inerted prior to removal.
 - The contractor shall provide monitoring equipment to ensure that the vapors in and around the tank are at a safe level (below 1 percent vapor in air volume for purging or below or below 12 percent oxygen by volume) prior to removal.
6. All exterior above-grade fill and vent piping shall be removed.
 - At least one 40-B:C fire extinguisher shall be provided within 75 feet of the tank.
 - Label the tank FLAMMABLE – NO SMOKING

In accordance with Section 5704.2.14.2 Tanks shall be disposed of in accordance with federal, state, and local regulations.

- Attach appropriate placards (federal and state) to the tank for transportation.
- Where applicable transport tank to an approved EPA disposal facility.
- Upon completion of the work the site shall be secured in a safe manner.

All service providers who inspect, test and repair fire protection systems within Thornton's jurisdiction are required to register and submit all test, inspection, and service reports via The Compliance Engine. All reports must be submitted in accordance with the testing schedule and requirements outlined in our adopted fire code.