



1st REVIEW – FIRE DEPARTMENT CONSTRUCTION REVIEW
APPROVED WITH COMMENTS

CIMARRON HILLS FIRE PROTECTION DISTRICT – (CH2017-20-CN-1)

June 20, 2017

Hammers Construction
1411 Woolsey Heights
Colorado Springs, Colorado 80915
T: (719) 570-1599 - F: (719) -570-7008

Dear Hammers Construction,

On Monday, June 19, 2017 the Cimarron Hills Fire Department submitted construction plans to PEAK Consulting Services, Inc. for a fire code compliance review for the **NEW HAMMERS SPEC OFFICE/WAREHOUSE BUILDING** located at **7190 Cole View** in the CIMARRON HILLS FIRE PROTECTION DISTRICT. This plan is for a 5,000 square foot building with Type IIB construction and B/S1 occupancy. This project has been submitted and reviewed under the provisions of the 2009 IBC/IFC as amended by the Cimarron Hills Fire Protection District.

Upon detailed review of your design, Peak Consulting has determined that your submittal is complete and appears to meet the minimum requirements for approval as established by the Cimarron Hills Fire Protection District. At the current time your plans have been **APPROVED WITH COMMENTS**.

ITEMS OF INTEREST:

GATE – Be advised the property access gate will need to be equipped with an electric knox switch, a knox padlock, or a gate key will need to be installed in the building Knox box. Please call if you have questions.

HAZARDOUS MATERIALS DECLARATION – The Haz-Mat declaration has been completed and submitted. This form indicates that there will NOT be excessive amounts of hazardous materials located within this facility.

HIGH-PILE STORAGE DECLARATION – The High-Pile declaration has been completed and submitted. This form indicates that there will NOT be high-pile storage located within this facility.

GENERAL COMMENTS FOR YOUR INFORMATION ONLY:

CONTACT: If you have questions concerning this review, please contact PEAK Consulting Services, Inc. through our website at: www.peakconsulting.us

FEES: The Cimarron Hills Fire Department collects a cost recovery fee associated with fire plan reviews, fire inspections and administrative services. The initial review fee covers services rendered for the first review and a complementary second review, if necessary. It is important to note that if plans requires a third review an additional fee of 1.75 times the original fee will be collected. It is strongly suggested that you ensure all disapproved comments are corrected prior to submitting for a rereview. **Fees shall be paid directly to the Cimarron Hills Fire Department.**

FINAL FIRE INSPECTION - A fire final inspection will be required for this project. A minimum of 72-hour notice is required to schedule an inspection. To schedule your inspection please call (719) 235-0018. Please have your project name and address available.

GENERAL REVIEWS – PEAK Consulting reviews fire plans based upon information provided on the drawings and/or the attached reference material. Issues or features that are not presented within the construction documents are assumed to be complaint with applicable codes/standards. It is the responsibility of the building owner to ensure that minimum code requirements are met as established by the Authority Having Jurisdiction, whether or not the requirements are specifically indicated on the submitted construction documents. PEAK Consulting has reviewed this submittal in accordance with the fire code requirements of the International Fire Code, local amendments, and applicable NFPA Standards. All plan review comments are subject to final on-site field inspections, and testing by the Fire Department.