



1st REVIEW – DEVELOPMENT PLAN – APPROVED WITH COMMENTS – (CH2018-7-DP-1)
CIMARRON HILLS FIRE PROTECTION DISTRICT

RE: File Number: PPR-1840

January 7, 2016

Gabe Sevigny
gabesevigny@elpasoco.com
(719) 520-7943 El Paso County Office of Development Services
2880 International Circle, Suite 110 - Colorado Springs, Colorado 80910

Dear Mr. Sevigny,

The Cimarron Hills Fire Department submitted site development PLOT PLANS to PEAK Consulting Services, Inc. for a fire code compliance review of a proposed site development for the **FREEDOM SPRINGS** consisting of a new RESIDENTIAL OCCUPANCY building at 734 Western Dr. The project includes the proposed construction located within the Cimarron Hills Fire Protection District.

Upon detailed review of the development proposal, Peak Consulting has determined that the design appears to meet the minimum requirements established forth by the International Fire Code as amended and the Cimarron Hills Fire Department.

The Cimarron Hills Fire District recommends APPROVAL W/ COMMENTS of this commercial development

APPROVED WITH COMMENTS:

- 1) FIRE DEPARTMENT ACCESS** – Be advised that the fire code requires that all portions of the exterior of the building be accessible by fire hose line within 150-feet of where a fire truck can park. Be advised that any gate that compromises access to all exterior sides of the building will need to be equipped with a means for fire service access.
- 2) UTILITY PLANS** – Be advised the utility plan attached to this Site Development Plan does not contain sufficient information to approve the water design (ie construction type, proposed hydrant locations, required fire flow, provided fire flow, etc). Be advised a separate complete water utility plan shall be submitted to the Cimarron Hills Fire District for review and approval.
- 3) FIRE PROTECTION SYSETEM** – This R-Occupancy will be required to be fire sprinkler throughout, including balconies and attached combustible overhangs exceeding 4-feet. It shall also be equipped with a monitored fire alarm system.

The following are a list of comments for your informational purposes only. It is highly recommended that you review the following comments to limit delays in the future.

FEES: The Cimarron Hills Fire Department collects a cost recovery fee of \$429.00 per plan associated with the preliminary development plan review. The payment shall be made to the Cimarron Hills Fire Department located at 1835 Tuskegee Place in Colorado Springs, CO 80915. Please be advised that neither the fire hydrant/water plans nor the construction documents will not be reviewed by the Cimarron Hills Fire Department until this fee is received.

VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed horizontal clearance of 20-feet and a vertical clearance of not less than 13-feet 6-inches.



WIDTH: Fire apparatus access roads shall have an unobstructed width of not less than 20-feet except for approved security gates.

LOADING: Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of fire apparatus weighing at least 75,000-pounds.

SURFACE: Fire apparatus access roads shall be surfaced so as to provide all-weather driving capabilities by means of asphalt, concrete or other approved driving surfaces. Gravel roads or other alternatives may be acceptable; however, PE stamped engineered specifications for such alternatives, showing that the loading specifications and all weather surface capabilities have been met or exceeded must be submitted to the Cimarron Hills Fire Department for review.

DEAD-END ACCESS: Dead-end fire apparatus access roads in excess of 150-feet shall be provided with a turnaround meeting the requirements of IFC.

BRIDGES AND ELEVATED SURFACES: Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO-Standard Specification for Highway Bridges.

GATES: Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet or as wide as necessary to facilitate the required minimum turning radius.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a KNOX (TM) key system installed in an approved manner. Electronically operated gates shall have a failsafe, manually operated, KNOX (TM) key override switch.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or a KNOX™ padlock.
7. Locking device specifications shall be submitted for approval by the fire code official.

KNOX (TM) KEY: This fire jurisdiction requires a KNOX™ Entry Box be installed on all commercial properties. This box must be mounted at the main front entrance between 6 and 8 feet above the ground. The Box shall be ordered directly through the applicable fire jurisdiction and shall be installed prior to requesting for a final fire inspection. (FDC's shall be equipped with locking KNOX caps)

WATER SUPPLY: Required water supplies for fire protection either temporary or permanent shall be made available as soon as combustible material arrives on site.

TIMING OF INSTALLATION: Fire department access roads shall be made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

ACCESS FOR FIREFIGHTING: Approved vehicle access for firefighting shall be provided to all construction/demolition sites. Vehicle access shall be provided to within 100-feet of temporary or permanent fire department connections (FDC). Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

STREET SIGNS: Temporary or permanent street signs shall be installed at each street intersection when construction of roadways allows passage by vehicles.

GRADES: Grades for fire apparatus access roads shall be no more than 10% maximum grade.