

Monument Fire District Site Plan Review Checklist

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Property Information

Building/Project Name:			
Address/Location:			
Contact Person:		Phone#:	
Email Address:			

Building: Reference: 2021 International Fire Code and Local Amendments

Occupancy Type:			Occupancy Load:	
Square Footage:		Stories:	Construction Type:	

Yes	No	N/A	Fire Protection Systems:
☐	☐	☐	Fire Sprinkler System
			Notes:
☐	☐	☐	Standpipe System
			Notes:
☐	☐	☐	Fire Alarm System
			Notes:
☐	☐	☐	Commercial Kitchen Hood System
			Notes:
☐	☐	☐	Underground or Above-ground Storage Tanks
			Notes:
☐	☐	☐	Hazardous Materials
			Notes:
☐	☐	☐	Other:
			Notes:

Yes	No	N/A	Site Access:
			Fire access roads shall be designed to support the imposed load of a fire apparatus weighing 75,000 lbs. gross vehicle weight. All-weather access roads shall be installed and maintained throughout construction and shall be installed prior to combustible materials arriving on site. (503.2.3)
Notes:			
			Fire Department access roads shall have a minimum unobstructed width of 20-26 ft (see appendix D). Access roads that travel through parking stalls, stacking lanes, loading areas or other designated use areas require special approval from the fire authority. Access road widths may be required to be increased to meet special provisions related to access and parking needs at the discretion of the Fire Code Official. (503.2.1)
Notes:			
			Aerial access roads with a minimum width of 26 ft. and located not less than 15 ft. and not greater than 30 ft. from the exterior face of the longest wall of the structure shall be provided for all buildings exceeding 30' in height. (Appendix D105)
Notes:			
			Access roads shall have a minimum of 13 ft. 6 in. vertical clearance including the future canopy of large landscaping trees. (503.2.1)
Notes:			
			Additional access roads shall be provided for commercial and multi-family developments. Single family home developments with more than 30 units shall be provided additional access. (503.1.2)
Notes:			
			Required secondary/emergency vehicle access gates and security gates shall be submitted to and approved by the fire authority. (503.5 & 503.6) All gates shall be secured utilizing KnoxBox padlock or keyswitch. Refer to details on plan review page.
Notes:			
			Fire access road grade shall not exceed a maximum of 10 percent. (503.2.7)
Notes:			
			Fire access road approach angles shall not exceed 8 degrees. (503.2.8)
Notes:			
			Approved turnarounds shall be provided for all dead-end access roads exceeding 150 ft.(503.2.5) Dead-ends exceeding 150 ft. resulting from a phased development shall be provided with a temporary or permanent approved turnaround. (503.2.5)
Notes:			
			Fire access roads shall extend to within 150 ft. of all portions of the building or structure. (503.1.1)
Notes:			

Yes	No	N/A	Site Access Continued:
			The turning radii used for fire access roads shall be a 30 ft. inside and a 50 ft. outside. (503.2.4) An emergency vehicle circulation plan shall be provided showing both ingress and egress travel routes. The plan must be approved and will be verified at the time of construction.
			Notes:
			Address numbers shall be provided on the street side of each building. Numbers shall be a minimum of 5 in. tall and minimum 1/2 in. wide. They shall be visible from the street and of contrasting colors to their background. (505.1)
			Notes:
			Rear access doors shall be labeled with the address and name of the occupant. Numbers shall be a minimum 3 in. tall and 3/8 in. wide. (505.1)
			Notes:
			Location of "No Parking Fire Lane" signage shall be shown. Provide a detail of the proposed signage. Refer to Appendix (D 103.6) for standards.
			Notes:
Yes	No	N/A	Building Access:
			Exterior doors and openings required by the Building Code shall be maintained accessible for emergency access. Walkways from access roads to exterior openings may be required. (504.1)
			Notes:
			Obstructed doors or openings, or those for areas not accessible from the interior of the structure shall be labeled as such. (504.2)
			Notes:
			A minimum of one Knox box shall be installed on all multi-family and commercial occupancies. The number and location(s) shall be determined by the fire code official. (506.1)
			Notes:
			Fire protection equipment, utilities and access doors shall be labeled and identified. Access shall be maintained at all times. (509)
			Notes:
Yes	No	N/A	Site Water and Fire Protection:
			Fire flow shall be determined using Appendix B of the adopted fire code. (507.3)
			Notes:
			Fire flow shall be provided for all developments. Water supply for fire flow shall consist of water mains, reservoirs, ponds, tanks, or other approved methods. (507.1 & 507.2) All existing hydrants, mains and fire protection water supplies shall be shown on the drawings.
			Notes:

Yes	No	N/A	Site Water and Fire Protection Continued:
			The minimum number and spacing of fire hydrants shall be determined using Appendix C of the adopted fire code. Additional on-site fire hydrant(s) and main(s) may be required by the fire code official. (507.5.1)
Notes:			
			All proposed fire hydrants or alternate water supply sources shall be identified on drawings. This includes proposed flow rates. (507.2)
Notes:			
			Fire department connections (FDC) shall be located on the front of the building or facing approved fire apparatus access roads and shall be located within 100 ft. of a fire hydrant. (912.2.1)
Notes:			
Additional Staff Notes:			
	Approved	Reviewer:	
	Approved with Comments	Email:	
	Disapproved (see notes above)	Phone:	
Signature:			