



**1st REVIEW – DEVELOPMENT PLAN – APPROVED WITH COMMENTS – (CH2017-11-DP-1)
CIMARRON HILLS FIRE PROTECTION DISTRICT**

RE: File Number: PPR-17-014

April 26, 2017

Ms. Nina Ruiz
El Paso County Office of Development Services
2880 International Circle, Suite 110 - Colorado Springs, Colorado 80910

Dear Mr. Ruiz,

The Cimarron Hills Fire Department submitted plans (Electronically) to PEAK Consulting Services, Inc. for a fire code compliance review of the proposed SILVER/BLUSE CONCRETE WAREHOUSE ADDITIN site development consisting of a proposed 10,047 square foot addition to an existing 5,000 square foot building located at 7189 Cole View. The project is located within the Cimarron Hills Fire Protection District.

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

The Cimarron Hills Fire Protection District recommends **APPROVAL WITH COMMENTS of this commercial development**

APPROVED WITH THE FOLLOWING COMMENTS:

FIRE LANE SIGNANGE: Fire department access it required to all exterior portions of the structure, fire lanes signs shall be installed as necessary. Roads less than 28-feet wide on both sides on road... Roads between 28- and 34-feet wide on one side of road.

KNOX BOX/GATE: A Knox box is required on all building containing a fire sprinkler or monitored fire alarm system. However, properties with gates that obstruct access to all portions of the building shall be equipped with either a KNOX Key switch, Knox Padlock or a Box with gate access keys.

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 development plan review process. 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 be reviewed by the Cimarron Hills Fire Department until this development review fee is received.

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

WATER SUPPLY: Required water supplies for fire protection either temporary or permanent shall be made available as soon as combustible material arrives on site. A site utility plan including fire hydrant locations and



theoretical fire flows shall be submitted to, and approved by the Cimarron Hills Fire District. Please have the Cherokee Metro Water District complete their review before submitted to the Fire Department.

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 TM padlock.
7. Locking device specifications shall be submitted for approval by the fire code official.

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.