

# FALCON FIRE PROTECTION DISTRICT

7030 Old Meridian Road Falcon Colorado 80831

Business Number: 719-495-4050

Business Fax: 719-495-3112

[www.falconfirepd.org](http://www.falconfirepd.org)

## 1<sup>st</sup> Review –Judge Orr PUD-17-005

November 3, 2017

### RE: Judge Orr PUD 13630 Judge Orr Road

El Paso County Development Services

ATTN: Raimere Fitzpatrick

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El Paso County Development Services:

The Falcon Fire Protection District received a request for fire code compliance review on a proposed new PUD known as Judge Orr PUD-17-005, located at the corner of Hwy 24 and Judge Orr Road within the Falcon Fire Protection District.

Upon review of the applicant's Letter of Intent and the provided site development plan, it does not appear the proposed PUD meets the minimum requirements of the 2009 International Fire Code as locally amended and adopted and therefore **RECOMMENDS DISAPPROVAL** at this time.

### **REQUIREMENTS THAT NEED ADDRESSED:**

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**CONTACT:** If you have questions concerning this review, please contact the Falcon Fire Protection District at (719) 495-4050.

**Fire Flow Requirements for Buildings:** - The PUD establishes 18 new commercial lots on 39.4 acres of land. Water services are provided via a single well that the applicant has determined will meet the needed capacity to serve this development. The site plan also shows future cisterns to meet fire flow storage requirements. The Falcon Fire Department is concerned that this approach will not meet the minimum requirements as determined in Appendix B and C of the 2009 International Fire Code for new commercial developments and structures.

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**Fire Protection Services:** - The information contained in the letter of intent under fire protection services is no longer accurate information. Please review our web site at [www.falconfirepd.org](http://www.falconfirepd.org) for more accurate and up to date information.

## **GENERAL COMMENTS:**

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**GENERAL REVIEWS** – Falcon Fire Department 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 compliant 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.

The Falcon Fire Department has reviewed this submittal in accordance with the fire code requirements of the 2009 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 Falcon Fire Department.

**FIRE FLOW** – Be advised that fire flow and hydrants shall be provided in accordance with the currently adopted fire code. This is not a water plan or fire hydrant review. Please submit water/hydrant plans to the Falcon Fire Department for review.

**PERMITS** - Insure all applicable permits are obtained from the Regional Building Department and the Falcon Fire Department before work begins.

**150-FT ACCESS:** All structures shall meet the access requirement of 150-feet to all portions of the structure on an approved fire apparatus access road. If this requirement cannot be met with existing roads then additional fire access roads shall be provided.

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

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

**INCREASED WIDTH:** Fire apparatus access roads shall be increased in width where proposed widths are inadequate for fire or rescue operations.

**LOADING:** Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 lbs., with a minimum single axle weight of 27,000 lbs.

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**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 and approved.

**TURNING RADIUS:** All fire apparatus access roads shall provide a minimum of 33-feet inside and 48-feet outside turning radius.

**DEAD-END ACCESS:** Dead-end fire apparatus access roads in excess of 150-feet shall be provided with a turn-a-round meeting the requirements of 2009 IFC.

**FIRE LANE:** Fire lane signage shall be provided. Signs shall be a minimum dimension of 12-inches wide by 18-inches high and have red letters on white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required.

Fire Lane signs shall be installed as follows:

1. On both sides of fire department access roads less than twenty-eight feet (28') wide.
2. On one side of fire department access roads with widths of twenty-eight feet (28') or more but less than thirty-four feet (34'). Fire lane markings shall be on the same side of the road as fire hydrant placement.
3. No signage is required for access roads thirty-four feet (34') or more in width.

**FIRE LANE MARKING:** Where applicable, approved signs and/or striping shall be provided for fire apparatus to identify such road or prohibit the obstruction thereof. Signs and striping shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

**OBSTRUCTED FIRE LANES:** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles and construction equipment or materials. The minimum widths and clearances shall be maintained at all times.

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

1. The minimum gate width shall be 16 feet (4877 mm) 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.

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

**KNOX (TM) KEY:** The Falcon Fire Department requires a KNOX <sup>TM</sup> entry box on every new commercial building equipped with a fire alarm or fire sprinkler system or having high pile or hazardous material storage.

**FEES:** The Falcon Fire Department collects a cost recovery fee associated with Commercial Development Plan reviews, fire inspections and administrative services. The fee due at FINAL PLAT and at individual commercial site development plan review time is **\$429.00**. 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 re-review. In addition the Fire Department collects fees for development water system and hydrant plan reviews. Commercial plans and special system reviews and provided by the City of Colorado Springs Fire Department by MOU with the Falcon Fire Department. Those fees are collected by the City of Colorado Springs Fire Department at time of construction

**NOTE:** Your construction plans and water plans will not be reviewed until the Development Plan review fees have been paid at time of Final Plat.