



DEVELOPMENT PLAN – 1ST REVIEW – APPROVED WITH COMMENTS

RE: PPR187

February 11, 2018

El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, Colorado 80910

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Dear EPCDS,

The Cimarron Hills Fire Department submitted plans to PEAK Consulting Services, Inc. for review of a development design for **Cmont LLC office/warehouse**, located at **1405 Selix Grove** in Colorado Springs, Colorado within the Cimarron Hills Fire Protection District.

Please include the following comments on the final approved development plan.

Upon detailed review of the development proposal, Peak Consulting representing the Cimarron Hills Fire Protection District has determined that the proposed design appears to meet or exceed the minimum requirements established by the International Fire Code including the locally amendments of the Cimarron Hills Fire Department, therefore it is recommended that this development/plot plan is **APPROVED WITH COMMENTS**

The following comments are for general information purposes only. Please review and direct any questions to PEAK Consulting Services, Inc. at www.peakconsulting.us

FEES: The Cimarron Hills Fire Department collects a cost recovery fee associated with development plan reviews. The payments shall be made to the Cimarron Hills Fire Department located at 1835 Tuskegee Place, Colorado Springs, Colorado. Please be advised that the construction documents will not be reviewed by the Cimarron Hills Fire Department until this fee is received.

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 Cimarron Hills Fire Department.

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 by the Fire Code.

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').
3. No signage is required for access roads thirty-four feet (34') or more in width.

150-FT ACCESS: Fire apparatus access roads shall comply with the requirements of the IFC. Fire apparatus access roads shall extend to within 150-feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

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.

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 Falcon Fire Department for review.

TURNING RADIUS: All fire apparatus access roads are to 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 turnaround meeting the requirements of the IFC.

FIRE LANE - SIGNS/STRIPING

SIGNS:



When signs are used to identify fire apparatus access roads, the signs shall comply with the IFC. Signs shall be permanent bearing the words "No Parking Fire Lane". Signs shall have a white background with letters and borders in red, using not less than two inch (2") lettering and have a minimum dimension of twelve inches (12") wide by eighteen inches (18") high. Signs shall provide directional arrows as applicable unless otherwise permitted. Signs shall be posted on one or both sides of the fire apparatus access road as required. Signs shall indicate the beginning and ending of the fire apparatus access road and shall be spaced no more than two hundred feet (200') apart. Additional signs may be required at changes in roadway direction.

STRIPING:

When striping is used to identify fire apparatus access roads, the striping shall be reviewed and approved by the Fire Chief. Striping shall consist of painted lines of red traffic paint six (6") inches in width to show the boundaries of the lane. The words "No Parking Fire Lane" shall appear in four (4") inch white reflective letters having a three-quarter (3/4) inch stroke and spaced at twenty-five feet (25') intervals on the red traffic paint. Striping shall be located along one or both sides of the fire apparatus access road as required. Where a curb is available, the striping shall be on the vertical face of the curb.

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.

KNOX (TM) KEY/GATE: Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes or where a monitored fire alarm system, fire sprinkler system, any other fire suppression systems or elevators exist in the building, a KNOX (TM) box shall be installed in an approved location. (IE: The access gate shall be equipped with a KNOX padlock, or a box may be mounted on the building containing gate keys.

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

NO HYDRANT REVIEW: The review of the development plans does not include a review of the hydrant system layout. A separate water/hydrant plan shall be submitted to the Cimarron Hills Fire Department, 1835 Tuskegee Place, Colorado Springs, Colorado for review is prior to submittal of construction plans.

WATER PLANS: The water/hydrant plans for this development/site will be required to have the range of the gross square footages (including all floors, lofts, garages, basements, mezzanines, etc.) of the



structures to be constructed. This information will be used to determine the fire flow requirements for the development. Water plans cannot be reviewed if this information is not provided. Ensure that the water/hydrant plans indicate adequate fire flow requirements for the sizes of structures being constructed.

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.

CONSTRUCTION PLANS: When submitting Construction Plans to the Cimarron Hills Fire Department for review, the following are to be provided:

1. A Water Plan, previously approved by the Cimarron Hills Fire Department and the applicable water jurisdiction, showing existing and proposed hydrants, water mains, and approved fire flows.
2. A Development Plan previously approved by the Cimarron Hills Fire Department and the El Paso County Development Services.