

TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT

15455 Gleneagle Drive, Suite 230
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Jamey Bumgarner, Fire Marshal

February 13, 2018

El Paso County
Planning and Development
Attention: Kari Parsons, Planner II

Subject: FD Road access for Settlers View Subdivision

The Tri-Lakes Monument Fire Protection District (TLMFPD) upon review of the proposed residential subdivisions, Settlers View, has determined that the proposed roadway designs will be required to meet the minimum requirements established by the International Fire Code-2009 (IFC-09) and the TLMFPD Local Amendments to the IFC-09.

This site and future structure shall be designed and constructed in accordance with the IFC-09 as adopted and amended locally by the TLMFPD.

Some items of note are:

1. We acknowledge that the current road in the Grandview Subdivision (17 Lots) is Silver Neil Drive (4,288 feet long) will be extended an additional 898 feet to accommodate an additional 14 additional residential lots. All roadways will conform to the adopted 2009 IFC.
2. Silver Neil drive will be required to have a cul-de-sac because it is considered a Fire Department Access road and therefore should conform with Appendix D (Included Below) as a minimum.

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Chapter 1 – Administration

Chapter 5 – Fire Service Features

Chapter 9 – Fire Protection Systems

Chapter 10 – Means of Egress

Chapter 14 – Fire Safety During Construction & Demolition

Chapter 23 – High-Pile Combustible Storage

Chapter 30 – Compressed Gas

Chapter 46 – Construction Requirements for Existing Buildings

Appendix D – Fire Apparatus Access Roads

Appendix E – Hazard Categories

Appendix F – Hazard Rankings

Appendix G – Cryogenic Fluids – Weight and Volume Equivalents

Appendix H – HMMP and HMIS

Appendix J – Emergency Responder Radio Coverage

Appendix K – Wildland-Urban Interface Requirements

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Appendix D Fire Apparatus Roads

SECTION D102 – REQUIRED ACCESS

Section D102.1. Access and Loading. Amend Section D102.1 to read as follows: “D102.1.

Access and Loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds with a minimum single axle weight of 27,000 pounds.”

Section D103.1. Access Road Width with a Hydrant. Delete Section D103.1 in its entirety.

Figure D103.1. Dead-End Fire Apparatus Access Road Turnaround. Delete Figure D103.1 and replace with the following:

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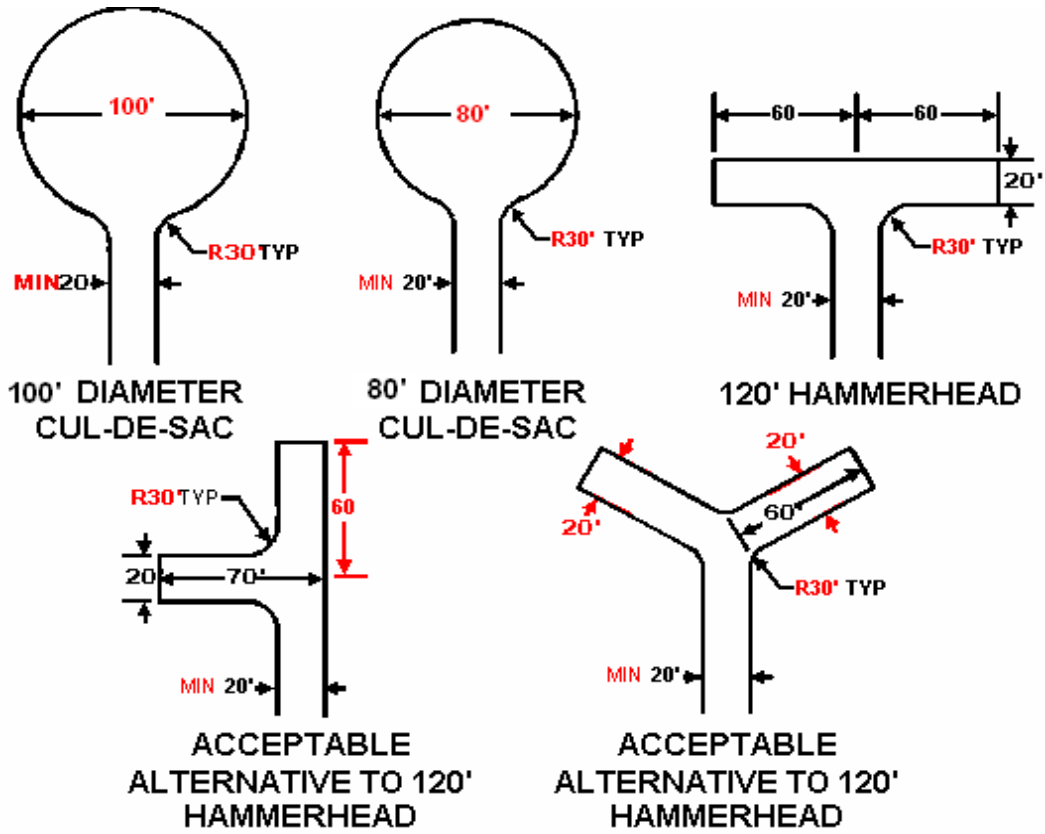
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FIGURE D103.1 MINIMUM DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND.



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Table D103.4. Requirements for Dead-End Fire Apparatus Access Roads. Delete Table D103.4 and replace with the following:

FIGURE D103.4 MINIMUM REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

DEAD-END LENGTH (FEET)	MINIMUM ROAD WIDTH (FEET)	APPROVED TURNAROUND OPTIONS (See Figure D103.1)
0 - 150	20	NONE REQUIRED
151 – 500	20	1) 120-FOOT HAMMERHEAD 2) 60-FOOT "Y" 3) 80- FOOT DIAMETER CUL-DE-SAC FOR DEAD-ENDS WITH CURB AND GUTTER 4) 100-FOOT DIAMETER CUL-DE-SAC FOR DEAD-ENDSWITHOUT CURB AND GUTTER
501 – 750	20	100-FOOTDIAMETER CUL-DE-SAC (ADDITIONAL INTERMEDIATE TURNAROUNDS MAY BE REQUIRED)
OVER 750		SPECIAL AHJ APPROVAL IS REQUIRED

Section D103.6. Signs. Amend Section D103.6 to read as follows: "D103.6. Fire Apparatus Access Road Marking. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE markings consisting of signage complying with Section D103.8 and/or striping complying with Section D103.7. Approved markings shall be posted on one or both sides of the fire apparatus road as required by Sections D103.6.1 through D103.6.3 (all amended Sections, below)."

Figure D103.6. Fire Lane Signs. Delete Figure D103.6. Fire Lane Signs. See new Figure D103.8.

Section D103.6.1. Roads Less Than 28 Feet in Width. Amend Section D103.6.1 to read as follows: "D103.6.1. Roads Less Than 28 Feet in Width. Fire apparatus access roads less than 28 feet in width shall be posted on both sides as a fire lane."

Section D103.6.2. Roads More Than 28 Feet and Less Than 34 Feet in Width. Amend Section D103.6.2 to read as follows: "D103.6.2. Roads more than 28 feet and less than 34 feet in width. Fire apparatus access roads more than 28 feet and less than 34 feet wide shall be posted on one side of the road as a fire lane."

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Section D103.6.3. Roads 34 Feet in Width or Greater. Add a new Section D103.6.3 to read as follows: "D103.6.3. Roads 34 feet in width or greater. Fire apparatus access roads 34 feet in width or greater do not require marking as a fire lane."

Section D103.7. Striping. Add a new Section D103.7 to read as follows: "D103.7. Striping. When striping is used to identify fire apparatus access roads, the striping shall comply with this Section and Figure D103.7. Striping shall consist of painted lines of red traffic paint six inches in width to show the boundaries of the fire lane. The words "NO PARKING FIRE LANE" shall appear in four inch high white reflective letters having a 3/4 inch stroke and spacing in 25 feet intervals on the red traffic paint. Striping shall be located along one or both sides of the fire lane as required by Section D103.6. Where a curb is available, the striping shall be on the vertical face of the curb."

Figure D103.7. Fire Lane Striping. Add a new Figure D103.7. Fire Lane Striping. As follows:



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