



Black Forest Fire Rescue Protection District
11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Email- firemarshal@bffire.org
Web- www.bffire.org

“Always Ready, Always Forward, Always Learning.”

Office of the Fire Marshal

May 27, 2021

Mark and Monica Phelan
4955 Austin Bluffs Parkway
Colorado Springs, Co 80918

Greetings,

Black Forest Fire Rescue Protection District has reviewed the preliminary plans for your project, Shire at Old Ranch. Our initial comments are the following.

1. We will require a stamped letter from a Colorado Licensed Fire Protection Engineer on what your plans are to provide life safety fire protection and firefighting water supplies for all structures that will be on the property according to the IFC 2015 code. The FPE may also use NFPA 1142 and NFPA 13 to facilitate the plan. Upon review of the letter the Fire District will approve or disapprove with recommendations.
2. We will require all access to the property to comply with current EPC Land Use code and current NFPA/IFC applicable commercial code for fire access and safety.

These are preliminary comments based on limited information provided. We are open to in-person meetings to discuss water and safety requirements for the District.

If any additional information is required, please contact the Fire Marshal at firemarshal@bffire.org or by phone at 719-650-2276.

Respectfully,

A handwritten signature in black ink that reads "James Rebitski". The signature is written in a cursive, flowing style.

James Rebitski
Deputy Fire Chief