

MONUMENT RIDGE EAST

Wildfire & Hazard Mitigation Plan

Address: Unincorporated El Paso County, Colorado.

The Monument Ridge East Preliminary Plan development is approximately 63 acres consisting of multifamily residential and single family residential and open space uses. Located southeast of the I-25 and County Line Rd. interchange in northern El Paso County and is within Section 2, Township 11 South, Range 67 West of the 6th P.M.

Tax ID Nos. 71022-00-006, 71022-00-008, 71022-00-010, 71022-00-013,
71022-01-001, 71022-01-014

Chapter 6 of the Land Development Code.

This Property lies within a fire protection district.

The request and subsequent new construction will comply with the currently adopted fire code and any revisions/additions thereto by the Pikes Peak Regional Building Department (PPRBD) and the Fire Authority. Any new construction will conform to the currently adopted building code by the PPRBD. No alternatives to the requirements of Chapter 6 of the Land Development Code as revised by LDC 20-001 (BoCC Resolution 21-36) are proposed. This development will conform to the pertinent requirements of the Fire Authority and the Wildland Fire & Mitigation Section of the code as required including the use of the mitigation methods outlined below and any other requirements set forth in the adopted fire and building codes applicable to the proposed new construction.

Fire Protection District: Monument Fire District
16055 Old Forest Pt.
Suite 102
Monument, CO 80132

Wildfire Fire Protection requirements:

CLEARANCE OF TREE BRANCHES TO STRUCTURES OR APPURTENANCES.

- Character tree branches shall not extend over or under the roof or eaves, and the

canopy or drip-line shall not be within fifteen feet (15') of a deck or similar combustible projection, wood burning appliance or chimney unless approved by the Fire Code Official. Character trees shall be defined as existing, mature overstory trees that are unique to the site: i.e. species specific or large diameter (>12 inches) or wildlife essential (nesting habitat). (2009 IFC § K102.1.4)

CLEARANCE TO MAIN STRUCTURE:

- No combustible brush, trees or shrubs such as Gambel oak, conifers, junipers and yews shall be allowed to be left, or planted, or allowed to grow within fifteen feet (15') of the main structure or significant accessory structure such as sheds, decks, and pergolas. The trunks of deciduous trees may be allowed to be planted up to 10 foot (10') from structures when approved by the Fire Code Official. Exception: When approved by the Fire Code Official, small brush patches such as Gambel oak, Mountain mahogany, Rocky Mountain maple, chokecherry, etc. not exceeding one hundred (100) square feet in size or trees, no larger than fifteen (15) linear feet in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in accord with the applicable Community Wildfire Protection Plan. (2009 IFC § K102.1.2)

WILDLAND URBAN INTERFACE FIRE INDEX- "IGNITION-RESISTANT CONSTRUCTION" is required for use as specifically enabled by the International Fire Code.

- A Class-A roof covering (excluding solid wood materials) shall be installed on all Residential Occupancies and a minimum Class B roof covering shall be installed on remaining occupancies, unless otherwise permitted.
- Exterior cladding, eaves and soffits shall be constructed of ignition-resistant materials approved by CSFD. Approved materials include but are not limited to fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed. Exception: Natural wood or plastic products used for fascia, trim board materials and trim accents, such as corbels, false rafter tails, faux trusses, shutters and decorative vents material are allowed when painted or as approved.
- For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor area enclosed with ignition resistive materials such as those allowed in the exterior cladding and siding section above.
- Exterior doors shall be non-combustible or solid core not less than 1 and 3/4-inches thick. Windows within doors and glazed doors shall be tempered safety glass or multi-layered glazed panels. Exception: Decorative single pane glazing in front entry doors is allowed.
- Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than 1/8-inch unless an alternative design or product is allowed by the Fire Code Official. Soffit vents are allowed. Gable vents may be allowed but only as approved by the Fire Code Official.
- Gutters and downspouts that are of non-combustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed but must have a non-combustible landing area below the roof line, that is a minimum 5-foot distance from the side of the structure or foundation. NOTE: Gutter caps are highly encouraged as a home-owner maintenance item to prevent combustible debris from collecting in the trough.
- Decks and other habitable spaces shall be of ignition resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface but can be used for all large structural components and railings.

- The base of exterior walls, posts or columns shall be protected on the bottom side with provisions such as fire-resistant foam, or wire mesh having openings no larger than 1/8- inch to protect them from ember intrusion and still allow for weeping and moisture control.
- Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrester or cap.