

Moving forward, the fire protection report should focus on compliance with Section 6.3.3 and any waivers or variances to the Land Development, Fire Code, and/or deviation from the Engineering Criteria Manual. The report DOES NOT need to include *existing and proposed equipment, facilities, services, response time to provide fire protection for the proposed subdivision.* It should be an analysis of compliance with the Fire Protection and Wildfire Mitigation Section of the Land Development Code and an analysis of compliance with the applicable fire code or other national standard for fire protection and mitigation.

Fire Protection Report

Address the information above in your fire protection report. This is an excerpt from the Planning Director to Industry Partners regarding fire protection reports dated September 26, 2023.

El Paso County, Colorado.

The East Preliminary Plan development is located in El Paso County, Colorado, and consists of multifamily residential and commercial and open space uses. Located southeast of

RESPONSE:
Revised as applicable

the intersection of 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 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

Services Provided: Fire Suppression
Fire Mitigation Assessments
Advanced Life Support / Transportation
Public Education & Awareness, First Aid & CPR Classes

The district currently operates 3 engines, 1 tower ladder, 3 ambulances, 3 brush trucks, 2 water tenders, several command vehicles, 1 snowcat, and 1 ATV. The district also maintains a fleet of reserve apparatus.

Nearest Station: Station No. 3 – 1855 Woodmoor Dr.

Existing Equipment: Engine
Brush Truck
Ambulance
Command Vehicle

Distance to Site: 2.2 Miles

Response Time: Less than 10 Minutes

Back up Station: Station No. 1 – 18650 Highway 105

Existing Equipment: Tower Ladder
Engine
Ambulance

Distance to Site: 3.5 Miles

Response Time: Less than 10 Minutes

Development Type: Single family detached, and single family attached residential
37 Single Family detached lots
305 Single Family attached units (townhomes)

Land Vegetation: Forested with groupings of Pine trees, stands of Gambel
Oak and open grass areas.

Access: Paved County roads to driveways
Maintained by El Paso County, Colorado

Proposed driveway: Concrete or Asphalt

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)

RESPONSE: Pikes Peak Regional Building and the Fire Authority will determine the applicable Building Code requirements at the time of review. All requirements must be adhered to, otherwise permits will not be issued. The building plans for the specific units have not been drafted so it is not possible to determine the final roofing material other than identifying they will be in compliance.

Roof Design and Materials. Only roof covering assemblies rated Class A shall be used in a wildland area. The specific class shall be consistent with the wildland fire risk and hazard severity assessment.

such as Gambel oak, conifers, junipers and yews 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.

RESPONSE: hydrants will be provided. PPRBD and the Fire Authority determine if sprinklers are required based upon the specific building design. This is determined at the time of building permitting, not at the preliminary plan stage.

- 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.

State if buildings will be sprinklered, have fire hydrants or fire cisterns.

How are you meeting section 6.3.3.D Construction in Wildland Fire Areas

SEE FOLLOWING PAGE FOR RESPONSES TO THE BELOW COMMENTS

(1)General.

a)Applicability. All structures potentially threatened by wildland fire shall be designed, located, and constructed to comply with this Section.

b)Risk Assessment Required. A wildland fire risk and hazard severity assessment shall be performed for all structures and groups of structures adjacent to wildland fuels.

c)Maintenance of Property. After construction, continued maintenance of the grounds and storage of combustible materials shall be performed to maintain these requirements.

(d)Location of Buildings and Building Envelopes. Buildings located closer than 30 feet to a vegetated slope shall require special mitigation measures in accordance with NFPA 1144, Standard for Protection of Life and Property from Wildfire. Building envelopes shall not include gullies, fire chimneys, saddles, or other terrain conducive to wildfire spread.

(f)Accessory Structures. Outbuildings, patio covers, gazebos, and other accessory structures shall be separated from the main structure by a minimum of 30 feet.

(g)Access to Structures. At least one approved means of vehicular access shall be provided to each structure or other nonstructural fire hazard in accordance with the following:

(i)For structures or nonstructural fire hazards exceeding two stories or 30 feet in height above average adjacent ground level, or 12,000 square feet of gross floor area, no less than 2 separate approved means of access shall be provided.

(ii)Approved vehicular access shall be provided to within 150 ft of any point of the exterior wall of each structure.

(h)Access to Structures Not Protected by Automatic Sprinklers. An approved means of vehicular access shall be provided to within 30 feet of all points of at least 2 exterior walls for any structure not protected by automatic sprinklers that exceeds 2 stories or 30 feet in height above average adjacent ground elevation. Single and two-family dwellings are exempt from this requirement.

(i)Access to Structures Protected by Automatic Sprinklers. For any structure protected by an automatic sprinkler system, an approved means of vehicular access shall be provided to within 400 feet of any point of the exterior wall. For any structure exceeding 3 stories or 35 feet in height above average adjacent ground elevation and protected by an automatic sprinkler system, an approved means of vehicular access shall be provided to within 30 feet of all points of at least 2 exterior walls.

(j)**Separation Between Structures.** A structure in a planned building area shall be separated from another structure by at least 30 feet and shall be located at least 25 feet from a lot, parcel, or tract line. A structure in a planned building area that exceeds 2 stories or 30 feet in height above average adjacent ground elevation and is not protected by an automatic sprinkler system shall be separated from other structures by at least 50 feet and shall be located at least 25 feet from a lot, parcel, or tract line.

- 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.

State if buildings will be sprinklered, have fire hydrants or fire cisterns.

How are you meeting section 6.3.3.D Construction in Wildland Fire Areas

(1) General.

a) Applicability. All structures potentially threatened by wildland fire shall be designed, located, and constructed to comply with this Section. **UNDERSTOOD**

b) **Structures are not being depicted as this is a preliminary plan and not a development plan. This analysis will be completed with the site development plan.**

c) **Understood, please see the Colorado State Forest standards included. The District will be responsible.**

d) **Structures are not being depicted as this is a preliminary plan and not a development plan. This analysis will be completed with the site development plan.**

Standard for Protection of Life and Property from Wildfire. Building envelopes shall not include gullies, fire chimneys, saddles, or other terrain conducive to wildfire spread.

(f) **Structures are not being depicted as this is a preliminary plan and not a development plan. This analysis will be completed with the site development plan.**

(g) Access to Structures. At least one approved means of vehicular access shall be provided to each structure. **Structures are not being depicted as this is a preliminary plan and not a development plan. This analysis will be completed with the site development plan.**

(i) **The applicants have met with the Fire Authority several times and adjusted the layout to ensure no conflicts with emergency response.**

(h) **Structures are not being depicted as this is a preliminary plan and not a development plan. This analysis will be completed with the site development plan.**

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exterior walls.

(j) **Structures are not being depicted as this is a preliminary plan and not a development plan. This analysis will be completed with the site development plan.**

average adjacent ground elevation and is not protected by an automatic sprinkler system shall be separated from other structures by at least 50 feet and shall be located at least 25 feet from a lot, parcel, or tract line.