

**COLORADO SPRINGS FIRE PREVENTION  
PLAN REVIEW REPORT**

June 13, 2019

**Tax Id:** DSN: PPR1925  
**Project Description:** The Sod Guy. Located at the southeast corner of Terminal Ave and Amelia St.

**SYSTEMS:**  
 CN:Code: IBC - IFC - PPRBC /Class: / Const: /Stories: /Size: /OL:  
 FH:Required Flow: gpm /# Hydrants /On site flow:  
 DV: Proposing a 1-story, 5008sf sales office and warehouse.

**Additional Comments:** CHFD, Cimarron Hills Fire Department

**Business Name:** \_\_\_\_\_ **Address:** \_\_\_\_\_  
**Plan Id:** 20191118-DV-1 **Plan Description:** DEVELOPMENT PLN  
**Plan Status:** Disapproved **Contractor:** FORSGREN ASSOCAITES

**Review Status:** DISAPPROVED **Plan Reviewer:** Smith, Steven D **Review Date:** 6/13/2019

<u>Status</u>	<u>Comment</u>
FYI	This project is: The Sod Guy. Located at the southeast corner of Terminal Ave and Amelia St. Proposing a 1-story, 5008sf sales office and warehouse.
	Latest date shown on plans reviewed: ????. Plans are reviewed to the 2018 Colorado Springs Fire Code as well as applicable city codes and standards.
Disapproved	No development/site plan found to be submitted. Please provide a development/site plan with all required information on the plans. The following "FYI" comments may be used to ensure applicable items are addressed. Note that this list does not constitute a full or complete list of requirements.
FYI	2015 IFC - SURFACE. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide allweather driving capabilities. (2018 CSFC 503.2.3)
FYI	2015 IFC - VISIBLE LOCATION. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. (2018 CSFC 912.2.1)
FYI	2015 IFC - MARKING. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (2018 CSFC 503.3)
FYI	2015 IFC - CLEAR SPACE AROUND HYDRANTS. A 3-foot clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved. (2018 CSFC 507.5.5)
FYI	2015 IFC - PHYSICAL PROTECTION. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312. (2018 CSFC 507.5.6)
FYI	2015 IFC - FIRE APPARATUS ACCESS ROAD GATES. Gates securing the fire apparatus access roads shall comply with all of the following criteria: 1. Where a single gate is provided, the gate width shall be not less than 16 feet or as wide as necessary to accommodate fire apparatus turning radius needs. Where a fire

- apparatus road consists of a divided roadway, the gate width shall be not less than 16 feet or as wide as necessary to accommodate fire apparatus turning radius needs.
2. Gates shall be of the swinging or sliding type unless otherwise specifically approved.
  3. Construction of gates shall be of materials that allow manual operation by one person.
  4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
  5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
  6. Methods of locking shall be submitted for approval by the fire code official.
  7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
  8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. (2018 CSFC 05D103.5)

FYI 2015 IFC - ACCESS (FDC). Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire chief.

Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire chief and maintained operational at all times. (2015 IFC 0912.4)

CLEAR SPACE AROUND CONNECTIONS. A working space of not less than 36 inches in width, 36 inches in depth and 78 inches in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire chief. (2018 CSFC 0912.4.2)

SIGNS. A metal sign with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served. (2015 CSFC 0912.5)

FYI 2015 IFC - DIMENSIONS. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet 6 inches. (2018 CSFC 0503.2.1)

FYI 2015 IFC - BUILDINGS AND FACILITIES. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and 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.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet where any of the following conditions occur:
  - 1.1. The building is equipped throughout with an approved automatic sprinkler system.
  - 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
  - 1.3. There are not more than two Group R-3 or Group U occupancies.
2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities. (2018 CSFC 0503.1.1)

FYI 2015 IFC - TURNING RADIUS. The required turning radius of a fire apparatus access road shall be determined by the fire code official. (2018 CSFC 0503.2.4)  
 All fire apparatus access roads are to provide a minimum of 33-foot inside and 53-foot outside turning radius.  
 Alternatively, usage of the data found on this page: [https://coloradosprings.gov/sites/default/files/csfd\\_apparatus\\_specifications\\_2017.pdf](https://coloradosprings.gov/sites/default/files/csfd_apparatus_specifications_2017.pdf) can be used. Illustrate on the plans that the required turning radii are met. Starting from off-site, coming on site then back off-site again.