



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Project:	S-771-20-20; Z-953-D-475-20
Location:	NEC 88 th Ave & Tower Road
Review Type:	Development Review
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	Jenny Jones jones@c3gov.com
Date:	10/19/2020
Reviewer:	Sarah Krzanowsky, Fire Prevention Officer

Comments specific to the Development Review will be in red. These comments require response from the applicant. In addition to submitting a response to Commerce City, South Adams County Fire Department requires responses to be submitted directly to the Reviewer. The 2018 International Fire Code may be referenced at:

https://codes.iccsafe.org/content/IFC2018?site_type=public

General

1. South Adams County Fire Department (SACFD) requires an impact fee of **\$668.00 per single family dwelling** of any proposed building. For fees and other information see <https://sacfd.org/fireandemergencyservicesimpactfees/>
2. The following comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews. The comments/requirements below are not all inclusive but are provided to aid in your site design process.

Fire Department Access

3. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background.
4. Fire department access roads 24-26 feet wide will require NO PARKING-FIRE LANE signs on both sides of the road. Access roads 26-32 feet wide will require NO PARKING-FIRE LANE signs on one side of the road. Where NO PARKING – FIRE LANE signs are located, the curbs shall be painted red.
5. Fire department access roads shall be a minimum of 24 feet wide.
6. If gates are intended to be located across fire department access routes, the gate shall comply with IFC D103.5.
7. Where a fire hydrant is located on a fire apparatus access road, the minimum width of the road shall be 26 feet, exclusive of shoulders.
8. Fire department access roads shall be constructed of all-weather, durable materials



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

capable of supporting a minimum of 75,000 lbs.

9. Street and roads shall be identified with approved signs (permanent or temporary) at each intersection, when construction of new roadways allows passage by vehicles.
10. During construction two means of fire department access is required.

Water Supply

1. Vertical, combustible construction may begin after water supply and fire hydrants are installed and approved.
2. Fire hydrant spacing is required to be no more than 400 feet apart, with all portions of a structure being accessible within 400 feet of a fire hydrant. **Some hydrants to do not meet this requirement. See attached Sheet 3 Utility Plan for identification of hydrants that exceed 400 feet spacing.**
3. Where fire hydrants are located, they are required to have a minimum 3-foot clear working space all around, this includes to be clear of any landscaping that could obstruct the working space.
4. Fire hydrants shall be installed in accordance with South Adams County Water and Sanitation District's guidelines, and shall be installed, inspected, and operational prior to vertical construction commences.
5. Minimum fire flow: 1,500 gallons per minute for 2 hours. This is subject to change depending on project square foot amounts and type of construction.
6. Fire Service line shall be a minimum of 6 inches.

If/when application for construction/building permits are submitted, SACFD will review related plans at that time, to include any related comments.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Sarah Krzanowsky

Sarah Krzanowsky

Fire Prevention Officer II

Colorado Fire Inspector III - Cert. # 206309904

International Code Council – Fire Plans Examiner Cert # 9163298



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2020 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.



COHEN DENVER AIRPORT, LLC
2600 PASEO VERDE PARKWAY
SUITE 250
HENDERSON, NV 89074
(720) 355-1400
BRAD BURNS

COHEN DENVER AIRPORT, LLC
LEGATO FILING NO. 2
COMMERCE CITY, COLORADO
CONSTRUCTION PLANS
OVERALL UTILITY PLAN

CLIENT
DATE 8/18/2020

1st SUBMITTAL TO COMMERCE CITY
8/27/2020 - D.M.

REVISIONS
PLANS UNDER REVIEW
NOT FOR CONSTRUCTION

DR. JRB CH. DJM

P.M. DJM

JOB 19002561

SHEET NO. 3

CAD FILE: 19002561-OVERALL UTILITY PLAN.DWG

