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March 23, 2023

Jeremiah Fettig  
Town of Parker Community Development Department  
Development Review Division  
20120 E Mainstreet  
Parker, CO 80138

Re: CEI Response to Fire Life Safety Review dated January 20, 2023  
QNC – SP20-118  
Parker and Pine F1 L4  
Parker, Colorado

Dear Mr. Fettig,

Please find below our responses (blue) for the Fire Life Safety Review comments dated January 20, 2023.

**Note – The applicant has not provided a written response to this letter making it difficult to approve the application at the current time. When resubmitting, the applicant either address acknowledgement as "noted", "acknowledged" or as "addressed". Modifications to any plan set as a result of the response should also be noted as to the name of the document and the associated pages when resubmitting.**

1. The applicant shall be aware that no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence. *Not satisfied; applicant has not noted, acknowledged, or addressed with current submittal. Satisfied; applicant has noted/acknowledged/addressed with the third submittal.*

CEI Response: Noted. Thank you.

2. The applicant shall be aware that the Town of Parker has officially adopted the 2018 ICC codes as of January 1, 2019; all submittal documents are required to comply with the 2018 ICC codes. Note – The Town of Parker will have officially adopted the 2021 ICC family on January 1, 2022; the 2020 NEC will be adopted at this time, as well. Any submittals received after December 31, 2021 will be required to meet the newly adopted codes. *Not satisfied; applicant has not noted, acknowledged, or addressed with current submittal. As the application has not progressed quickly, the applicant will now be required to submit all documents under the 2021 ICC code family. Satisfied; applicant has noted/acknowledged/addressed with the third submittal*

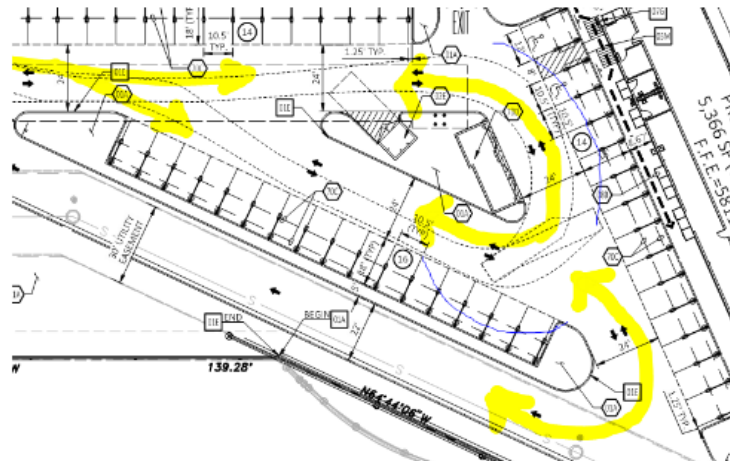
CEI Response: Noted. Thank you.

3. The Town of Parker requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 30-ton two axle and 40-ton three axle vehicles. An unimpeded clear width of 20-feet shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement

will require "NO PARKING – FIRE LANE" signage. *This signage shall be red on white. Update design criteria has been provided at the end of this document; ensure compliance when resubmitting.* Note – information on fire lane signage can be found at the end of this document. *As the application has not progressed quickly, the applicant will now be required to submit all documents under the 2021 ICC code family. Satisfied; applicant has noted/acknowledged/addressed with the third submittal*

CEI Response: Noted. Thank you.

4. While the applicant has provided the required auto-turn analysis, the analysis does not support an unrestricted flow with regard to the apparatus. The site is required to be designed such that fire apparatus can navigate the site without having to put a vehicle into reverse so as to "jockey" the rig back and forth to make the turn. The applicant shall also be aware that the cab of the apparatus extends approximately 8 feet beyond the front wheels requiring that the apparatus will overhang curbs, etc. when making a turn. Should the applicant have used a standard spec for the auto turn program, the applicant shall revisit these specs to ensure that they comply with the requirements for the apparatus utilized by the response agency for this location. The specs for fire apparatus are provided later in this document; use this information when reworking the required auto-turn analysis as applicable. See below for areas that shall be required to be included in this analysis when resubmitting (it appears that you will be required to eliminate some vacuums and relocated the accessible parking when reworking the analysis): *Not satisfied; applicant has not noted, acknowledged, or addressed with current submittal. A new auto-turn analysis is required. Not satisfied; applicant had indicated that the "auto turn" analysis was provided on "Site Plan". Checking the site plan documents provided, there is not a reference to an auto turn sheet in any index and there is not a sheet that references an auto turn analysis. Address this issue when resubmitting. Not satisfied; applicant had indicated that the "auto turn" analysis was provided on "Site Plan". Checking the site plan documents provided, there is not a reference to an auto turn sheet in any index and there is not a sheet that references an auto turn analysis. Address this issue when resubmitting. Note – Failure to provide the required updated auto turn analysis will result in further delays in approving this project.*



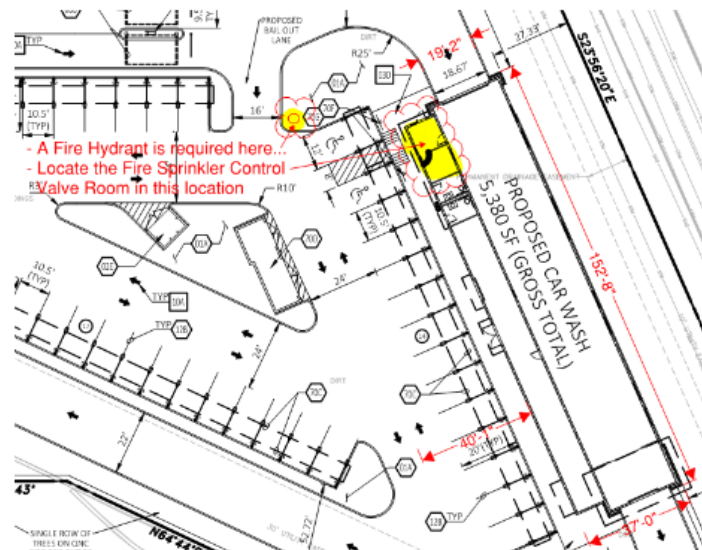
CEI Response: Addressed. Auto-turn analysis provided within Civil Construction Documents on sheet C4 Site Plan and CEI has referenced the city's Fire Truck Specifications on sheet C4.2 (new sheet added to Civil Set). The auto-turn analysis should demonstrate that the fire truck can navigate the site without having to reverse and jockey back and forth to make the turn.

5. The applicant has not provided the required separate Utility Plan for this project; the plan shall ensure that the Overall Utility plan does has the required Fire Life Safety signature block; a Fire Life Safety signature block is required on the cover sheet and the Overall Utility plan (an example of the signature block is provided in the body of this response); the Fire Life Safety signature block is not required on the rest of the utility plan set of other civil or construction documents. *Not satisfied; applicant has not noted, acknowledged, or addressed with current submittal. Satisfied; applicant has noted/acknowledged/addressed with the third submittal*

CEI Response: Noted. Thank you.

6. Based upon the size of the building (actual building 153'-0" x 37'-0"), it is not possible for the applicant to provide the required access to all portions of the building, as noted in [18 IFC 503.1.1 Buildings and Facilities]. This section states that "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 as measured by an approved route around the exterior of the building or facility". Based upon the size of the building,  $153' + 37' = 190$  feet (plus another 40 feet to center of the access that is perpendicular to the building), the access to all portions of the building would be approximately 230 feet... the requirement cannot be met. *Partially satisfied; applicant has not noted, acknowledged, or addressed with current submittal specific to this response though the plan set does appear to have addressed the fact that the building is required to be sprinklered. The applicant will address all requirements noted in this letter and response both in writing as well as in the documentation when resubmitting. Note – The riser room shall be located closer to the n/w corner of the building... in closer relationship to the required fire hydrant.*

The code does allow the fire code official to extend this access on the basis that the building is fully sprinklered per NFPA 13, as required by [18 IFC 903.1.1]. A sprinkler suppression system, installed in accordance with NFPA 13, is required for this building. *Not satisfied; applicant has noted/acknowledged/addressed with the third submittal though the applicant has stated that this issue is to be "addressed by others". Clarification as to this response is required. Note - The location of the riser room is acceptable. Satisfied; The riser room location will be accepted for this project.*



Note – The applicant shall be aware that the measurement starts center line of the access road perpendicular to the building and a at the center of the apparatus. Further, as hose does not bend at 90-degree angles, the measurement is much longer. Given that the measurement provided did not address the wing walls, stairs, etc., the hose pull extends even further. Given that the building is 153' long and 37 feet wide, the hose pull alone would be 190'. Add the 40 feet to the vehicle, and the hose pull for half of the building would be 230'. When adding in the radius of the hose (as it lays out) the configuration of the site would add an additional 50' to 75' to meet the hose pull requirement...

CEI Response: Noted. The riser room is shown on civil drawings and latest Architect Plan Set prepared by CSHQA.

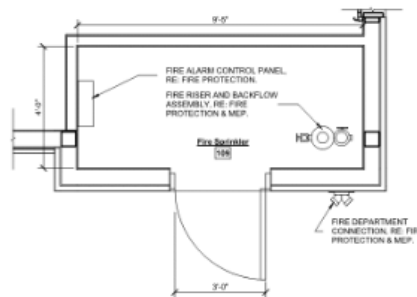
7. The applicant is required to provide fire hydrant in the location shown in item #5; address as required. *Not satisfied; applicant has provided a fire hydrant though it is shown to be on a dead-end line (not looped as required if it is to share the same line as the underground fire line) along with the underground fire line. Satisfied; applicant has noted/acknowledged/addressed with the third submittal*

CEI Response: Noted. Thank you.

8. The applicant is required to locate the fire sprinkler room in the area shown in item #5. Address as required. *Not satisfied; applicant has not noted, acknowledged, or addressed with current submittal. Satisfied; applicant has noted/acknowledged/addressed with the third submittal*

CEI Response: Noted. Thank you.

9. The applicant shall ensure that the fire sprinkler control valve room is sized to accommodate both the sprinkler riser and the fire alarm control panel (FACP); three feet of clearance is required in front of both the riser and the FACP. The FACP is required to be located on an interior wall and exterior access is required from the west side of the building as shown. *Immediate access into the building, either adjacent to the riser room or through the riser room, shall be provided. When resubmitting, provide a detail of how this room is to be arranged to ensure that it is sized correctly before proceeding.* Note – An example of how this room is to be laid out is shown below; the FDC shall be located on the “non-hinged” side of the door and a sidewalk shall be provided to the riser room and FDC. A minimum 5 x 5 concrete pad located in front of the FDC. *Not satisfied; applicant had indicated that this issue is to be “addressed by others”; this response is not acceptable and the room layout shall be addressed when resubmitting; deferring this issue is not allowed. Not satisfied; applicant had indicated that this issue is to be “addressed by others”; this response is not acceptable and the room layout shall be addressed when resubmitting; deferring this issue is not allowed.*



CEI Response: Please refer to Architect Plan Set prepared by CSHQA. Latest Floor Plan A1.1 should show updated riser room meeting the requirements mentioned. Riser room is also reflected on latest Civil Construction Documents on sheet C7.2 Overall Utility Plan.

10. The underground fire line shall (UFL) shall be clearly identified on the overall utility drawings; the drawings shall identify the size of the UFL (i.e. 6”) and identify the length, as measured from the “T” at the water main to the flange in the riser room. *Note – domestic and fire hydrant are not allowed to share this line.* Address this issue when resubmitting. *Not satisfied; applicant has not noted, acknowledged, or addressed with current submittal. Satisfied; applicant has noted/acknowledged/addressed with the third submittal*

CEI Response: Noted. Thank you.

11. A sidewalk shall be added around the perimeter of the building (east side) for access. Address this issue when resubmitting. *It appears that this issue has been satisfied; applicant has not noted, acknowledged, or addressed specific to this response letter, however. Satisfied; applicant has noted/acknowledged/addressed with the third submittal*

CEI Response: Noted. Thank you.

12. *Egress is not shown out of the tunnel; while this is a code issue; doors will be required, and this will end up being a planning issue. Address this issue when resubmitting. Not satisfied; applicant had indicated that this issue will be addressed by others. Deferring the response (providing the egress required) is not acceptable; this issue shall be addressed at this time. Not satisfied; applicant had indicated that this issue will be addressed by others. Deferring the response (providing the egress required) is not acceptable; this issue shall be addressed at this time.*

CEI Response: Please refer to Architect Plan Set prepared by CSHQA. Sheet G1.1 should show Egress Floor Plan out of tunnel. Egress out of tunnel is also reflected on latest Civil Construction Documents on Sheet C4 Site Plan.