

October 31, 2023

Randall L. Capra
Fire and Life Safety Supervisor
Town of Parker, Fire and Life Safety
20120 Mainstreet
Parker, CO 80138



RE: Parker Pointe F1 L10 Medical Office Building (Case No. SP23-058) Planning Review – Fire Department Comments

Dear Randall,

Thank you for your plan review comments for the above-mentioned project. Please find our response to those comments below and in the documents and drawings attached here. For information, the original plan review comment is shown below in black, with the design team response in blue. Should you need any additional clarification, please don't hesitate to contact me.

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.
 - Noted.
2. The applicant has not provided code information on the construction type of the building; provide this information to ensure that the water supply shown is adequate.
 - The provided code information and construction type has been added, please sheet 10 of 14 Architectural Site Plan.
3. The location of the fire riser room is not approved; the location indicated is in one of the least accessible locations on the site. Relocate the riser room to the northeast corner of the building (an additional fire hydrant will be required at the northeast corner of the lot as well. Should the applicant locate the riser room in the area on the southern end of the building, east side, the hydrant shown would be acceptable and the n/e hydrant would not be required.
 - The fire riser room has been relocated to the east façade and south of the main vestibule with an entry directly from the exterior into the room per our conversation with Randy on 10/11/2023.
4. The location of the required fire department connection (FDC) shall be in the area of the riser room and required fire hydrant (not isolated from the riser room as currently shown). The applicant shall provide a minimum 5-foot sidewalk from the emergency access lane to the riser room. Address this issue when resubmitting.
 - The FDC has been relocated to be near the riser room south of the main vestibule.
5. The applicant shall provide a minimum 5' x 5' pad in the area where the FDC will be located out of the riser room. Address this issue when resubmitting.
 - The FDC has been relocated to be near the riser room and a sidewalk has been added to allow access and the 5' x 5' minimum pad dimension.

1426 Pearl Street, Suite 300, Boulder, Colorado 80302

O: 303.499.7795

6. Along with required code analysis for the building, the applicant shall provide a floor plan of the riser room indicating that the following conditions can be met (until the applicant provides the required information, the application will be held up... please ensure that the issue is addressed as required):
- An exterior door shall be provided into the riser room.
 - i. An exterior door has been provided into the riser room.
 - A door, either adjacent to the riser room or a door that provides immediate access into the building through the riser room shall be provided.
 - i. Per email correspondence with Randy on 10/27/2023 it is acceptable to use the vestibule doors as entry to the interior of the building in lieu of providing a door from the fire riser room to the interior.
 - The FACP will be required to be located on an interior wall in the fire sprinkler control valve room; ensure that the riser room is sized to accommodate both the FACP and the riser.
 - i. The FACP has been relocated to the riser room and has the required 3 ft of clearance in front. Please see the revised drawings for plan exhibit.
 - A three-foot clearance is required in front of the FACP.
 - i. The FACP has the required 3 ft of clearance in front. Please see the revised drawings for plan exhibit.
 - The underground shall enter the building and turn up no further than 24 inches from foundation wall; three feet of clearance is required in front of the fire riser with a minimum of 12" of clearance behind the riser and 18" to each side of the riser.
 - i. An enlarged riser room plan has been provided to show the fire entry location and clearances around the fire riser & backflow preventer. Please see the revised drawings for plan exhibit.
 - Domestic is not allowed to tie into the underground fire line (UFL).
 - i. The domestic service is not tying into the UFL.
 - Unless looped, the UFL and the hydrant are not allowed to be share the same dead-end water main.
 - i. Neither the UFL nor do any fire hydrants branch off a dead end main.
 - A sidewalk is required to be provided from the drive aisle to the riser room.
 - i. Per meeting with Randy on 10/11 there is no need for an additional sidewalk to the north of the building because the riser room is being relocated to the east façade south of the main vestibule.
 - A 5' x 5' concrete pad shall be provided in front of the FDC with a sidewalk provided to the FDC.
 - i. A 5' x 5' concrete pad has been provided in front of the relocated FDC. Please see the revised drawings.
 - A detail of the riser room is required to show how the room is to be laid out (arranged), that all clearances are met, and that the exterior access has been provided into the riser room with the required access into the building. This is a requirement and will not be allowed to be deferred.
 - i. An enlarged riser room plan has been provided to show the fire entry location and clearances around the fire riser & backflow preventer. Please see the revised drawings for plan exhibit.

Note – while additional utilities are allowed to be located in the riser room, the additional utilities are not allowed to encroach in any of the required areas for either FACP or the riser. This is one of the reasons why the floor plan is required.

7. While the applicant has identified the location of the underground fire line (UFL) on the Overall Utility Plan. The applicant has not documented the size and length of the UFL (i.e., UFL, 32.6', 4" diameter) on the plan itself (not

just in a note off to the side); the measurement shall be provided from the "T" in the water main to the flange within the building. When the location is approved for the riser room, the utility drawings will be re-evaluated. Address this issue when resubmitting.

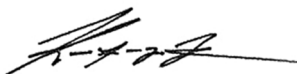
- The UFL callout has been updated to include all required information.
8. The Overall Utility Plan shall clearly show the location of the riser room (ensuring that the riser room is sized to accommodate both the fire alarm control panel and the UFL). A three-foot clearance is required in front of the FACP and the UFL with the UFL turning up at the flange 24 inches into the building. Room must be provided for both routine maintenance and fire suppression personnel to work within this room. Address this issue when resubmitting (as noted above in item number 5).
- Please see the revised location and clearances provided for the fire riser room and the enlarged plans of the fire riser room and mechanical room.
9. The utility drawings shall address the following when resubmitting:
- Use the correct Fire Life Safety signature block is provided on the correct pages; the signature block shall only be provided on the cover sheet of the Utility Plan set and the Overall Utility page. This block can be seen at the end of this response letter. Note – the applicant has used the correct signature block, thank you!
 - i. Noted.
 - The domestic is not allowed to be pulled off of the underground fire line (UFL) if applicable.
 - i. No fire hydrants have been pulled off the UFL.
 - The UFL is not allowed to share the same line as the fire hydrant.
 - i. The UFL doesn't share the same line as the fire hydrant.
 - The UFL is not allowed to enter any further than 24-inches into the building (and any less than 12-inches into the building (as noted above) if applicable).
 - i. Noted.
 - The Utility drawings shall clearly identify the UFL by name, length and size on the plan set (a note can address this though the underground fire line itself shall also bear these notations. The measurement shall be made from the "T" at the water main ending at the flange in the fire sprinkler control valve room.
 - i. The UFL has been identified and length and size has been updated.
10. 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 26-feet shall be maintained at all times (26-feet for buildings that exceed 30-feet in height). The applicant has not provided the required 26-foot access road on all three sides of the accessible portion of the building. Address this issue when resubmitting.
- The drive aisles on the north and south sides of the buildings have been increased to 26'. The pavement has been designed to support the mentioned fire apparatus.
11. The access drive in the north parking area exceeds 150', as measured from the center line of the access road that is perpendicular to the north access. Address this issue when resubmitting.
- The north drive aisle has been reduced to 150'.
12. Both the north and the south parking areas (on each side of the building) have very little room to negotiate when backing out of the westerly parking spots. If this is adequate, provide a detail that shows that enough room has

been provided. Note – the location of the dumpster surround does not allow any vehicle to overhang the curb... which could be an issue down the road.

- Verification that these spots work have been added to the Auto Turn exhibits.
13. Any location where parked vehicles would obstruct the clear width requirement will require specifically worded signs that state “NO PARKING – FIRE LANE” signage; directional arrows shall be indicated on both sides of the sign for all signage. This signage shall be red on white. Update design criteria has been provided at the end of this document; ensure compliance when resubmitting.
- Per meeting with Randy on 10/11 The north two (2) aisles of the largest east parking lot are not fire lanes but will be considered fire access and will need to provide “NO PARKING – FIRE LANE” at the locations shown in the fire department comments. The no parking signs have been added.
14. While the applicant has not provided an auto turn analysis indicating that apparatus can navigate all portions of this site, an auto turn analysis will be required addressing the areas shown below (in yellow) when resubmitting:
- Auto Turn exhibits have been included.
15. An addressing plan for this site is required; please work with your planner and Douglas County specific to both the address and unit numbering for this project. This issue will need to be addressed and approved prior to making application for building permits as the building address will be required on all construction drawings submitted for the building permit.
- Noted
16. The items noted above with a comment number (1, 2 etc.) are items that need to be corrected to show compliance with the applicable codes. Provide a “required” written response to this letter indicating where the corrections are made on the plans (cloud the plans as applicable). This will speed up the review process when resubmitting. Note - This item is listed twice to emphasize the requirement to respond to the fire life safety response letter.
- This letter provided is the written response and addresses items 1 through 16.

Thank you again, and we look forward to hearing from you.

Sincerely,



Keith Fronczak, AIA
Boulder Associates, Inc.
Associate