

October 30, 2024

Randy Capra
Fire and Life Safety Supervisor
20120 East Mainstreet
Parker, CO 80138

RE: SP24-086 Parker Pointe AMD 1 L3A – Car Wash – Fire Safety 1st Review

Dear Randy,

Please find below our submittal package addressing the 1st review comments for the proposed Mister Carwash. This letter is to address comments we received from you on 09/20/2024. To facilitate your review, we have included the original comments in *italicized* font and have provided our responses in **bold**.

- 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.*

Response: Acknowledged, thank you for the heads up.

- 2) *During the pre-application meetings, the applicant was instructed on requirements for this site; these requirements such as sprinkling the building per 2019 edition of NFPA 13 was not addressed. Failure to address these issues will result in additional reviews and ultimately delay approval. The applicant has a responsibility to address all comments as required when resubmitting.*

Response: Noted – building has been equipped with a sprinkler system. See updated plans for location of fire riser room.

- 3) *Per the requirements of [21 IFC Appendix D Section D105 Aerial Apparatus Access Roads], an aerial apparatus road shall be provided that meet the required widths for a building that exceeds 30 feet in height. Per D105.2, Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building. Per D105.3, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building. This issue shall be addressed (required) due to the building height and shall be provided along the entire length of the east side of the building (in the location of the vacuum bays). Address this issue when resubmitting.*

Response: Noted – building height has been revised to be less than 30 feet

- 4) *Per the requirements of [21 IFC Section 503.1.1 Buildings and Facilities] approved fire apparatus access roads shall be provided for every facility, building, 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 (the building is a 133+ feet long and 45.5 feet wide and cannot meet the requirement as measured from the center line of the fire apparatus as measured by an approved route from any point that a fire engine might park when responding to a call at this building). This submittal does not provide for this requirement of the code. Per the requirements of the code, the fire code official is allowed to increase the dimension of the 150 feet provided that the applicant meets Exception 1.1 of this section... “The building is equipped throughout with an approved automatic sprinkler suppression system installed in accordance with section 903.1.1, 903.1.2, or 903.3.1.3”.*

Response: Noted satisfied with sprinkler system



- 5) *The applicant shall be aware that the internal access hydrant distribution was not planned to address the suppression needs for all commercial properties within this subdivision; this site requires the addition of one hydrant (to be located at the s/e corner island adjacent to east end of the building... as required per NFPA 24 Section 7.2.3. Utility drawings are required to address this requirement.*

Response: Additional fire hydrant has been added to the southeast island.

- 6) *The applicant shall provide a fire sprinkler control valve room on the south/ease end of the building. A fire hydrant shall be located in the island just east of the end of the building. The riser room shall be provided with the following:*
- *An exterior door shall be 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*
 - *The riser room shall be sized such that a three-foot clear space is provided around the sprinkler riser with the Fire Alarm Control Panel being located on an interior wall. A three-foot clear space is required in front of the FACP. A minimum of 12" is required behind the riser.*
 - *A sidewalk is required to be provided from the drive aisle to the riser room*
 - *A 5' x 5' concrete pad shall be provided in front of the FDC with a sidewalk provided to the FDC.*

- 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.

Response: Fire riser room has been added to plans in location specified. See updated PRE-2 – FLOOR PLAN sheet for riser room and listed requirements. The location of the FDC has over 5' x 5' of concrete sidewalk.

- 7) *When resubmitting, the applicant shall provide a REQUIRED floor plan of the riser room, addressing the items noted above and showing that the riser room is designed to accommodate all required clearances specific to the fire riser and the fire alarm control panel. Failure to provide this plan will result in an automatic rejection of the site.*

Response: Noted – floor plan show requirements with clearances, dimensions, and annotations

- 8) *When resubmitting, the applicant shall provide a REQUIRED code analysis for this building including construction type, occupancy type (this will be a mixed use occupancy that is both a group B and a group S occupancy), total square footage, height of the building, occupant load (including the worst case scenario including the number of cars/vans/trucks that can be in this building based upon high passenger counts, etc.). Address this issue when resubmitting.*

PL Response: Code analysis provided on PRE-2 – FLOOR PLAN sheet and on the Fire Site Plan.

- 9) *The code requires that egress, meeting all components of the code, be provided. EM and EXIT signage shall be provided along with an exterior egress door (bay doors are not egress doors and will not be accepted. See the site plan above for an acceptable location for the REQUIRED egress door. Address this issue when resubmitting.*

- The submittal documents lack the required utility drawings; an underground fire line is required for the site along with the required fire hydrant. The utility drawings shall address the following when resubmitting: The domestic is not allowed to be pulled off of the underground fire line (UFL) if applicable.

- The UFL is not allowed to 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.

-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.

Response: UFL has been shown and called out. Egress door has been provided. See updated plans.

- 10) *Ensure that 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.*

Response: Correct Fire Life Safety signature block has been added to the cover sheet of the utility plan set and to the overall utility sheet.

- 11) *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 always maintained per the requirements of D103.6.1. 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 – See below for NO PARKING – FIRE LANE signage locations.*

Response: Fire lane no parking sign locations have been added.

- 12) *The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site (both sides of the gas canopy); NO PARKING – FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met. This is applicable for the loop around the canopy as well as for each entry. The access on each side of the canopy shall meet his requirement with no portion of the canopy encroaching into the required fire lane access road. See below for the areas required to be included in the auto turn analysis and address when resubmitting:*

Response: Autoturn analysis has been included in the resubmittal on sheet C-1.3.

Sincerely,
GALLOWAY

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