



Durango Fire Protection District
Prevention and Code Enforcement Division

104 Sheppard Drive • Durango, Colorado 81303 • (970)382-6001 • Fax (970)382-6028

Conceptual DEV PR_876 CR252.pdf Markup Summary 12-13-2022

General Comments (18)

Status: General Comments set by kakavasse on 12/13/2022 at 11:41:40 AM

Subject: 1 - Signature - Closing Statement

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:57:25 AM

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This review for the recreational campground does not include the fire code plan review, NFPA 1194 review, site plan, suppression system review, fire alarm review or any reviews outside of the preliminary development plan.

Any questions or comments regarding the review please contact me at 970-382-6026 or Shane.Kakavas@DurangoFire.org

We look forward to working with everyone on this project

Status: General Comments set by kakavasse on 12/13/2022 at 11:41:47 AM

Subject: Access - All Weather

Page Label: 22

Author: kakavasse

Date: 12/13/2022 10:52:33 AM

Color: ■

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Space:

Required fire apparatus access road(s) shall be an all-weather driving surface such as asphalt, concrete, chip seal, or similar materials and be able to support 75,000 lbs. IFC D102.1

Status: General Comments set by kakavasse on 12/13/2022 at 11:41:49 AM

Subject: Access - Culvert

Page Label: 22

Author: kakavasse

Date: 12/13/2022 10:52:33 AM

Color: ■

Layer:

Space:

Any culverts crossing under access roads shall support 75,000 lbs

Attachment: 4b Agency Comment Attachments - Village Camp Durango (7935 : PROJECT #2022-0259



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Status: General Comments set by kakavasse on 12/13/2022 at 11:41:51 AM

Subject: Access - Dead-end

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:02:22 AM

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Dead-end fire apparatus access road(s) more than 100 feet in length require a turn-around approved by the fire code official. NFPA 1194, 5.1.2.5. Example of turnarounds can be located in IFC, D103

Information is client provided unless otherwise noted

Status: General Comments set by kakavasse on 12/13/2022 at 11:41:53 AM

Subject: Access - Grade

Page Label: 22

Author: kakavasse

Date: 12/13/2022 10:52:33 AM

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The grade for required fire apparatus access road shall not exceed 10% unless approved by the fire code official per IFC 503.2.7, D103.2

Information is client provided unless otherwise noted

Information is client provided unless otherwise noted

Status: General Comments set by kakavasse on 12/13/2022 at 11:41:56 AM

Subject: Access - Ladder

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:58:13 AM

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Required access for ladder operations around the structures, including river side. Access shall be a level, all-weather surface such as asphalt, concrete, chip seal, or like materials and shall be maintained under all weather conditions

Information is client provided unless otherwise noted

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Status: General Comments set by kakavasse on 12/13/2022 at 11:41:58 AM

Subject: Access - Radius

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:02:12 AM

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The turning radius for emergency apparatus roads is 30-feet inside radius as approved by the fire code official. NFPA 1194 section 5.1.2.2, and referenced in IFC 503.2.4, D103.3. The narrative indicated 27' radii, 30' is required.

Informational comment: This comment is informational only and does not constitute a code violation.

Status: General Comments set by kakavasse on 12/13/2022 at 11:42:01 AM

Subject: Access - Templates

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:02:22 AM

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Note: Fire District will provide turning templates upon request.

Informational comment: This comment is informational only and does not constitute a code violation.

Status: General Comments set by kakavasse on 12/13/2022 at 11:42:03 AM

Subject: Access - Two Access Roads

Page Label: 22

Author: kakavasse

Date: 12/13/2022 10:54:22 AM

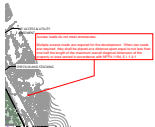
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Layer:

Space:

Access roads do not meet remoteness.

Multiple access roads are required for the development. When two roads are required they shall be placed at a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the property or area served in accordance with NFPA 1194, 5.1.1.4.1



Informational comment: This comment is informational only and does not constitute a code violation.



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Status: General Comments set by kakavasse on 12/13/2022 at 11:42:06 AM

Subject: Access - Width and Clearance

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:02:22 AM

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The minimum dimensions for unobstructed access road width not less than 20 feet and a vertical clearance of not less than 13 feet 6 inches as approved by the fire code official. IFC 503.2

Click on the red box to view the comment details.

Status: General Comments set by kakavasse on 12/13/2022 at 11:42:08 AM

Subject: Access - Within 150'

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:58:13 AM

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Emergency apparatus access road is required within 150 feet of any exterior portion of the first floor of the structure per IFC 503.1.1. This allows full access to all sides of the structure with fire hose deployment.

Click on the red box to view the comment details.

Status: General Comments set by kakavasse on 12/13/2022 at 11:42:10 AM

Subject: Campfire Locations

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:36:09 AM

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None provided or discussed.

All or any areas to be pre-approved with our office and not constitute a hazard to vegetation, undergrowth, tress, recreational vehicles, camping units, structures, etc...

Click on the red box to view the comment details.

RELIMINARY CONCEPT PLAN
LOT 50B

Attachment: 4b Agency Comment Attachments - Village Camp Durango (7935 : PROJECT #2022-0259



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Status: General Comments set by kakavasse on 12/13/2022 at 11:42:12 AM

Subject: Evacuation Plan

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:35:53 AM

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A written evacuation plan shall be approved by our office for each campground and recreational vehicle park, NFPA 1194, 6.1.5

Status: General Comments set by kakavasse on 12/13/2022 at 11:42:15 AM

Subject: Fire Flow - Required

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:58:13 AM

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Fire flow is required per the adopted fire code. The RV Park and associated buildings are required to have fire hydrants available throughout the property. Locations to be identified and verified during a site review plan review.

Status: General Comments set by kakavasse on 12/13/2022 at 11:42:20 AM

Subject: Hydrant - Supply

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:58:13 AM

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Fire hydrants to be supplied with a minimum 6" waterline capable of providing adequate GPM's. Anything smaller than a 6" supply will be insufficient and would require all structures to be fully sprinkler protected with an automatic fire sprinkler system. This approach will require additional review and approval from Durango Fire Protection District and the Fire Marshal.

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Status: General Comments set by kakavasse on 12/13/2022 at 11:42:23 AM

Subject: Portable Fire Extinguisher Requirements

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:58:13 AM

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Portable fire extinguishers are required and provided by the recreational vehicle park and shall be a multipurpose dry chemical type or equivalent and have a minimum rating of 2-A:20-BC in accordance with NFPA 1194, section 6.1.3 and installed per NFPA 10

Provide size, type, and locations as part of the fire code review.

Status: General Comments set by kakavasse on 12/13/2022 at 11:42:26 AM

Subject: RV Park - NFPA 1194

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:57:44 AM

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RV parks are not directly addressed in the International Fire Code(IFC) as adopted by La Plata County, development shall include requirements per NFPA 1194, the Standard for Recreational Parks and Campgrounds, 2018 edition, in accordance with section 102.9 of the International Fire Code

Status: General Comments set by kakavasse on 12/13/2022 at 11:54:27 AM

Subject: RV Park - Site Plan

Page Label: 22

Author: kakavasse

Date: 12/13/2022 11:57:44 AM

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The site plan shall show and identify camping unit sites, each stand, major structures and facilities, and water supply for fire protection purposes in the recreational vehicle park or campground, to facilitate response by emergency services such as fire, police, and ambulance, 1194-5.1.1.3.