



Durango Fire Protection District

Division of the Fire Marshal

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

Fire code review_Minor_PL20230036 5-20-2024

General Comments (13)



Status: General Comments set by KakavasSE on 5/20/2024 at 12:06:11 PM

Subject: 1-Minor Site Review - County

Author: KakavasSE

Date: 5/20/2024 12:10:58 PM

Page Label: 1

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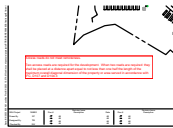
Minor Site review has been conducted for La Plata County, project PL20230036 consisting of a site plan, civil drawings for an RV resort with a combine 277 spaces, clubhouse, and bath house. Comments from our office are informational and provide basic elements for the conceptual design of the property. By no means is this project approved to move forward. Previous review comments were provided as part of a sketch/feasibility review on December 13, 2022.

Durango Fire Protection District is requesting a meeting with all parties involved with the master plan and the overall development of this recreational vehicle park. Please include Developer/Owner, County Planner, Civil Engineer, Animas Water Company, and others that

The Minor Site review does not include the fire code plan review, fire alarm review, suppression system review including underground fire supply, or any other reviews outside of planning and site plan. A fire code review requires a full set of construction drawings, a permit application, and associated fees. All plan review documents to be provided electronically with our office. Additional information can be located on our website: <https://durangofire.org/property-development-construction/>

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 5/20/2024 at 2:44:25 PM

Subject: Access - Two Access Roads

Author: KakavasSE

Date: 5/20/2024 2:35:49 PM

Page Label: [46] 46 6-IN WATER KEY

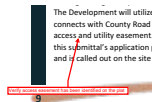
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Access roads do not meet remoteness.

Two 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 IFC, D107 and D104.3



Status: General Comments set by KakavasSE on 5/20/2024 at 12:29:54 PM

Subject: Access easement

Author: KakavasSE

Date: 5/20/2024 12:29:52 PM

Page Label: 15

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Verify access easement has been identified on the plat



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Status: General Comments set by KakavasSE on 5/18/2024 at 4:53:49 PM
Subject: Fire Flow
Author: KakavasSE
Date: 5/18/2024 4:42:26 PM
Page Label: 12
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Unknown construction type of the clubhouse 4,500 sqft therefore based on the greatest demand - Type V Construction - the fire flow requirement is 1,750 gpm for 2 hours with a single hydrant with spacing no greater than 500 feet from adjacent hydrants and no further than 250 feet from road or frontage

Status: General Comments set by KakavasSE on 5/20/2024 at 2:44:53 PM
Subject: Fire sprinkler system
Author: KakavasSE
Date: 5/20/2024 2:44:50 PM
Page Label: [46] 46 6-IN WATER KEY
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Provide a fire suppression system for the clubhouse as the remoteness can not be met for two access roads.

Status: General Comments set by KakavasSE on 5/20/2024 at 2:45:03 PM
Subject: Hydrant - Make and Model
Author: KakavasSE
Date: 5/20/2024 2:06:31 PM
Page Label: [46] 46 6-IN WATER KEY
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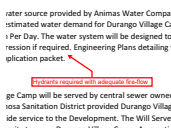
Hydrants to be "RED" and equipped with a 5" Storz and (2) 2-1/2" NHT connections and in-line with with the local water purveyor's equipment requirements. Preferred hydrants, Mueller-Super Centurion or Kennedy as it meets both the city and fire departments requirements.

Status: General Comments set by KakavasSE on 5/18/2024 at 3:53:37 PM
Subject: Hydrant-Proposed
Author: KakavasSE
Date: 5/20/2024 12:59:01 PM
Page Label: [46] 46 6-IN WATER KEY
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Hydrants to be "RED" and equipped with a 5" Storz and (2) 2-1/2" NHT connections and in-line with with the local water purveyor's equipment requirements. Preferred hydrants, Mueller-Super Centurion or Kennedy as it meets the fire departments requirements.

Status: General Comments set by KakavasSE on 5/20/2024 at 12:24:11 PM
Subject: Hydrants - Required
Author: KakavasSE
Date: 5/20/2024 12:24:07 PM
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Hydrants required with adequate fire-flow





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Status: General Comments set by KakavasSE on 5/20/2024

at 12:52:11 PM

Subject: Hydrants - Required

Author: KakavasSE

Date: 5/20/2024 12:53:54 PM

Page Label: [9] 9 FIRE HYDRANT EXHIBIT

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Status: General Comments set by KakavasSE on 5/20/2024

at 12:40:35 PM

Not for construction

Subject: Not for construction

Author: KakavasSE

Date: 5/20/2024 12:40:33 PM

Page Label: [1] 1 COVER SHEET

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Not for construction

RELIMINAF

Status: General Comments set by KakavasSE on 5/20/2024

at 12:22:52 PM

River put in is already available

Subject: River put in

Author: KakavasSE

Date: 5/20/2024 12:22:51 PM

Page Label: 13

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Status: General Comments set by KakavasSE on 5/20/2024

at 12:20:43 PM

Didn't come through our office for a formal fire code review. In November 2021 our office provided a sketch/feasibility review.

Subject: Sketch review

Author: KakavasSE

Date: 5/20/2024 12:21:01 PM

Page Label: 11

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Status: General Comments set by KakavasSE on 5/18/2024

at 3:53:59 PM

Subject: Storz Connection

Author: KakavasSE

Date: 5/18/2024 2:53:04 PM

Page Label: [64] 64 UTILITY DETAILS 3

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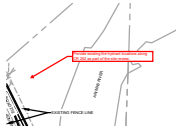


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Response Required (9)



Status: Response Required set by KakavasSE on 5/18/2024 at 3:51:57 PM

Subject: Existing hydrants

Author: KakavasSE

Date: 5/18/2024 3:51:54 PM

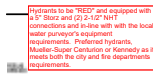
Page Label: [5] 5 UTILITY PLAN

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Provide existing fire hydrant locations along CR 252 as part of the site review.



Status: Response Required set by KakavasSE on 5/18/2024 at 3:53:48 PM

Subject: Hydrant - Make and Model

Author: KakavasSE

Date: 5/18/2024 2:53:16 PM

Page Label: [64] 64 UTILITY DETAILS 3

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Hydrants to be "RED" and equipped with a 5" Storz and (2) 2-1/2" NHT connections and in-line with with the local water purveyor's equipment requirements. Preferred hydrants, Mueller-Super Centurion or Kennedy as it meets both the city and fire departments requirements.



Status: Response Required set by KakavasSE on 5/20/2024 at 3:10:09 PM

Subject: Hydrant-Proposed

Author: KakavasSE

Date: 5/20/2024 3:10:06 PM

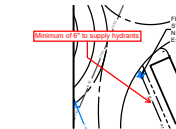
Page Label: [46] 46 6-IN WATER KEY

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Where is the hydrant for the convenience store on this parcel?



Status: Response Required set by KakavasSE on 5/18/2024 at 3:52:21 PM

Subject: Hydrant-Proposed

Author: KakavasSE

Date: 5/18/2024 3:52:29 PM

Page Label: [49] 49 6-IN WATER B P-PRO 170+00 TO 179+00

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Minimum of 6" to supply hydrants



Status: Response Required set by KakavasSE on 5/20/2024 at 12:55:08 PM

Subject: Hydrants - Required

Author: KakavasSE

Date: 5/20/2024 12:55:04 PM

Page Label: [9] 9 FIRE HYDRANT EXHIBIT

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Hydrant spacing based on a linear distance as 5" hose is laid as the vehicle drives from a hydrant down the access road to structure or event area



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Status: Response Required set by KakavasSE on 5/20/2024 at 11:41:57 AM
Subject: Meeting
Author: KakavasSE
Date: 5/20/2024 11:41:55 AM
Page Label: 3
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Meeting required with Animas Water Company, Developer, County, and our office to further discuss.

Status: Response Required set by KakavasSE on 5/20/2024 at 12:39:08 PM
Subject: River put in
Author: KakavasSE
Date: 5/20/2024 12:39:05 PM
Page Label: 25
Color: ■
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What is the building size, construction type? Identify on drawings of nearest fire hydrant for additional review.

Status: Response Required set by KakavasSE on 5/18/2024 at 4:53:27 PM
Subject: RV Park - NFPA 1194
Author: KakavasSE
Date: 5/20/2024 12:15:24 PM
Page Label: 1
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RV parks are not directly addressed in the International Fire Code(IFC), development shall include requirements per NFPA 1194, the Standard for Recreational Parks and Campgrounds, 2015 edition, in accordance with section 102.7 of the adopted La Plata County Ordinance 2023-01

Status: Response Required set by KakavasSE on 5/18/2024 at 4:53:34 PM
Subject: RV Park - Site Plan
Author: KakavasSE
Date: 5/20/2024 12:15:24 PM
Page Label: 1
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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.

Status: Revise set by KakavasSE on 5/20/2024 at 12:34:43 PM
Subject: Hydrants - Required
Author: KakavasSE
Date: 5/20/2024 12:34:34 PM
Page Label: 16
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Who was contacted? The seven hydrants are proposed and do not align with proper fire fighting requirements. Hydrant locations have been provided on the civil drawings. Civil drawings to be revised for additional review with our office.

Revise (3)



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Status: Revise set by KakavasSE on 5/18/2024 at 3:53:56 PM shall
Subject: Secondary access
Author: KakavasSE
Date: 5/20/2024 12:26:43 PM
Page Label: 15
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Status: Revise set by KakavasSE on 5/18/2024 at 4:00:18 PM Meter interferes with fire-flow, provide manufactures data for further review.
Subject: Water meter on 6" main?
Author: KakavasSE
Date: 5/20/2024 2:37:59 PM
Page Label: [47] 47 6-IN WATER A P-PRO 150+00 TO 158+00
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Hwy 550 through Trimble Lar
ads and will provide redunda
id
shall
ill not require secondary or e
northern boundary (Parcel 5
connects with a shared road fl

