



Planning Guide for Developments

To submit plans or schedule inspections, please email fireprevention@fffd.us

Plan Reviews:

1. A Plan Review/Fire Permit Application must be completed at the time of submittal. All applicable project review and impact fees must be paid before the plan review will be completed.

NOTE: All project drawings must be reviewed, stamped and signed by a State of Colorado licensed engineer, architect or NICET level III designer with a specialization in fire protection.

2. A Fire Code Analysis Report will need to be provided by the designer. The Fire Code Analysis Report must include the following information:
 - Total project square footage
 - Total building square footage
 - Building construction type RE: (Type I-V)
 - Occupancy classification
 - Design code year
 - Specific fire alarm or fire suppression systems information
3. Frederick-Firestone Fire Protection District only accepts electronic submittals in the form of a Thumb Drive, PDFs by e-mail or by programs such as Dropbox or Citrix, etc.

The following items need to be submitted electronically for the plan review to be completed:

- Completed and Signed FFFPD Application for Plan Review. Available on our website - www.ffffd.us.
- Unlocked stamped drawings to include Civil, Architectural and MEP Drawings.
- Unlocked Fire Safety System Shop Drawings to include fire alarm with data/cut sheets, fire sprinkler with data/cut sheets, specialized project drawings with data/cut sheets, hazardous materials with data/cut sheets, Kitchen Hood Fire Suppression Systems with data/cut sheets and Mobile Food Vehicle with data/cut sheets.

NOTE: Frederick-Firestone Fire Protection District does not accept deferred submittals except Kitchen Hood Fire Suppression Systems and Commercial Paint Spray Booths.

Once the submitted documents/drawings and information are reviewed and accepted the documents/drawings will be stamped by FFFPD and returned to person submitting the project.

The accepted documents/drawings will need to be printed and available at the project site for review during construction.



All submitted drawings must meet all the requirements listed in the 2018 and 2021 International Fire Codes or the current addition of the NFPA Standards.

Fire Code and Standards:

- Town of Firestone – 2018 International Fire Code as adopted and amended by the Town of Firestone.
- Town of Frederick – 2021 International Fire Code as adopted and amended by the Town of Frederick.
- Weld County Property located in the Frederick-Firestone Fire Protection District – 2018 International Fire Code as adopted and amended by the Frederick Firestone Fire Protection District.
- NFPA101, Life Safety Code, Reference Only
NOTE: All Licensed Healthcare Facilities are required to meet the NFPA 101 Life Safety Code as required by the State of Colorado Department of Health & Environment.
- All current applicable NFPA Codes and Standards
- All current applicable State of Colorado Regulations and Standards for Oil and Gas Wells

Fire Department Access:

- 2018 and 2021 International Fire Code, Chapter 5, Section 503 *Fire Apparatus Access Roads*
- 2018 and 2021 International Fire Code, Appendix D of *Fire Apparatus Access Roads*

NOTE: All “Imminent Travel Lanes” for all residential projects will need to be at least 26’ unobstructed width. All “Imminent Travel Lanes” for all commercial projects will need to be 26’ unobstructed width.

Address Numerals:

- 2018 and 2021 International Fire Code, Chapter 5, Section 505 *Premise Identification*
- Address numerals shall be visible from the street fronting the property and posted with a minimum of 4” numerals mounted on a contrasting background.

Security Key Box:

- 2018 and 2021 International Fire Code, Chapter 5, Section 506 *Key Boxes*
- A Security Key Box (KNOXBOX) is required to be mounted on the front of every new commercial building that is constructed with a fire alarm or a fire suppression system located in the Frederick-Firestone Fire Protection District.

NOTE: Large commercial properties will require more than one Security Key Box



Water Supply:

- 2018 and 2021 International Fire Code, Chapter 5, Section 507 *Fire Protection Water Supplies*
- All new fire hydrants are to be approved by the Town of Frederick Engineering Department and the Town of Firestone Engineering Department.
- Fire hydrants shall be placed no more than 80 feet from the Fire Department Connection (FDC).
- Fire hydrant placement shall be spaced as directed in the 2018 and 2021 International Fire Code, Appendix C, *Fire Hydrant Locations and Distribution*

NOTE: Spacing for Single Family residential communities will be a maximum of 500 feet. Spacing for Multi-Family residential communities will be reviewed under the commercial section of the 2018 and 2021 International Fire Code.

Fire Flow Requirements:

- 2018 and 2021 International Fire Code – Appendix B, *Fire-Flow Requirements for Commercial Buildings*
- A fire-flow analysis report shall be provided for the project.

Residential Fire Sprinkler Systems:

- Residential Fire Sprinklers may be required for all Single-Family Homes if travel distances are greater than 1000' from a fire hydrant or if no fire hydrant exists for fire protection.
- A minimum of 1000 GPM for 1 hour is required for homes not larger than 3600 SF. Single Family Homes greater than 3600 SF will be reviewed from the 2018 and 2021 International Fire Code, Appendix B *Fire Flow Requirements for Buildings* to determine the required fire flows.

Plan Review Package Checklist:

- Completed FFFPD Plan Review/Fire Permitting Application
- Pay all applicable plan review and permitting fee's by check, credit or debit card
- Engineering Report, signed and stamped
- Site Plan drawing submittal, signed and stamped
- Fire-Flow Analysis Report
- Architectural and MEP drawing submittal, signed and stamped
- Civil drawings, signed and stamped
- Fire Alarm shop drawings and data cut sheets, signed and stamped



- Fire Sprinkler shop drawings and data cut sheets, signed and stamped
- Underground fire line drawings and data cut sheets, signed and stamped
- Any additional systems will need drawings and data cut sheets, signed and stamped
- Copies of Division of Fire Prevention and Control Fire Suppression and underground Fire Line Contractor Registrations.

If you have any further questions, please contact the *Fire Prevention Division* at 303-833-2742.