

August 30, 2018

Mr. Bob Poncelow
Fire Marshal
Poudre Fire Authority
102 Remington Street
Fort Collins, CO. 80524

Reference: **Request for modification to IFC Appendix D, Section D105.3**

Dear Bob,

On behalf of our client, East Mountain 221 LLC, we respectfully request a modification to the IFC 2018, Appendix D Fire Apparatus Access Roads, Sect. D105.3, Proximity to building.

Project Description/Design Parameters

The proposed development is located on the southwest corner of East Mountain Ave. and Matthews Streets. The project will be a four-story mixed-use building consisting of office/retail spaces on the first 2 levels and for-sale condominiums on the 3rd and 4th floors. There will be a below grade parking level for approx. 40 cars. There will be an occupied roof terrace.

Two accessible means of egress will be provided as per table 1006.3.2, 2018 IFC. Each stairway will be construction as a 2-hour assembly. Each stair will access the roof with one stair running continuously to the garage. Each stair will exit directly to the exterior and a public way. The location of the stairways meets the required separation as per the 2018 IBC.

The building will provide (2) elevators, one of which will be considered an accessible means of egress complying with section 1009.4, 2018 IFC.

The height of the parapet that accesses all portions of the roof is 56' from the sidewalk below.

We are unable to obtain the required 30' maximum distance from the street and the 56' high parapet allowing for PVA's ladder truck to reach the roof by the recommended standards set forth by PVA.

We have met with Andrew Rosen and Jim Lynxwiller to discuss our options to provide a safe alternative to this requirement.

It was discussed in our meeting that we consider the means and methods that would typically be used in a high-rise building construction.

Modification Request:

The following are the design considerations we are proposing to provide a safe system that will allow both the occupants and the emergency responders access to and from the proposed 4 story building:

1. The building will be equipped and comply with an active fire protection equipment system as per 2018 IFC, section 901.4.1. and the 2018 IBC.
2. The building will be equipped with (1) accessible means of egress elevator as per section 1009.4.1, 2018 IFC.
3. Both stairways will be provided with two-way communication systems complying with sections 1009.8.1 and 1009.8.2, 2018 IFC.
4. Both stairways will be provided with a pressurization system in accordance with IBC 2018, section 909.6.
5. We propose to feed legally required standby systems including elevators and pressurization fans from a distribution panel that will be fed from a direct tap off the main building switchboard in its own vertical switchboard section ahead of the main disconnect. An enclosed circuit breaker labeled with "Legally Required Standby Power System" will allow shutdown of this system. This strategy has been approved in similar projects in the past including the Uncommon project at 310 S College Ave. This strategy has been reviewed and approved by Russ Hovland, Chief Building Official.
6. We propose to feed the fire pump with a separate feed straight from the utility transformer. The power source has been deemed reliable by Fort Collins Light & Power so only one source of power is required. This strategy has been reviewed and approved by Russ Hovland, Chief Building Official

Thank you for your consideration and approval of this modification to standards.

Sincerely,



H. Robert Hosanna, A.I.A. - Architect

The Neenan Company

