

LITTLETON FIRE RESCUE

2255 West Berry Avenue - Littleton, Colorado 80165 - (303) 734-8300

PLAN REVIEW COMMENTS

TMMC Property Management

Project #:

Date Completed: June 18, 2007

Attn: Denise Haas

Project Name: Highline Meadows Residential Development

at: 6800 South Broadway and East Highline Circle

On 06-23-2006, 09-29-2006, 04-30-2007 Littleton Fire Rescue completed communications with the property management company about concerns at the property. On 05-30-2007 I received a letter from Jim Culligan with Culligan Consulting conforming the action to connect to the Denver Water Department system along South Broadway. The letter also had a response from Denver Water dated 05-25-2007 pertaining to the Highline Meadows Residential Development, located at 6800 South Broadway. The following comments pertain to the letters and corrective action required:

CODE USED IN REVIEW:

The submitted plans have been reviewed for compliance to the 2003 edition of the International Fire Code and NFPA Standards.

SUMMARY: As referenced in previous letters Littleton Fire Rescue made Highline Meadows Complex aware that there are imminent life safety concerns as a result of the limited water supply at the complex.

REVIEW COMMENTS:

SUMMARY: Corrective action required:

1. The Fire Department had already served notice of the need to resolve the water distribution system / hydrants and include them into the Denver Water system for the project so that there is a dependable and quality water system. The Fire Department is aware that progress is being made, however the progress needs to be communicated to the Fire Department on a regular basis and a date of final resolution needs to be forwarded to the Fire Department. Through discussions with Littleton Fire Rescue, Highline Meadows shall establish a target date for conversion to a public water system. As a result of the letters from Denver Water Department and Culligan Consulting Inc. the Fire Department will require the following corrective action:

- a) That the agreement should be executed between Culligan and the complex;
- b) That the complex will need to retain a competent contractor that is approved by Denver Water to complete the excavation as soon as possible;

NOTE: The Fire Department will encourage Denver Water Department to waive the plan review process in order to expedite the process and installation.

- c) That once the SECOND connection to the water system is completed the following will be required as specified in previous communications:

- 1) A site plan of the complex depicting the location of the water lines, sizes of water lines, type of pipe being used, and gate valve locations;
- 2) Fire flow from at least three hydrants in the loop tested after the connection has been completed;
- 3) General maintenance on the gate valves and hydrants as would be required by Denver Water Department if the hydrants were included into their system;

NOTE: Once completed the above documentation shall be forwarded to the Fire Department for review.

2. It should be noted that the metered connections to the main on South Broadway are a temporary solution and the complex will be required to work with the Denver Water Department to include the system into the Denver system to ensure that no future impacts with the water distribution are effected and that the system is properly maintained. The Fire Department would request that a 5 year plan to complete this inclusion into the Denver Water system be developed by the complex and coordinated through a competent consultant with the Denver Water Department. The Fire Department understands that this inclusion may result in some additional costs, however based upon the past event and concern for

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fire and life safety in the complex the Fire Department feels that the 5 year time allowance will provide adequate time for the owners to budget for the inclusion.

COMMENT ABOUT FAILURE TO FOLLOW FIRE CODE REQUIREMENTS:

The Fire Code has been adopted by ALL Fire Departments, in Arapahoe, Douglas and Jefferson County, and the Littleton Fire Department. The Fire Code REQUIRES correction of fire and life safety violations, and that the business maintain a fire safe environment for workers.

The code allows for Fire Departments to issue a citation (ticket) to the individual(s) or corporation in violation of the provisions of the code. The General Contractor, subcontractors, and anyone else with knowledge that the violations exist could be charged with a violation of the fire code. If charged the Littleton Fire Department would issue a CRIMINAL Summons and Complaint, which requires an appearance in court for a Class 3 Misdemeanor. If convicted, under Colorado law a Class 3 Misdemeanor could carry a penalty of 6 months in jail and / or \$750.00 fine. It's important to note that those charged would NOT be charged with only one class 3 Misdemeanor, as EACH section of the code violated constitutes a SEPARATE violation, and EACH DAY the violations occurs constitute a separate violation.

In summary, Those charged could be the owner, general contractor, subcontractors, and workers; from the date the violations were noted until corrected. The violations that could be charged from the fire code consist of multiple separate violations times the number of days which can equal the potential of substantial jail time and / or fines. In addition, if convicted the individual WOULD have a Class 3 Misdemeanor conviction on their criminal history. It becomes very important that everyone consider these ramifications when making the intentional determination to violate the code.

Should you have any questions please feel free to contact me.

Rick L. Young - Deputy Fire Marshal - RYoung@LittletonGov.Org