

Section 24 - Fire Protection

(orig. 7-12-05)

A. Planning Standards

Fire protection measures, in accordance with standards, codes, and regulations adopted by serving fire districts shall be required.

1. Fire hydrants

Fire hydrants shall be provided when a water distribution system will serve the proposed development. (reloc. 07-12-05; am. 8-14-07)

- a. The water distribution system shall be capable of delivering the serving fire district's required fire flow to the distribution system within the proposed development. (reloc. 07-12-05, am. 8-14-07)
- b. Fire hydrants shall be located at the intervals as defined in the current codes adopted by the serving fire district. (reloc. 07-12-05, am. 8-14-07)
- c. Fire hydrants shall be located in the public Right-of-Way or at other locations as required by the serving fire district. Fire hydrants shall have hydrant markers. Fire hydrant easements shall be provided and dedicated to the appropriate fire and/or water authority when the hydrants are not within a public or private street/road or emergency vehicle lane Right-of-Way. (reloc. 07-12-05, am. 8-14-07)
- d. Fire hydrants shall be accessible and clearly visible to the serving fire district apparatus from County maintained streets/roads, privately maintained streets/roads or unobstructed emergency vehicle lanes. (reloc. 07-12-05, am. 8-14-07)
- e. Fire hydrants shall be installed in accordance with the serving fire district's adopted standards. Construction of fire hydrants shall conform to adopted codes, standards and regulations. (reloc. 07-12-05, am. 8-14-07)

2. Cisterns

Fire cisterns and dry hydrant systems shall be provided in developments which are not served by hydrants unless the responsible serving fire district has approved an alternative fire protection water supply system. (reloc. 07-12-05; am. 8-14-07)

- a. Dry hydrants may be required in combination with fire cisterns or other approved fire protection water supply systems. (reloc. 07-12-05; reloc. 8-14-07)
- b. Fire cistern and/or dry hydrant systems easements shall be provided and dedicated to the serving fire district to afford accessibility of the cistern from a public or private street/road. Easements shall be of sufficient size to facilitate maintenance. (reloc. 07-12-05; am. 8-14-07)
- c. Construction of fire cisterns shall be in accordance with the serving fire districts' approved plans. (reloc. 07-12-05, am. 8-14-07)

3. Access

- a. All emergency vehicle lanes shall be designed and constructed according to the Circulation Section of the Jefferson County Land Development Regulation, the Jefferson County Transportation Design and Construction Manual and the serving fire districts' adopted codes. (am. 07-12-05, am. 8-14-07; am. 11-24-15)
- b. All streets/roads, including emergency vehicle lanes, shall be designed to maintain a minimum unobstructed clearance of 3 feet around fire hydrants and dry hydrants. (reloc. 07-12-05, reloc. 8-14-07)

B. Fire Protection Will Serve Letter

1. Content

A will serve letter from the serving fire district indicating that the fire district will provide fire protection services for the proposed development is required. (am. 07-12-05, am. 8-14-07)

C. Fire Protection Construction Plan(s)

1. Preparation

The Fire Protection Construction Plan(s) shall be prepared and signed by a professional engineer, licensed in the State of Colorado and qualified in the field of civil engineering or fire protection engineering. (reloc. 07-12-05, am. 8-14-07)

2. Content

The Fire Protection Construction Plan(s) shall include, if applicable, but not be limited to, the following: (am. 07-12-05, am. 8-14-07)

a. Fire Hydrants (reloc. 07-12-05, reloc. 8-14-07)

- (1) Detailed water system design and specifications. (reloc. 07-12-05, reloc. 8-14-07)
- (2) Detailed descriptions of the water system construction standards. (reloc. 07-12-05, reloc. 8-14-07)
- (3) Locations and fire flows of hydrants. (reloc. 07-12-05, reloc. 8-14-07)

b. Fire Cisterns and/or Dry Hydrants (reloc. 07-12-05, reloc. 8-14-07)

- (1) Detailed design and specifications. (reloc. 07-12-05, reloc. 8-14-07)
- (2) Detailed descriptions of the construction standards. (reloc. 07-12-05, reloc. 8-14-07)
- (3) Locations and capacities of the cisterns and/or dry hydrants. (reloc. 07-12-05, reloc. 8-14-07)

3. Approval

a. Where the development is located within the boundaries of a serving fire district, the serving fire district and Jefferson County shall approve:

- (1) Construction Plans of the locations of hydrants, cisterns and dry hydrants;
- (2) the design and specifications of the hydrants, cisterns and dry hydrants;
- (3) the fire flow of hydrants and capacity of cisterns; and
- (4) access. (am. 8-14-07)

b. The Water District, where applicable, shall approve the designs and specifications of the Water Supply System to the hydrants. (reloc. 07-12-05, reloc. 8-14-07)

D. Wildfire Hazard Mitigation Plan(s) (am. 7-17-18)

1. Preparation

Plan(s), if required by Planning and Zoning, shall be prepared by professional foresters from accredited universities or other qualified firefighting professional trained in fire science, with a minimum of two (2) years of wildfire fighting experience in the Rocky Mountain Area. (reloc. 07-12-05, am. 8-14-07; am. 7-17-18)

2. Contents

Plan(s) shall be prepared in accordance with County procedures and shall include the following. Additional detail on the requirements is located in the Wildfire Mitigation Plan form available with Planning and Zoning: (am. 07-12-05, am. 8-14-07; am. 7-17-18)

a. Cover Page. (reloc. 07-12-05, reloc. 8-14-07; am. 7-17-18)

b. Property Characteristics. (reloc. 07-12-05, reloc. 8-14-07; am. 7-17-18)

c. Wildfire Potential Assessment:

A forest inventory and analysis which identifies and assesses the major timber stands according to the criteria utilized by the current Colorado Landowner Forest Stewardship Plan Development Guidelines of the Colorado State Forest Service. (reloc. 07-12-05, reloc. 8-14-07; am. 7-17-18)

d. Recommended Mitigation Actions. (reloc. 07-12-05, reloc. 8-14-07; am. 7-17-18)

e. Appendices with Supporting Documentation. (orig. 7-17-18)

3. Approval

Plan(s) shall be reviewed by the Colorado State Forest Service and the serving fire protection district and

approved by Planning and Zoning. (reloc. 07-12-05, am. 8-14-07; am. 7-17-18)