



Routt County
De-Construction Permit Application

May 19, 2021

Project: Steamboat Base Village Redevelopment
RE: BP3 Promenade

Fire Management Plan

The “Promenade” is a section of work that is a part of the Steamboat Base Village Redevelopment. This limits of construction as shown in the CSMP and Permit Drawings consist of the main Gondola Square area where the Old(Planned to be demo’d) Gondola Terminal currently resides.

THE WORK FOR THE PROMENADE BUILDING AND PLAZA BUILDING WILL BE PERMITTED IN 3 PACKAGES. A CERTIFICATE OF OCCUPANCY IS NOT BEING REQUESTED UNTIL THE FINAL PACKAGE IS PERMITTED, CONSTRUCTED, AND ALL LIFE SAFETY SYSTEMS AND INSPECTIONS AND OTHER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION ARE COMPLETED AND APPROVED.

PACKAGE I: PROMENADE BUILDING SHELL AND CORE. THIS INCLUDES FOUNDATIONS, SUPERSTRUCTURE, AND UNDERGROUND UTILITIES. PLAZA LANDSCAPING – HARDSCAPE AND SOFTSCAPE, ICE RINK, AND STAGE. MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND INFORMATION TECHNOLOGY SCOPES INCLUDE EQUIPMENT, DISTRIBUTION SYSTEMS FOR THE SHELL AND CORE BUILDING AND INCLUDING THE REFRIGERATION PLANT AND PIPING FOR THE ICE RINK. ARCHITECTURAL SCOPE INCLUDES NEW PARTITIONS, FINISHES, DOORS AND HARDWARE, WATERPROOFING, AND EXTERIOR ENCLOSURE. NO VERTICAL TRANSPORTATION – ELEVATORS AND STAIRS ARE INCLUDED.

Emergency Response

The Base Village Fire Access Plan remains unchanged. A copy of that plan is attached to this CSMP.

During Demo and Construction

There are no existing systems that are being taken “off line” to perform the construction of the Promenade Scope. All new construction activities are exterior.

Within limits of construction, contractor will provide portable fire extinguishers within 75 foot travel distance from all portions of the building area on each floor of construction. Any activity prone to generate sparks will be required to adhere to a “hot-work” permit with additional fire preventive measures.

Construction Completion

FIRE SUPPRESSION:

FIRE ALARM AND SMOKE DETECTION SYSTEM PER IBC 907.2 & NFPA 72

FIRE ALARM SYSTEM:

FIRE RESISTIVE, (100% SPRINKLERED PER NFPA 13 AND STANDPIPES IN EACH STAIRWAY ENCLOSURE WITH HOSE CONNECTIONS AT INTERMEDIATE LANDINGS AND ROOF MANIFOLDS

Building Requirements for completed construction:

These systems will be designed by the contractor performing installation and those plans and submittal will be passed through the Fire Department AHJ for approval as applicable prior to installation.

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Community

Fire Prevention Requirements for new Construction

The following guidelines will be adhered to with the new construction:

1. EVERY EXIT DOOR IS SPECIFIED TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY AND WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
2. INTERIOR WALL AND CEILING FINISHES ARE SPECIFIED TO BE CLASS 2 (FLAME SPREAD 26-75, SMOKE DEVELOPED 450 OR LESS) OR BETTER, UNLESS NOTED OTHERWISE.
3. INTERIOR TRIM IS SPECIFIED TO BE CLASS 3 (FLAME SPREAD 76 TO 200, SMOKE DEVELOPED 450 OR LESS) OR BETTER.
4. INTERIOR TRIM FOR CEILINGS IS SPECIFIED TO BE 10% OR LESS OF TOTAL CEILING AREA. INTERIOR TRIM FOR WALLS IS SPECIFIED TO BE 20% OR LESS OF TOTAL WALL AREA.
5. THIS PROJECT DOES NOT INCLUDE STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS OR HAZARDOUS SUBSTANCES.
6. ALL WOOD BLOCKING, CLEATS, GROUNDS, SHEATHING AND OTHER MISC. CARPENTRY ITEMS SHALL BE FIRE RETARDANT TREATED
7. FLOOR COVERINGS FOR CORRIDORS, LOBBIES, STAIRS, OTHER EXIT PATHS OR EXIT AREAS ARE SPECIFIED TO BE CLASS B OR BETTER.
8. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, WITHIN ELECTRICAL AND MECHANICAL ROOMS, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY GOVERNING AUTHORITIES. PROVIDE PORTABLE FIRE EXTINGUISHER COMPATIBLE WITH AUTOMATIC FIRE EXTINGUISHING SYSTEM AGENT AND IN ACCORDANCE WITH SECTION 904.12.5 OF THE IFC, AND WITHIN 30 FT OF COMMERCIAL KITCHEN EQUIPMENT.
9. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
10. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
11. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
12. DOORS OPENING INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.
13. 20-MINUTE DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.
14. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
15. DECORATIONS (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) SHALL BE NON-COMBUSTIBLE OR BE FLAMEPROOFED IN AN APPROVED MANNER.
DECORATIONS (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) SHALL BE NON-COMBUSTIBLE OR BE FLAMEPROOFED IN AN APPROVED MANNER.
16. PROVIDE FIRE DAMPERS, FIRE SMOKE DAMPERS OR DOORS WHERE DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS. TYPICAL ALL AREAS. COORDINATE WITH EOR TO ENSURE FIRE SMOKE OR SMOKE DAMPER ARE REQUIRED AT LOCATIONS. WORK PERFORMED WITH OUT CLARIFICATION OR COORDINATION SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE GC.
17. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM, FIRE CODE REGULATIONS.
18. EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/ LIFE SAFETY SYSTEM FOLLOWING APPROVAL BY LANDLORD'S LIFE SAFETY ENGINEER. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
19. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
20. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
21. EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM FOLLOWING APPROVAL BY LANDLORD'S LIFE SAFETY ENGINEER. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
22. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.



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