



Routt County  
De-Construction Permit Application

May 25, 2021

Project: Steamboat Base Village Improvements  
RE: Gondola Square Interiors Bldg A, C, and F

### **Fire Management Plan**

Gondola Square at base village is made up of a number of interconnected buildings and businesses. This project will be interior demolition and interior renovations to Bldgs A, C, and F, limits of those areas of construction are identified in the CSMP and the documents for construction.

#### **During Demo and Construction**

##### Fire Alarm:

During Demolition and New construction the continuation of building systems may be necessary. Contractor to trace and identify existing electrical systems (including fire alarm) wiring in areas prior to demolition. If there are areas located adjacent to the construction areas with circuits that pass through the demolition limits, EC to disconnect and rework branch circuits and or feeders to maintain electrical continuity to loads outside of remodeled area.

All Power and Fire Alarm Devices / Conduit Located in Walls indicated to be demolished shall be removed to common junction box above ceiling or to adjacent device being maintained in walls call out to remain. Circuits with devices being completely demolished shall be demolished back to electrical panel they are currently fed from. All existing and new branch circuits will be re-fed from new electrical equipment associated with this scope.

##### Fire Suppression:

Areas with demolition scope are provided with a wet fire protection sprinkler system with suspended heads. Where ceilings are removed, fire protection heads shall be replaced with upright heads in accordance with NFPA. It is unknown at this time if the fire sprinkler system is able to be easily segregated to drain portions of the systems in demolition areas while keeping a suppression system live in areas outside of remodeled area. If areas outside of the remodeled area are unoccupied, contractor to seek approval to keep the suppression system drained until modifications to accommodate demolition is completed. If leaving the system off line requires fire watch protocol, contractor to adhere to standard requirements from Fire Department.

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.

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**Emergency Response**

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

**Construction Completion**

Building Requirements for completed construction:

OCCUPANCY TYPE:	GROUP B, BUSINESS
CONSTRUCTION TYPE:	TYPE II-A
FIRE ALARM SYSTEM:	FIRE ALARM AND SMOKE DETECTION SYSTEM PER IBC 907.2 & NFPA 72
FIRE SUPPRESSION:	FIRE RESISTIVE, (100% SPRINKLERED)

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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