

STEAMBOAT OFFICE  
24 B 5TH STREET  
STEAMBOAT SPRINGS, CO 80487

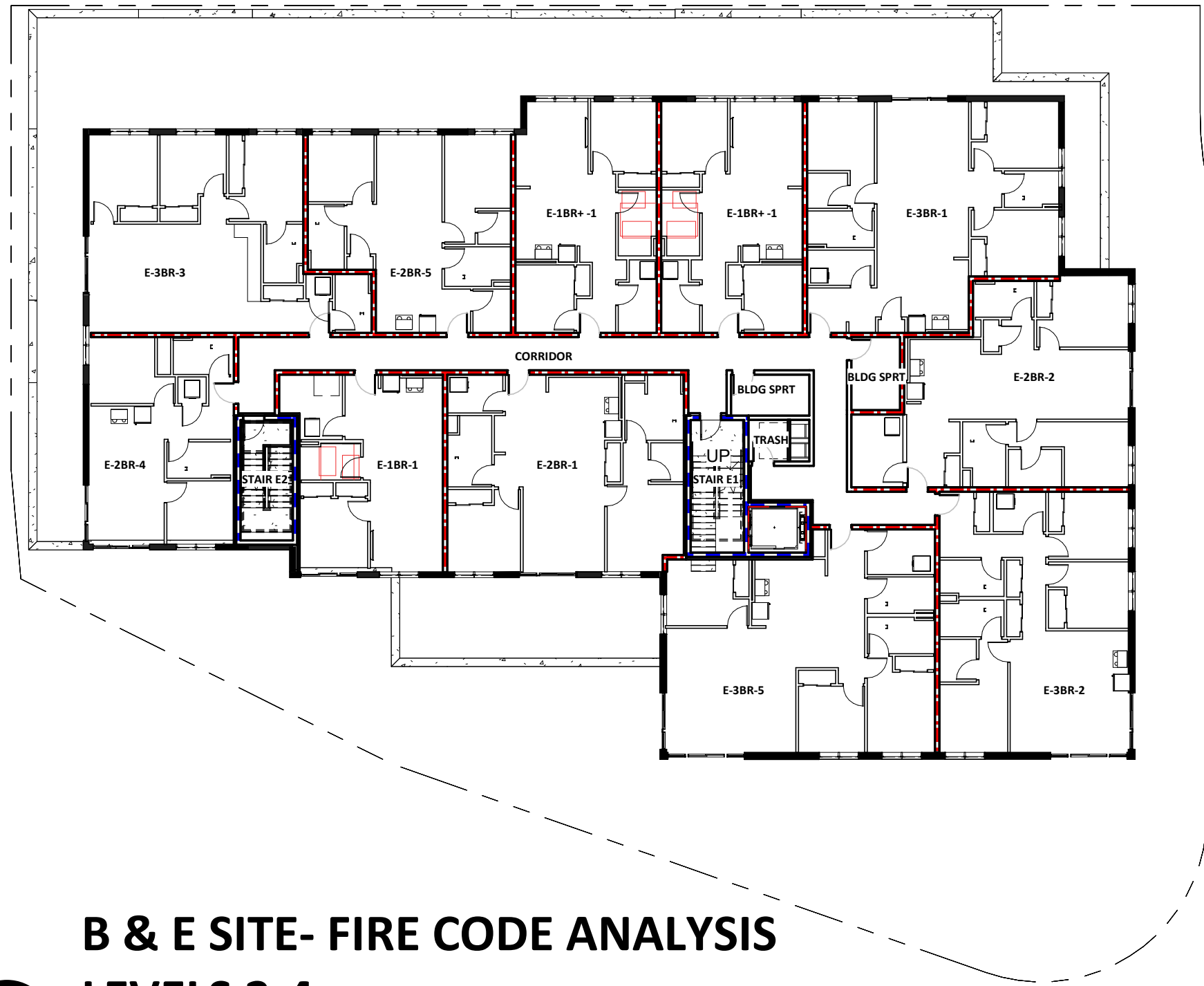
RIVERVIEW  
SITE B & E  
STEAMBOAT SPRINGS, CO

Issue Dates:

DATE	DESCRIPTION
09/08/2023	DEVELOPMENT PLAN
11/16/2023	DEVELOPMENT PLAN 2ND SUBMITTAL

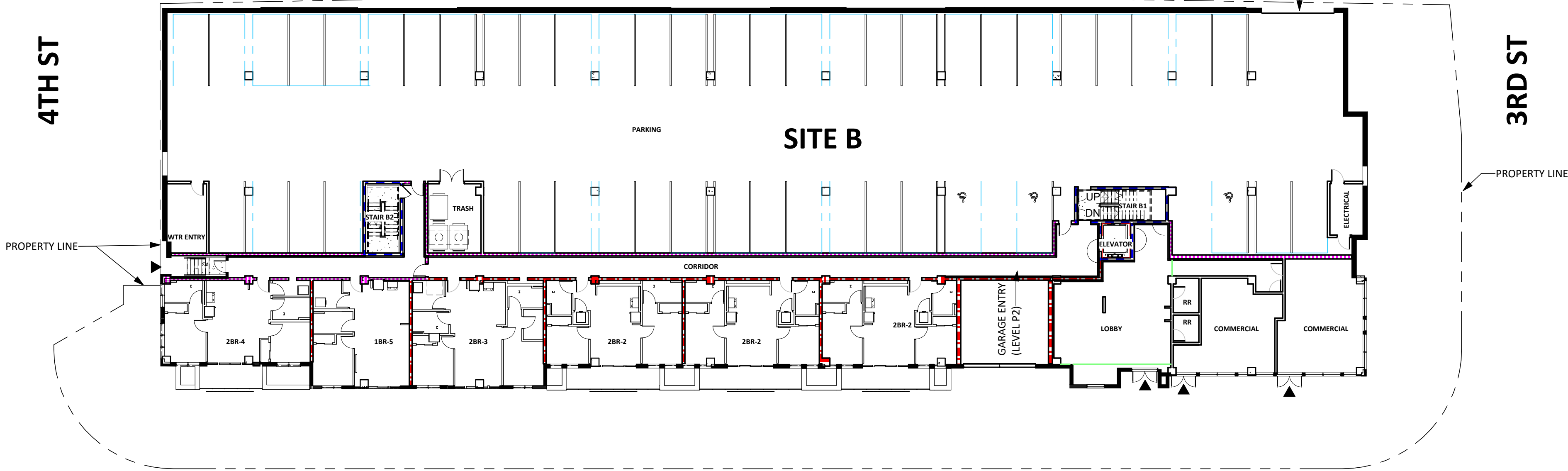
Sheet Title  
FIRE CODE ANALYSIS

Sheet No.  
G0.3



B & E SITE- FIRE CODE ANALYSIS  
LEVELS 2-4

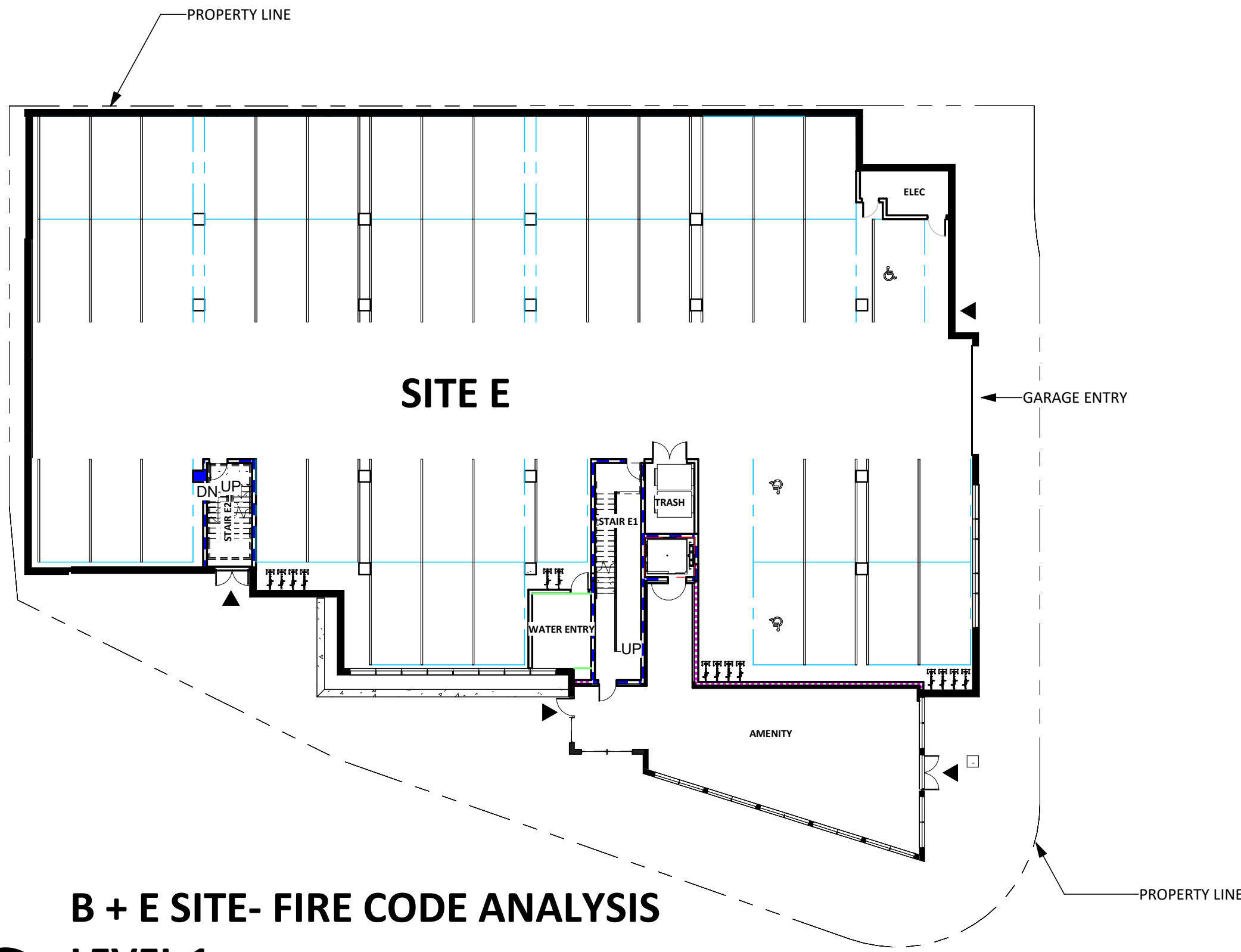
SCALE: 1" = 20'-0"



4TH ST

3RD ST

RIVERVIEW WAY



B + E SITE- FIRE CODE ANALYSIS  
LEVEL 1

SCALE: 1" = 20'-0"

BUILDING CODE LEGEND

- 1 HR FRR FIRE PARTITION/ INTERIOR BEARING WALL
  - 20 MIN PROTECTIVE OPENINGS AT CORRIDOR WALLS
  - 45 MIN PROTECTIVE OPENINGS AT OTHER FIRE PARTITIONS
  - 20 MIN SMOKE/DRAFT CONTROL ASSEMBLIES AT CORRIDOR OPENINGS
- 1 HR FRR EXTERIOR BEARING WALL
  - RATED FROM BOTH SIDES (ALL OTHER EXTERIOR WALLS ARE RATED FROM THE INTERIOR)
- 2 HR FRR INTERIOR FIRE BARRIER (GARAGE SEPERATION)
  - 45 MIN PROTECTIVE OPENINGS
- 2 HR FRR INTERIOR FIRE BARRIER (SHAFT/ STAIRWAY ENCLOSURES)
  - 45 MIN PROTECTIVE OPENINGS
- 1 HR FRR HORIZONTAL ASSEMBLY

BUILDING CODE LEGEND

- EXIT DISCHARGE
- EXIT ACCESS PATH OF TRAVEL
- FEC FIRE EXTINGUISHER CABINET (MAX DISTANCE BETWEEN ALL FIRE EXTINGUISHERS = 75'-0" PER 2018 IBC TABLE 906.3(1))
- ACCESSIBLE ROUTE
- EXIT SIGN

BUILDING CODE NOTES

- PARCEL B:  
NUMBER OF STORIES 5  
CONSTRUCTION TYPE 3 STORY VA  
OCCUPANCY OVER 2 STORY IA  
B, R-2, S-1
- PARCEL E:  
NUMBER OF STORIES 4  
CONSTRUCTION TYPE 3 STORY VA  
OCCUPANCY OVER 1 STORY IA  
B, R-2, S-1
- ALL BUILDING AREAS SHALL BE SPRINKLERED PER NFPA-13 (IBC 903.3.1.1). SPRINKLER PROTECTION SHALL BE PROVIDED AT SPACES REQUIRED BY CODE.
  - COORDINATE THE LOCATION OF THE KNOX BOX WITH FIRE DEPARTMENT AND ARCHITECT. KNOX BOX REQUIRED AT ALL EXTERIOR DOORS AND EXIT STAIRWAYS
  - LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE COORDINATED WITH FIRE DEPARTMENT, ARCHITECT, AND PLUMBING ENGINEER
  - PROVIDE FIRE SPRINKLER STANDPIPE IN EACH STAIRWELL