

Castle Rock Fire and Rescue Department

300 Perry Street - Castle Rock, CO 80104

(303) 660-1066

PLAN REVIEW

PROJECT LOCATION 978 McMurdo Circle	PROJECT # 4732
PROJECT DESCRIPTION PREAPP21-0017 - High Five PreSchool LLC - 978 McMurdo Circle - IN HOME PRESCHOOL	OCCUPANCY ID 3427
AREA INVOLVED IN ENTIRE PROJECT PREAPP21-0017 - High Five PreSchool LLC - 978 McMurdo Circle - IN HOME PRESCHOOL	ALTERNATE ID

PERMIT # 10917	PERMIT DESCRIPTION TRACKiT Review (Other)		
AREA AFFECTED BY THIS PERMIT USR21-0003 - High Five PreSchool LLC - 978 McMurdo Circle - IN HOME PRI	SQUARE FEET	VALUE OF WORK	
CONTACT NAME	NOTIFY BY	NOTIFY AT	
REASON FOR SUBMITTAL Follow up to previous submittal	PLAN REVIEWER ryoung	SUBMITTED 05/13/2021	COMPLETED 05/14/2021

CONTRACTOR See Trakit (ID 3577)	BUSINESS PHONE	FAX NUMBER
STREET ADDRESS	CITY, STATE, ZIP	
E-MAIL ADDRESS	STATE LICENSE NUMBER	

CASTLE ROCK FIRE AND RESCUE DEPARTMENT

** PLAN REVIEW LETTER **

<< PLEASE READ THE FOLLOWING CAREFULLY >>

ACTION TAKEN BY THE FIRE DEPARTMENT:

The submitted plans have been **NOT APPROVED FOR THE EXPANSION** based on the following and the additional documents provided.

On **05-14-2021** a review was conducted on the submitted **USE BY SPECIAL REVIEW** request for the **High Five PreSchool**, located at **978 McMurdo Circle**. The following comments pertain to the project:

On **03-05-2021** a review was conducted on the submitted **PRE APPLICATION** plans for the **High Five PreSchool**, located at **978 McMurdo Circle**. The Fire Department completed a plan review with **SPECIFIC** concerns pertaining to the proposed expansion of the day care / educational facility. The facility is located in an R3 occupancy, with the classroom areas located on the 2nd floor, the floor other than the level of exit discharge. As a second means of egress there is a emergency rescue rope type ladder to be used for the children to climb out the window down to safety.

After the initial **PRE-APPLICATION** review (**PREAPP21-0017**) was completed the owner of the home / facility requested a Fire Department inspection. The homeowner maintained in the communication with the Fire Department the following statement:

On Apr 22, 2021, at 14:59, Kylee Thompson <kylee.thompson@gmail.com <mailto:kylee.thompson@gmail.com>> wrote:

Dear Mr. Young,



This email is in regards to my fire inspection this afternoon. Attached below is the Report of Inspection I received from my licensing specialist from the Colorado Department of Human Services in the Fall of 2017 before opening my preschool. I was written up for two violations (2 and 3) regarding fire safety and remedied them before opening. I am open 9 total hours a week. I have spent countless hours and money to ensure I run a safe and quality program. I am not a daycare. Last year I made \$4,000 in 9 months of teaching. If required to install a sprinkler system, I will have no other choice but to shutdown my program. I would appreciate any willingness to make a consideration on this matter.

Sincerely,

Kylee Thompson

On 04-22-2021, the inspection was completed and the Fire Inspector noted that the educational portion of the home was located on the upper floor and not on the level of egress, and there was a rescue ladder still in the box, and did not appear to have ever been used for the required practice evacuation drills. The inspector also noted that the following options could be used to address the Fire Code related concerns:

- 1) The educational portion of the facility could be relocated to an office on the main floor, which is on the level of exit discharge, and would then meet the Code requirements for egress.
- 2) The basement of the home has a walk-out to the level of exit discharge and with some modifications as required by the State of Colorado could also meet the requirements for level of exit discharge for the facility.

After the fire inspection was completed the Fire Department discussed the conflict in the State Codes and Fire / Life Safety codes where the IFC and IBC Code definitions pertain to Group E (Educational) and Group R-3 (Residential) for Day Care and Educational occupancies and the occupant load of 5 becomes the main criteria.

-SEE THE SPECIFICS DEFINED IN THE PREAPP21-0017 REVIEW.

FIRE DEPARTMENT SUMMARY:

The opinion of the Fire Department remains the same, that if this facility expands they would clearly be in violation of the Fire and Life Safety Codes as they pertain to R-3 Day Care and E Occupancies. As noted above the owner clearly maintains:

"I am not a day care."

After considerable evaluation and review, the Fire Department provided documentation to the owner of the home / facility, that if her licensing remained the SAME AS IT HAS BEEN since she opened in 2017, that even though she was licensed for 6 children, and the Code defines the separation as 5 children, the Fire Department would allow her to continue to operate without changes in the home as follows:

- My recommendation to the Fire Marshal was to allow you to continue to operate under the provisions of the Code and State licensing as you are currently operating with NO changes.
- Should you choose to increase your numbers however the Fire Code would require that the educational portion of the facility be either moved to the main level of the home or into the lower level where there is direct egress to the outside, or the home be fire sprinkler protected.
- It should be noted that the State and Codes require that you practice the evacuations drills, to include the use of the emergency ladder which poses a significant concern to me with small children. I would suggest practicing with the ladder at short distances, so that at a minimum the children develop a comfort level for using the ladder.

The response from the owner was: "Sounds good to me! Thanks for your help."

CODE USED IN REVIEW:

The submitted plans have been reviewed for compliance to the 2018 edition of the International Fire Code and applicable NFPA Standards.

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

Rick L. Young - Deputy Fire Marshal - RYoung@crgov.com



DATE RECEIVED	BY:		
DATE FEE PAID	PLAN REVIEW FEE	CHECK #	RECEIPT #
05/14/2021	0.00		

PICKED UP BY	COMPANY	DATE



Castle Rock Fire and Rescue Department

300 Perry Street - Castle Rock, CO 80104

(303) 660-1066

PLAN REVIEW #
10587

PLAN REVIEW

**FIRE PREAPP
REVIEW LETTER
10587**

PROJECT LOCATION 978 McMurdo Circle	PROJECT # 4732
PROJECT DESCRIPTION PREAPP21-0017 - High Five PreSchool LLC - 978 McMurdo Circle - IN HOME PRESCHOOL	OCCUPANCY ID 3427
AREA INVOLVED IN ENTIRE PROJECT PREAPP21-0017 - High Five PreSchool LLC - 978 McMurdo Circle - IN HOME PRESCHOOL	ALTERNATE ID

PERMIT # 10587	PERMIT DESCRIPTION TRACKiT Review (PRE)		
AREA AFFECTED BY THIS PERMIT PREAPP21-0017 - High Five PreSchool LLC - 978 McMurdo Circle - IN HOME		SQUARE FEET	VALUE OF WORK
CONTACT NAME	NOTIFY BY	NOTIFY AT	
REASON FOR SUBMITTAL Review Only	PLAN REVIEWER ryoung	SUBMITTED 02/24/2021	COMPLETED 03/05/2021

CONTRACTOR See Trakit (ID 3577)	BUSINESS PHONE	FAX NUMBER
STREET ADDRESS	CITY, STATE, ZIP	
E-MAIL ADDRESS	STATE LICENSE NUMBER	

CASTLE ROCK FIRE AND RESCUE DEPARTMENT

** PLAN REVIEW LETTER **

<< PLEASE READ THE FOLLOWING CAREFULLY >>

On **03-05-2021** a review was conducted on the submitted **PRE APPLICATION** plans for the **High Five PreSchool**, located at **978 McMurdo Circle**. The following comments pertain to the project:

CODE USED IN REVIEW:

The submitted plans have been reviewed for compliance to the 2018 edition of the International Fire Code and applicable NFPA Standards.

REVIEW COMMENTS:

INFORMATION ON THE PROJECT:

The narrative for the project noted that the PreSchool has been in operation since 2017 at the same location, however the Fire Department was unaware of the facility operating as a small preschool in the residential dwelling. The narrative also noted the following:

- a) The PreSchool operates on Tuesday, Wednesday and Thursday from 9:30 - 1230.
- b) The PreSchool wishes to INCREASE to a large in-home PreSchool to allow between 7 - 12 children at any time
 - Noted increasing the current class size by two students for a total of eight.
- c) The narrative noted that the location is a PreSchool and not a daycare facility for 3-5 year old children, for kindergarten readiness.

2018 INTERNATIONAL FIRE CODE REVIEW COMMENTS:



The 2018 International Fire Code (IFC) has been adopted by the Town of Castle Rock, Douglas County and the Fire Department and provides regulation guidance pertaining to fire and life safety at facilities such as this location. In review of the IFC the following apply to the PreSchool Facility:

- 1) The IFC Occupancy Classification for this type facility meet the designation of a GROUP E Occupancy (Educational).
 - The Dwelling in which the Group E occupancy is operating is classified as a Group R-3 (Residential).
- 2) The IFC further notes the following pertaining to this Group E Occupancy:
 - Classified as a Group E - DayCare / Educational Occupancy
 - Greater than 5 children
 - Less than 5 children would be a Group R-3 Occupancy
 - Greater than 2.5 years of age
 - Who receive education, supervision, and personal care for less than 24 hours per day
- 3) The IFC could also classify the Occupancy as a Group I-4, but the requirements for these occupancies are substantial, and would be unrealistic for this occupancy. Specifically ALL Group I Occupancies are required to be fire sprinkler protected.

FIRE PROTECTION REQUIREMENTS:

The IFC provides guidance for requirements pertaining to fire protection, fire suppress, and fire detection systems. The following pertain to this occupancy:

- A) IFC Section 903.2.3 - requires fire sprinklers in Group E occupancies greater than 12,000 square feet in size. This PreSchool facility is well under that requirement and would not be subject to this portion of the requirement.
- B) The same section of the Code requires fire sprinklers in Group E occupancies, where the classroom portions exist on levels (floors) of the building other than the level of Code compliant egress (exits), except where every classroom area has a door that directly exits to the outside.
 - This section of the Code **MAY** apply to the PreSchool depending upon where the educational areas are located in the home. For example:
 - If educational areas are located on the upper level of the home, there is not egress (exiting) directly to the outside, the upper floor may be required to be fire sprinkler protected.
 - If educational areas are located on the main floor of the home, the front door can serve as the Code compliant exit directly to the outside at the level of exit discharge, and the area would NOT be required to be fire sprinkler protected.
 - If the educational areas are located in the basement, lower level of the home without a



walk-out basement, the basement would be required to be fire sprinkler protected.

-According to the Douglas County Assessors office this home has a walk-out basement, which would meet the exiting (egress) at the level of exit discharge, as long as all the occupants can egress, and follow a safe and approved means of egress to the public way (street).

-Another factor that may apply in this case, is if the basement / walk-out door is a sliding door rather than a conventional side hinged swing type door. The use of sliding doors as part of a means of egress, do NOT meet the requirements of the Code as an exit door.

-If that is the case, for the basement to meet the requirements of the Code, and not be fire sprinkler protected, then the sliding door may need to be replaced with approved side hinged doors. This condition can be evaluated by an on-site inspection at the location.

C) A monitored Fire Alarm System is not required in a Group E Occupancy when the occupant load is less than 50 occupants, or is not required to be fire sprinkler protected.

EMERGENCY PLANNING REQUIREMENTS:

Section 403.5 of the IFC requires that Educational Occupancies meet the following minimum requirements as they pertain to Educational Occupancies:

- 1) A fire safety plan must be developed to include the procedures to be followed in the event of an emergency, evacuation assembly points, schedule of evacuation drills, and logs from the drills completed.
- 2) Within 10 days of the start of school a fire drill is required to be completed.
- 3) Fire drills are required to be completed on a monthly basis.

OTHER FIRE CODE REQUIREMENTS:

The following additional requirements must be addressed for Educational type occupancies:

- 1) Fire Extinguishers shall be installed at locations approved by the Fire Department as follows:
 - Minimum rating of 2A-20BC rated extinguisher on each floor of the Educational area.
 - Clearly mounted near the primary exit so that it is easily accessible for use in the event of a fire.
 - The fire extinguisher must have an annual inspection by a credentialed fire extinguisher company.
 - Exception: If the fire extinguisher is NEW, there is no tag required until after the first year of being in service.



-Staff must be knowledgeable on the use of fire extinguishers.

FINAL SUMMARY ON THE EXPANSION:

The following pertain to the Fire Department comments on the Town review for the requested expansion :

- 1) The Fire Department has NO OBJECTION to the proposed increase in the occupant load of the PreSchool.
- 2) As noted above, the Fire Department was not aware of the PreSchool being approved in 2017, and wishes to work with the owner to ensure the location meets the Code requirements that would have been addressed when they opened.
- 3) The items noted above can be accomplished by setting up an inspection as noted below for the Fire Department to walk-through with the owner and verify Code compliance, and identify any concerns that may be important. Our primary goal is to ensure the safety of the occupants of the facility and that responders can respond to the location in the event of an emergency and be effective in saving lives and property.

INSPECTIONS

Scheduling

Inspections are to be scheduled using the following procedure:

- ☐ Send an email **FPO@crgov.com**; **TWO** days prior to your preferred day of inspection;
- ☐ Provide the following information:

<u>Project Name</u>	<u>Address</u>
<u>Permit Number</u>	<u>Contact Person</u>
<u>Phone Number</u>	<u>Requested inspection date</u> and <u>AM</u> or <u>PM</u> time request.

NOTE: Only one request per inspection, an inspector will email to **CONFIRM** the inspection.

Re-Inspection and fees

If a re-inspection is required due to either contractor no-show, work not completed as required per code, or poor workmanship, re-inspection fees may be assessed. This is a **\$65.00** fee and is required to be paid prior to any other inspection for the project is completed.

ACTION TAKEN BY THE FIRE DEPARTMENT:

The submitted plans have been **APPROVED FOR THE EXPANSION**, based on addressing any on-site concerns or corrections. Conditions found, or other data collected or submitted, shall not prevent the fire official from requiring correction of errors found.

INSPECTIONS:

Required Inspections: On-site fire department inspections are required for this project. Approval as the result of an inspection shall not be construed to be approval of a violation of any provisions of any code or of any other ordinance of the jurisdiction in which the work is being performed. Inspections presuming to give authority to violate or cancel the provisions of the fire code or of any other ordinance of the jurisdiction, in which the work is being performed shall not be valid.

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

Rick L. Young - Deputy Fire Marshal - RYoung@crgov.com

DATE RECEIVED	BY:		
DATE FEE PAID 03/05/2021	PLAN REVIEW FEE 0.00	CHECK #	RECEIPT #

PICKED UP BY	COMPANY	DATE
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Castle Rock Fire and Rescue

Occupancy: **High Five PreSchool LLC**

Occupancy ID: **3427**

Address: **978 McMurdo CIR Building #3427 Apt/Suite #CORE/SHELL
Castle Rock CO 80108**

Inspection Type: **PRIMARY INSPECTION**

Inspection Date: **4/22/2021**

Time In: **13:00**

Authorized Date: **04/22/2021**

By: **Howe, Nat (0017)**

Time Out: **14:15**

By: **Howe, Nat (0017)**

**FIRE
DEPARTMENT
INSPECTION
REPORT**

Form: A SHORT CRFD
INSP REPORT

Inspection Description:

A Fire and Life Safety Inspection has been completed to determine if any fire code violations exist. If you do not understand any of the listed fire code issues, the inspector(s) can explain them. All fire code issues must be corrected immediately. Fire code issues may be subject to further enforcement actions as outline in Colorado Revised Statute C.R.S. 32-1-1002, or municipal ordinances and may subject the owner or responsible party to injunctive actions as imposed by the courts.

Inspection Topics:

Code Issues Noted During the Inspection:

Code Issue:

Correct as noted

Status: CODE VIOLATION

Notes: 04-22-2021 NH

On this date I conducted an inspection at this address with the following observations:

1. The first floor living room is the staging room prior to class.
2. The educational room is on the second floor which is in violation of the Fire Code plan review for egress in an E occupancy. A sprinkler system would need to be installed to make it comply. Approval is denied at this time.

Code Issue:

Correct as noted

Status: DOCUMENTED

Notes: 04-22-2021 NH

NOTED ITEMS:

1. Educational Classroom is on the 2nd floor. The room is 13x16.
2. The First floor living room is used to group together the kids when showing up.
3. No smoke detector in educational room
4. Covered outlets are present on second floor but not on the first floor.
5. Unfinished basement- no classroom at this time- unknown
6. Need receipts placed on new fire extinguishers
7. Business owner said that the STATE Inspector said that the a STEP AND FIRE LADDER out of the window was approved for the direct egress. Owner will try to obtain verification.
8. Bathroom locks where of the turn style on the inside that would remain locked unless lock knob was turned.
9. Emergency exit window is 20"X36" with a sill at 36" high. There is also a 2x4 with a bracket mounted to wall at 18" high
10. The fire extinguishers are mounted correctly and exceed the minimum rating. 3A-40BC in size
11. The owner was informed that moving it to the first floor or basement would negate the need for sprinklers as long as other criteria was met per the plan review.



Code Issue:

Correct as noted

Status: DOCUMENTED

Notes: 03-05-2021 - COMPLETED A PLAN REVIEW FOR THE EXPANSION OF A PRE SCHOOL IN A RESIDENTIAL DWELLING. THE FOLLOWING WERE NOTED THAT WILL REQUIRE FIRE FOLLOWUP ON:

CASTLE ROCK FIRE AND RESCUE DEPARTMENT

** PLAN REVIEW LETTER **

<< PLEASE READ THE FOLLOWING CAREFULLY >>

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REVIEW COMMENTS:

INFORMATION ON THE PROJECT:

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 - Staff must be knowledgeable on the use of fire extinguishers.

The following pertain to the Fire Department comments on the Town review for the requested expansion:

- Page 4 of 5

Additional Time Spent on Inspection:**Category****Start Date / Time****End Date / Time****Notes:** No Additional time recorded**Total Additional Time: 0 minutes****Inspection Time: 75 minutes****Total Time: 75 minutes****Summary:****Overall Result:** INSPECTION CLOSED

THIS INSPECTION IS CLOSED.

Inspector Notes:**Inspector:**

Name: Howe, Nat

Email(s): nhowe@crgov.com

Representative Signature:

Signature

Date