



**CRESTED BUTTE FIRE PROTECTION DISTRICT**

306 MAROON AVENUE  
P.O. Box 1009  
CRESTED BUTTE, COLORADO 81224  
(970) 349-5333 FAX: (970) 349-0438

5/31/11

Bill Ronai, President HOA  
Meridian Lake Park Corporation  
PO Box 504  
Crested Butte, CO 81224

Letter # 2011-2-055

RE: Follow-up for required water storage and fire flows for Meridian Lake Park Corporation (MLPC)

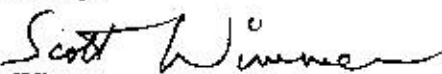
Dear Bill,


Since our last correspondence with Mt Crested Butte Water and Sanitation District (MtCBW&S), letter dated 11/16/09, we haven't received any follow-up information from MLCP or Mt CBW&S. Based on the fact there has been no progress or follow-up communication, the Crested Butte Fire Protection District (CBFPD) has no other recourse other than mandating "Gunnison County Resolution No: 08-47" adopted on 11/27/08, which states in part; 2003 IFC section B103.4 Buildings without minimum fire-flow requirements, "Any building not serviced by a water supply system capable of providing the minimum fire-flow requirements shall install an approved automatic sprinkler system." This resolution shall be enforced as of this date for all new construction until such time that a plan is submitted, approved and installation passes final inspection for the required water storage & fire flows for MLPC.

Thank you for your cooperation and dedication to fire and life safety issues. We look forward to reviewing plans for the system upgrade per previous correspondence.

If you have any questions or need further clarification, please contact our offices.

Respectfully,

  
Scott Wimmer  
Fire Inspector  
Crested Butte Fire Protection District

  
Ric Ems  
Fire Chief / Fire Marshal  
Crested Butte Fire Protection District

Cc: Frank Glick, Mt Crested Butte Water & Sanitation District  
Joanne Williams, Director of Community Development Department  
Rich Wojdakowski, Building Inspector Gunnison County Community Development Dept

Attachments: Gunnison County Resolution No: 08-47 pg 9 of 43  
CBFPD letter dated 11/16/09  
MLP Corporation correspondence dated 3/1/07  
CBFPD letter # 2007-2-027 dated 2/26/07

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**APPROVED SETS**

**AMENDMENT TO 2003 INTERNATIONAL FIRE CODE  
APPENDIX B  
FIRE-FLOW REQUIREMENTS FOR BUILDINGS  
SECTION B103  
MODIFICATIONS**

**ADD:**

**B103.4 Buildings without minimum fire-flow requirements.** Any building not serviced by a water supply system capable of providing the minimum fire-flow requirements shall install an approved automatic sprinkler system.

Exceptions: Isolated rural buildings shall be exempt if any of the following conditions apply:

1. Emergency vehicle access to the property is seasonal.
2. The property is located beyond maintained roads.
3. The property is located beyond emergency vehicle access.
4. The property is not served with electricity by a public utility.

**B103.4.1 New buildings.** All new buildings regardless of floor area. For the purpose of this section, the floor area within the surrounding exterior walls shall be considered as one building. Area separation walls shall not be used in calculating allowable floor area for sprinkler requirements. In occupancies of a hazardous nature or where special hazards exist, reference 2003 IFC § 901.4.3.

Exceptions:

1. Detached carports and greenhouses
2. Sheds and auxiliary structures not used for human habitation. See definition for Habitable Space.
3. When expenditures are strictly related to repair or maintenance of an existing building.

**B103.4.2 Existing buildings.** Throughout existing and new sections of any existing building whenever total additions resulting in an increase of the original floor area by more than 50 percent, or whenever total additions result in an increase of more than 1,000 square feet in the total floor area, including mezzanines or additional stories, or whenever alterations to existing building exceed 50 percent of the replacement value, as determined by the building official. Alteration values and additional floor area shall be cumulative with each issuance of a building permit, regardless of any change in ownership.

Exceptions:

1. Detached carports and greenhouses
2. Sheds and auxiliary structures not used for human habitation. See definition for Habitable Space.
3. When expenditures are strictly related to repair or maintenance of an existing building.

**B103.4.3 Change of occupancy.** For all existing and new sections of an existing building for which there is an occupancy classification change.



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November 16, 2009

Frank Glick, District Manager  
Mt. Crested Butte Water & Sanitation District  
P.O. Box 5740  
Mt. Crested Butte, CO 81225

Dear Frank,

I received a letter dated October 7, 2009 from your district's attorney, Jill T. Norris, requesting a meeting between the boards of directors of the Fire District and Water and San. to discuss unnecessary engineering fees allegedly incurred due to incorrect hydrant flow analysis performed by the Fire District in the Meridian Lake Subdivision. Through our attorney, we requested some additional time to review and validate our hydrant flow testing methodology.

After reviewing a letter dated July 6, 2009 from Tyler Harpel of Schmuesser Gordon Meyer Engineers to Bill Ronai of the Meridian Lake Home Owners Association, I am of the opinion that there is *not* a difference of opinion on the methodology for hydrant flow testing. I think there *may* be a misunderstanding by SGM on whether the Fire District correlated the field data to arrive at the total flow capacity. I have included a copy of the field data collected from the flow testing in September of 2008 and the resulting Hazen-Williams computations of flows available at 20 PSI.

Please contact me if you or SGM feel our data is incorrect.

Based upon these findings, our position remains the same: we encourage the parties involved to investigate the means necessary to ensure that all hydrants are capable of flowing a minimum of 1750 GPM for 2 hours (minimum storage capacity of 210,000 gallons) as required by the International Fire Code.

Please contact me with any questions.

Sincerely,

Michael M. Miller  
District Manager

CC: Tyler Harpel, SGM  
Bill Ronai, Meridian Lake Home Owners Association

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## MERIDIAN LAKE PARK CORPORATION

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P. O. BOX 504 - (970) 349-2002 - CRESTED BUTTE, COLORADO 81224

TO: Mt. Crested Butte Water & Sanitation District  
P.O. Box 5740  
Mt. Crested Butte, CO 81225

Stantec Consulting  
Greg Woodward  
2000 S. Colorado Blvd.  
Suite 2-300  
Denver, CO 80222

CC: Rich Wojdakowski  
Gunnison County Planning Department  
221 North Wisconsin St.  
Gunnison, CO 81230

Ric Ems,  
Fire Marshal, Crested Butte Fire Protection District  
P.O. Box 1009  
Crested Butte, CO 81224

FROM: Ron Baker, President, Meridian Lake Park Corporation

DATE: March 1, 2007

RE: FIRE SUPPRESSION

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Meridian Lake Park Corporation (MLPC) and the Crested Butte Fire Protection District have reached agreement on the minimum fire suppression standards for Meridian Lake Park.

At it's meeting on February 20<sup>th</sup>, Meridian Lake Park Corporation (MLPC) approved a resolution further amending its building guidelines to require the use of sprinkler systems for new single family structures greater than 4,800 square feet (resolution attached). The Crested Butte Fire Protection District has adopted the 2003 International Fire Code that the ISO uses to evaluate and test installations of water supply for fire flows for compliance with adopted codes.

Based on the 2003 International Fire Code for homes up to 4,800 square feet Gross Floor Area, the following are the minimum fire standards for MLPC:

HOMEOWNER'S ASSOCIATION

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1. The fire suppression system must provide flow rates of at least 1,750 gallons per minute to all hydrants within the subdivision.
2. The fire suppression system must provide a minimum standby water reserve of 210,000 gallons ensuring 2 hour flow duration at 1,750 gallons per minute.

Attached to this letter is the original MLPC draft letter to the Fire District dated February 21<sup>st</sup>, 2007. This letter followed the adoption of the February 20<sup>th</sup> resolution on house size restriction for MLPC. Also attached is the Fire District response to this draft dated February 26<sup>th</sup> 2007. Regarding the paragraph on Gross Floor Area in the Fire District response, it is our understanding that both MLPC and Gunnison County will not approve new construction or home addition projects that exceed 4,800 square feet Gross Floor Area as defined by the Gunnison County Building Department unless sprinkler systems are included in the project design.

Legal counsel for MLPC has confirmed that the home owners association, the County Building Department and the fire district have sufficient powers to enforce the sprinkler requirement for homes over 4,800 square feet.

It is our understanding that in addition to the standby water reserve for fire suppression, additional water storage is required to ensure adequate fire reserves during periods when the water treatment plant may be down for maintenance and domestic water usage continues.

Also, a domestic water reserve is desired in the event of a fire that draws down the fire reserve from the tank. The size of the domestic water reserve should be the result of engineering design discussions between Stantec and the Water District. MLPC simply seeks a reliable supply of domestic water at full build-out in addition to the necessary fire reserve.

We feel the engineers can now proceed with the design work for the MLPC domestic water and fire suppression system taking into account the standards established by the Fire District and MLPC. We feel a sense of urgency to complete the improvements to our system based on the health and safety issues implicit in the operational gaps between our current configuration and the applicable standards for fire suppression



**Ron Baker**  
President  
Board of Meridian Lake Park Association



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2/26/07

Ronald R. Baker  
President, Meridian Lake Park Corp.  
PO Box 504  
Crested Butte, CO 81224

Letter # 2007-2-027

RE: Meridian Lake Park Corporation Water Supply for Fire Suppression

Dear Ron,

We received your letter dated February 21<sup>st</sup>, 2007 addressing the intent for Mt. Crested Butte Water and Sanitation to design a Water Supply infrastructure. Based on your letter, you are requesting to have the Water Supply be designed based on any structure not to exceed 4,800 square feet. We would like to clarify one statement you mentioned in your first paragraph that the Fire District adopted the ISO standards for homes. The Crested Butte Fire Protection District has adopted the 2003 International Fire Code that the ISO uses to evaluate and test installations of Water Supply for Fire Flows for compliance with adopted codes.

Based on the 2003 International Fire Code your statements #1 and #2 are correct, with the agreement that this total of 210,000 gallons of water required for fire suppression does not include domestic use.

If we understand your proposal correctly, this proposal is for any new construction or remodel but does not affect the 3 current residences that exceed 4,800 square feet.

As you are aware, the Gross Floor area is determined by the Gunnison County Building Department. If they feel the definitions and language written in your Building Guidelines are compliant with their adopted codes and standards then we will concur with Gunnison County plan reviews and your section 4.11 pertaining to Gross Floor area.

In conclusion, we accept your letter written on February 21, 2007 with the clarification noted above.

If you have any questions, please contact our offices.

Respectfully,

Scott Wimmer  
Fire Inspector  
Crested Butte Fire Protection District

Ric Ems  
Fire Chief / Fire Marshal  
Crested Butte Fire Protection District

Cc: Richard Wojdakowski, Gunnison County Building Official