



# Greater Eagle Fire Protection District

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## Plan Review Report

Date: 10/21/2025

Property Address: 301 Broadway

Applicant: One Harvest Group, LLC.

Applicant Email: JOHNCHAY@GMAIL.COM

Plan review has been completed for your project. The following comments are noted:

1. The commercial spaces in the building will be required to have an NFPA 13 complaint fire suppression system. **RESPONSE: ACKNOWLEDGED, NFPA 13 WILL BE PROVIDED**
2. The residential units in the building will be required to have an NFPA 13R complaint fire suppression system. **RESPONSE: ACKNOWLEDGED, NFPA 13R WILL BE PROVIDED**
3. The parking garage will be required to have an NFPA 13 compliant fire suppression system. If electric vehicle charging locations are provided a 3-hour fire partition will be required and additional fire flows will be required for the fire suppression system servicing the electrical vehicle locations. **RESPONSE: ACKNOWLEDGED, NFPA 13 AND CMU WALL BETWEEN PARKING AND GARAGE WILL BE PROVIDED**
4. Fire suppression and standpipes will be required for roof areas being occupied. **RESPONSE: ACKNOWLEDGED, NFPA 13R WILL BE PROVIDED**
5. Balconies are required to have fire suppression protection. **RESPONSE: ACKNOWLEDGED, NFPA 13R WILL BE PROVIDED**
6. Fire suppression and fire detection systems will be required to be designed and installed with state certified and fire district recognized life safety system companies. **RESPONSE: ACKNOWLEDGED**
7. Water entry rooms supplying the fire suppression system must be accessible from the exterior of the building with a direct access point to the fire suppression system. **RESPONSE: ACKNOWLEDGED**
8. The building will be required to have an NFPA 70 and NFPA 72 compliant fire alarm system. **RESPONSE: ACKNOWLEDGED**
9. Residential units may have residential type fire alarm devices. Common areas and commercial spaces are required to have fire detection devices that transmit fire alarm signals to a central monitoring station. **RESPONSE: ACKNOWLEDGED**
10. Elevators must be sized to accommodate EMS crews, patient transport devices, and EMS gear. **RESPONSE: ACKNOWLEDGED**
11. Two (2) stairwells should extend to 3<sup>rd</sup> floor for firefighting operations. **RESPONSE: SECOND STAIR ADDED TO THIRD FLOOR, THE IBC ONLY REQUIRES ONE EXIT IF ONLY 4 UNITS ARE SERVICED. PER TABLE 1006.3.4.1**

If there are any questions please contact me.

Respectfully,

Randel Q. Cohen

Division Chief of Life Safety