

KETCHUM RURAL FIRE DISTRICT

Commissioners:
Jed Gary, Chairman
Carter Ramsey, Secretary
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Ketchum, ID 83340

November 16, 2016

Blaine County Land Use and Building Services
Attn: Nancy Cooley
219 First Avenue South, Suite 208
Hailey, ID 83333

RE: Camp Rainbow Gold CUP Application Agency Comment

Nancy,

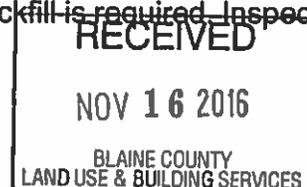
Both the Ketchum Fire Department Assistant Chief/Fire Marshal and I have extensively reviewed the plans for this project. We reviewed the proposed project from a neutral position providing comment and requirements that are minimum requirements for the safe use of this project. The following comments and requirements are the minimum standards which will apply to the proposed project should a Conditional Use Permit be issued by Blaine County.

1. The project shall meet all of the International Fire and Building Code requirements as well as the adopted Blaine County Fire Protection Ordinance in effect at the time of a building permit application in addition to those specified below.
2. Vehicle parking and material storage during construction shall not restrict or obstruct streets, roads or access to any building during construction of any portion of this project. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times during construction on this project. All required Fire Lanes, including within 20 feet of water supply cisterns and hydrants, shall be maintained clear and unobstructed at all times.
3. Several buildings in the proposed project exceed the maximum square footage allowed per the Blaine County Fire Protection Ordinance 2016-04. An approved fire protection water supply shall be available to the entire project and tested to specified flow prior to any combustible construction on the parcel.

The proposed hydrant system shall meet a minimum fire flow of 1,500 GPM for 2 hours as required by the 2012 International Fire Code, Appendix B.

The proposed fire hydrant system is required to have a fourth hydrant installed at a mid-point between Building D and Building R to meet separation distance requirements of the International Fire Code, Appendix B.

NOTE: Fire District approval is required prior to installation of fire protection water supplies and inspection of installation by the Fire Chief or an appointee prior to backfill is required. Inspections are required to be scheduled at least 48 hours in advance.



4. All roadways on the parcel are required to meet 2012 International Fire Code Appendix D. All project roadways shall be a minimum of twenty (20) feet in width and be capable of supporting an imposed load of at least 75,000 pounds. All project roadways shall consist of an all-weather driving surface maintained free, clear, and unobstructed at all times. Dead end access roadways exceeding 150 feet in length are required to have an approved turnaround. Gates on access roadways, if installed, shall be siren operated for emergency vehicle access.

All roadways running through Camp Village #1 and Camp Village #2 shall be 20 feet in width and shall comply with the requirements of Section 503 and Appendix D of the 2012 International Fire Code.

Both entrance roads from East Fork Road into Camp Rainbow Gold are required to be named and have approved signage visible to approaching emergency services providers. All buildings are required to be issued county addresses. All secondary roads within the complex are required to be named and have approved signage.

5. An approved automatic fire sprinkler system is required throughout the buildings indicated below per Blaine County Ordinance 2016-04 and the National Fire Protection Association Standard 13. An approved fire department connection, fire sprinkler flow bell, and Knox box shall be installed in an approved location visible to approaching firefighters and the entire system shall be supervised by an approved alarm system. All fire sprinkler systems shall be annually tested and maintained per NFPA Standard 25 requirements

NOTE: Two (2) sets of fire sprinkler system plans is required to be submitted to the Ketchum Fire Department as well as the State Fire Marshal and a Fire District permit is required prior to installation of any fire sprinkler system equipment or piping. Rough-in inspections and hydro testing of fire sprinkler system piping by the Fire Chief or an appointee is required prior to covering piping and prior to a framing inspection by the County Building Official. Inspections are required to be scheduled at least 48 hours in advance.

Proposed Building-A has a calculated occupant load of 120 people and are required to be protected by an approved automatic fire sprinkler system throughout the building per Blaine County Ordinance 2016-04, Section 7-7-5-C.

Proposed Building-D and Building-R both exceed 8000 square feet and are required to be protected by an approved automatic fire sprinkler system throughout the building per Blaine County Ordinance 2016-04, Section 7-7-5-B-1.

6. An approved monitored fire sprinkler alarm system is required to be installed in each building containing a fire sprinkler system per Blaine County Ordinance 2016-04 and the requirements of NFPA 72. Two (2) sets of alarm system plans are required to be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of any monitored fire alarm system equipment. Inspections of fire detection systems by the Fire Chief or an appointee are required and are required to be scheduled at least 48 hours in advance.
7. An approved monitored fire detection system shall be installed in all buildings per the requirements of NFPA 72. The system shall be monitored by the Lead Staff Building, the Staff House and Seasonal Staff Cabin. Two (2) sets of fire alarm system plans shall be submitted to the Ketchum Fire Department and a Fire District permit is required prior to installation of monitored



alarm systems. Inspections of monitored fire detection systems by the Fire Chief or an appointee are required and are required to be scheduled at least 48 hours in advance.

8. An approved Heli-stop pad is required per 2012 International Fire Code, Section 2007.

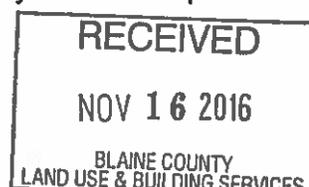
The location of the Heli-stop pad should be located closer to the Health Center to allow patients to be moved by litter carry to the awaiting helicopter to minimize the use of local resources. The fire chief or fire code official shall approve the location.

A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided for the Heli-spot takeoff and landing area. Installation, inspection and maintenance of these extinguishers shall be in accordance with 2012 IFC Section 906. Visual inspections of all fire extinguishers are required on a monthly basis and an approved fire extinguisher maintenance company is required to perform annual inspections of each fire extinguisher.

Written approval is required from the Federal Aviation Administration before designating and operating a Heli-stop at this project location. A Heli-stop is a defined area for temporary operations of helicopters however; fueling, maintenance or long-term parking of helicopters is prohibited.

The Heli-stop pad shall be accessible by an approved fire apparatus access road and shall comply with the requirements of Section 503 and Appendix D of the 2012 International Fire Code.

9. An approved Knox Box key box capable of holding all the appropriate keys, shall be installed for emergency fire department access in a location approved by the Fire Chief or Fire Code Official. All doors and access ways in the project are required to be master keyed for ease of access during an emergency.
10. A certified document shall be recorded with the Blaine County Recorders Office on the entire Camp Rainbow Gold property and any future owners, heirs or trustees prior to any construction on the property. The recorded document shall indemnify at a minimum; the Ketchum Rural Fire District, the City of Ketchum Fire Department, the Blaine County Ambulance District, and Blaine County of any liability associated with circumstances that may limit access to the proposed project for any reason.
11. Address numbers are required on all buildings and are required to be placed in such a position to be plainly visible and legible from the road fronting each building. Numbers shall be a minimum of four (4) inches tall, contrast with their background and be positioned so that the bottom of the numbers is a minimum of forty-eight (48) inches above final grade.
12. This project shall follow the **High Hazard** requirement of fifty (50) foot Defensible Space, as defined by the 2012 International Wildland-Urban Interface Code, Section 603.2.
13. A Fire Safety Plan, a Medical Response Plan, a Shelter in Place Plan, and an Evacuation Plan will be required and maintained following Sections 404 through 408 of the 2012 International Fire Code.
14. Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of any building.
15. Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.



16. The location and installation of the 1200-gallon LP-GAS Container shall follow Section 6104 of the 2012 International Fire Code and the NFPA 58.
17. Inspections of Fire District permit required installations are required to be scheduled at least 48 hours in advance.
18. Buildings in the complex shall comply with Section 504 Class 1 Ignition -resistant Construction of the 2012 International Wildland-Urban Interface Code.
19. A Class "A" rated roof containing no wood products is required on all buildings per Blaine County Ordinance 2016-04. Proof of installation of Class "A" rated roof covering materials, such as product packaging, shall be kept available on-site for inspection at all times during construction.
20. Emergency phones shall be available in all buildings for rapid notification and deployment of emergency services.
21. An 8 ½ by 11 multiple page, color-coded site map of this entire project is required. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels or keypads, Knox boxes, access doors and windows, stairways and any additional fire department requirements for each building.
22. Final inspections and tests of all Fire District requirements by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.

These are the Ketchum Rural Fire District's Conditional Use Permit application requirements only. A more detailed review of the project as a whole and of each building will be required upon any further Camp Rainbow Gold applications to Blaine County.

Please contact me with any questions.

Sincerely,



Mike Elle
Chief of Fire and Medical Services
Ketchum Fire Department

