



Elk Creek Fire Protection District Fire Prevention Division

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SUPPLEMENTAL RULES & REGULATIONS

Number:	20-509.2		
Subject:	Fire Control Room Requirements		
Code:	2018 International Fire Code	Code Section:	509.2
Effective Date:	May 1, 2020	Issued by:	Fire Marshal Roger Parker <i>Roger Parker</i>
Revision Date:	NA	Issued by:	NA
Supersedes:	NA	Date:	NA

AUTHORITY:

The 2018 International Fire Code §104.1 authorizes the *fire code official* to render interpretations of the fire code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of the code. Such policies, procedures, rules and regulations shall not have the effect of waiving requirements specifically provided for in the code.

PURPOSE:

To establish rules and regulations regarding a single point of response for firefighters to access building keys, fire alarm control units (panels), and fire sprinkler system controls when responding to an emergency at a building.

SCOPE:

This regulation covers all facilities, buildings, or uses within the Elk Creek Fire Protection District after the effective date.

CODE REFERENCES:

The 2018 International Fire Code §509.2 states:

509.2 Equipment access. *Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.*

SUPPLEMENTAL RULE OR REGULATION:

An approved Fire Control Room shall be provided in accordance with this standard for all buildings protected by an automatic fire sprinkler system:

1. The Fire Marshal shall approve the location and accessibility of the Fire Control Room.
2. The Fire Control Room shall be located on an exterior wall of the building.
3. The Fire Control Room shall be provided with an access door that opens directly to the exterior of the building (minimum dimensions 36" x 80").
4. The Fire Control Room shall be separated from the remainder of the building by not less than a 1-hour fire-resistance-rated fire barrier (show on building plans).
5. The Fire Control Room shall contain at a minimum:
 - a. Fire sprinkler riser with main control valves.
 - b. Fire alarm control unit (panel).
 - c. Spare sprinkler cabinet with sprinklers and wrenches.
 - d. Other fire equipment as required by the Fire Marshal.
6. The Fire Control Room shall be sized to provide the following minimum clearance around fire protection equipment:
 - a. Fire control rooms for commercial buildings shall be a minimum dimension of 5' x 7', not less than 35 square feet. Fire control rooms for apartment/condo/hotel buildings shall be a minimum dimension of 3' x 4' not less than 12 square feet.
 - b. A minimum clearance of 3 feet is required in front of the fire alarm control unit (panel) for access and maintenance.
 - c. A minimum 3 foot clearance is required in front of the fire sprinkler riser and a minimum 1 foot clearance is required on both sides of the fire sprinkler riser for access and maintenance.
 - d. The fire sprinkler riser shall be located on the outside wall between 12" and 18" from that outside wall and at least 12" from any other wall.
 - a. The fire riser and related piping and valves shall not block any portion of the doorway opening.
7. The Fire Control Room shall be used primarily for fire protection equipment. However, the Fire Control Room may be enlarged to share with other building service equipment, as approved by the Fire Marshal, if a minimum 3 feet clearance is provided from fire protection equipment. Floor striping and/or barriers may be required to designate and maintain clearances.
8. FIRE PUMPS ARE PROHIBITED IN FIRE CONTROL ROOMS. SMALL FIRE PUMPS MAY BE APPROVED BY FIRE MARSHAL IF SHIELDED FROM FACP AND ELECTRICAL PANELS.
9. STORAGE IS PROHIBITED IN FIRE CONTROL ROOMS.
10. The proposed layout of the Fire Control Room shall be included on the building plans.
11. Changes shall be submitted and approved in advance.
12. In A, E, R-1, R-2, R-4 and I occupancies a remote fire alarm annunciator panel shall also be installed inside the main entrance to the occupancy. A permanent type sign is required next to the remote fire alarm annunciator panel identifying the location of the fire alarm control unit (panel).
13. Buildings classified as high-rise buildings shall meet the requirements of 508.1 in addition to these requirements.

The Fire Control Room exterior shall include:

1. Access to the Fire Control Room by sidewalk or approved hard surface landscaping.
2. An approved fire department key box located adjacent to the Fire Control Room door (installed with the bottom of the key box 66" high).
3. An approved sign, minimum sized 12" x 12", stating: "Fire Control Room" or "Fire Riser Room" & "FACP" or "Fire Dept. Sprinkler Riser Rm." & "FACP" on the exterior door (in accordance with Fire Department policy).
4. If the building is located in proximity to another building the Fire Riser Room signs shall include the street address numbers to assist fire personnel in locating the proper location.
5. An approved sign stating: "FDC" installed above the FDC (in accordance with fire department policy). "FDC" signs must be installed above the FDC a minimum of 7 feet above grade to provide good visibility of the sign to responding fire personnel.

The Fire Control Room interior shall include:

1. Lighting from permanent building power is required.
2. Emergency light to provide illumination in the room during power failures.
3. A fire alarm system matrix shall be posted on the wall next to the fire alarm control unit (panel). Fire alarm matrix shall be installed in a protective cover approved by the Fire Marshal.
4. A building floor plan shall be installed next to the fire alarm control unit (panel) showing the location and identification of all rooms. Building floor plans shall be installed in a protective cover approved by the Fire Marshal. Building floor plans shall be submitted in PDF format and approved in advance by the Fire Marshal.
5. "STORAGE PROHIBITED" permanent type signs shall be posted on the wall.

EXPLANATION:

This policy provides a single point of response for firefighters to access building keys, fire alarm control units (panels), and fire sprinkler system controls when responding to an emergency at a building.