



DENVER
THE MILE HIGH CITY

CITY AND COUNTY OF DENVER
Department of Safety
Fire Department
Fire Prevention and Investigation Division

P.O. Box 40385
Denver, CO 80204
p: 720.913.3474
f: 720.913.3587

July 15, 2009

ORDER TO COMPLY

Woodstream Falls Condominiums
Pansy Moore, Property Manager
9700 E Iliff Ave
Denver CO 80123

Dear: Miss Moore

ORDER TO COMPLY
9700 E Iliff Ave

On June 30, 2009 Fire Prevention personnel conducted an inspection of the above listed address to ensure compliance with the 2008 Denver Fire and Building Codes. The inspection was prompted by a citizen complaint. You are, hereby, directed to bring the following violations into compliance with City ordinances. Please contact me if you have any questions or concerns. **(720) 913-3466**.

The following violations were found at the club house/office.

1. 2006IFC Section 1006.1 and 1006.2
Provide illumination in the basement to provide 1 foot-candle at the walking surface of all corridors, stairs, and occupiable rooms at all times the building is occupied.
2. 2006IFC Section 1006.3 and 1006.2
Repair emergency egress lighting in the basement to provide 1 foot-candle at the walking surface of all corridors and stairs at all times.
3. 2006IFC Section 1019 and 1015
Access to two exits is required at the point where 75' of allowable travel distance is exceeded from the most remote occupiable point in the basement. Currently the basement has only a single compliant means of egress (the unenclosed interior stair communicating between the basement and the main floor). There is a second door in the basement that opens onto an exterior stair landing that is not a compliant exit access due to the non-compliant door hardware, the non-maintained stair, the

unsafe condition of the deck to which it leads, and the fact there is no continuation of the egress path from the deck to grade and ultimately the right of way. If the allowable travel distance is exceeded prior to reaching the main floor interior stair landing, a second exit from the basement shall be provided (as an alternative, extending the sprinkler system throughout the building extends the travel distance to 100'). If the main floor interior stair landing can be reached within 75' of the most remote occupiable point in the basement, two compliant egress paths shall be provided from there (exit signs, exit path illumination, etc.).

4. 2006IFC Section 1001.1
Buildings or portions thereof shall be provided with a means of egress system as required by chapter 10 of the Fire and Building codes. Only compliant egress paths shall be identified as such. Three doors (the basement exterior stairway, kitchen and exit from the shop area on the south side) provide access to the exterior deck. In order for these to be compliant exits, the deck needs to be structurally sound and the exit paths need to continue to grade via structurally sound construction.
5. 2006IFC Section 1008.1.8.3
The main entrance into the large room needs to have a sign on the door that states "THIS DOOR TO REMAINED UNLOCKED WHEN BUILDING IS OCCUPIED." The letter shall be at least 1" in high and contrasting background.
6. 2006 IFC Section 110.1 and 2006IBC Section 1607.1
The exterior deck has to support the same floor loading as specified for the occupancy served. Since the occupancy of the building is limited to that comparable for a "B", the deck has to support 50 psf. (pounds per square foot) and may not be used for an occupant load greater than 49. As an Assembly use (occupant load of 50 or more), the deck would have to support 100 psf. Have the deck and supporting structure inspected by a Colorado-licensed structural engineer and per the requirements of the Community Planning and Development (CPD) Construction-Inspection group. The inspection report shall identify all structural deficiencies and include a prescribed course of action to remedy them. Provide a copy of the inspection report, and documentation substantiating the prescribed course of action is being pursued, including applications for construction permits, issued construction permits and corresponding inspection records.
7. 2006 IFC Section 110.1 and 2006IBC Section 1607.1
The interior floor constructed above the original enclosed (abandoned) stair leading to the basement displays excessive deflection under less-than-design loads. Since the occupancy of the building is limited to that comparable for a "B", the floor has to support 50 psf. (pounds per square foot) and may not be used for an occupant load greater than 49. As an Assembly use (occupant load of 50 or more), the floor would have to support 100 psf. Have the floor structure inspected by a Colorado-licensed structural engineer and per the requirements of the Community Planning and Development (CPD) Construction-Inspection group. The inspection report shall identify all structural deficiencies and include a prescribed course of action to remedy them. Provide a copy of the inspection report, and documentation substantiating the prescribed course of action is being pursued, including applications for construction permits, issued construction permits and corresponding inspection records.
8. 2008IFCA Section 507.4 as amended
Remove all barbed wire from the property.
9. 2006IFC Section 104.7.2 as amended
Provide a technical report on the condition of the existing fire sprinkler system in particular with respect to placement of fire sprinklers relative to the incomplete ceiling membrane in the basement.
10. 2006IFC Section 903.5 and 901.6.1
Fire sprinkler systems shall be maintained in an operative condition at all times. Fire sprinkler systems shall be inspected with NFPA 25 (annually).

11. 2008IFCA Section 102.8
Verify there are no utility, mechanical, plumbing, electrical, etc., or other general building components, appurtenances, features, etc., possibly requiring access for maintenance, monitoring, etc., enclosed in the space occupied by the original unenclosed stair communicating between the 1st floor and the basement. If access is not required, construct or repair construct a wall in the basement sealing off the stair with construction on the exposed side as for a one-hour wall assembly; or remove the construction currently blocking off this stair (including the 1st floor assembly and reinstall the necessary features to bring it back into compliance with the code (handrails, etc.)
12. 2008 IFC Section 605.5
Extension cords shall not be used as permanent wiring. Remove the extension cord that leads into the closet located at the top of the stairs.
13. 2008IFC Section 906.2 and 906.3.1 as amended
Fire extinguisher shall inspected and shall have verification according to NFPA 10.
14. 2008IFC Section 901.6 and 907.20.5
Fire detections system needs to be tested and maintained or removed when a detection system is not required. If the fire alarm system is removed, signal station detectors will need to be installed in all occupiable areas and a testing a maintenance log kept.
15. Pool Rules and Regulations, chapter 51 DRMC amended March 8, 2007
A telephone or an equivalent alarm system which can be used in emergencies shall be available at all pools. The telephone or equivalent alarm system shall be within the immediate pool area.
16. Storage of chemical for the swimming pools in all building where chemical storage takes place.
 - a. All storage rooms need to be placard with NFPA 704. **Denver Fire Code 2008: Section 2703.5**
 - b. Provide a description and quantities of the chemicals that are stored. **Denver Fire Code 2008: Section 2701.5.2 Hazardous materials inventory statement (HMIS)**
 - c. Material Safety Data Sheets needs to be available on sight and stored in the room with the chemicals. **Denver Fire Code 2008: Section 2703.4. MSDS readily available on the premises.**

This section includes all the buildings besides the club house/office.

17. 2006IBC Section 508.2
Repair all drywall in boiler rooms containing any piece of equipment operating at over 15 psi and 10 horsepower.
18. 2006IFC Section 703.1
The required fire-resistance construction shall be maintained. There are holes in the dry wall in the remote boiler rooms or hot water heater rooms.
19. 2008IFCA Section 508.5.3
The private fire hydrants and service main supplying the hydrants shall be inspected and tested per NFPA25. If not tested and inspected within the last 5 years, underground piping shall be flow tested to determine the internal condition of the piping. Hydrant tests shall be performed annually. Records of all tests shall be maintained. All deficient conditions shall be rectified. The owner is encouraged to explore the possibility of conveying the system to Denver Water. Please call Raquel Cowan in Denver Water sales at (303) 628-6104 to initiate the discussion.

20. 2006IFC Section 304.1
Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises. Behind the driers waste has accumulated.
21. 2008IFC Section 106.2.11
Townhouses and condominiums. Portable fire extinguishers shall be mounted on the exterior at each level stairway(s) or one (2A 10BC) within each residential unit. When mounted on the exterior, the property management/homeowner's association (HOA) shall be responsible for the care, maintenance and recharging, and use of the fire extinguisher, including inspection. The homeowner shall submit a report to the property management (HOA) on an annual basis. Portable fire extinguishers shall be inspected and maintained in accordance with NFPA 10.
Smoke detector(s) within the residential units shall be tested and maintained in accordance with NFPA 72. The homeowner shall submit a report to the property management/HOA on an annual basis of each test and battery replacement. The property management/HOA shall maintain a log of the inspection/test reports submitted to that office and the Denver Fire Department Inspection personnel will review that log prior to conducting the inspection.
22. 2006IFC Section 907.2.10.1.2 and 2004 Smoke detector requirements for the City and County of Denver.
Each unit will require at least one smoke detector. Smoke detectors will be installed inside each sleeping area or in the immediate vicinity of the bedrooms.
23. 2008IFC Section 906.3.1
R-1 and R-2 occupancies with entrances to the dwelling units opening to outside, the maximum travel distance to a fire extinguisher from any point in the occupancy shall be placed no more than 75 feet. Alternatively, fire extinguishers may be placed inside each dwelling unit when approved by the Fire Department. Fire extinguisher need to be installed at all buildings.
24. Use of propane grills, Charcoal grills or any other open-flame devices on decks. 2008 Denver Fire Code: Section 308.3.1. No gas-fired grills, charcoal grills, or other similar devices used for cooking, heating or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet of any structure.
 - a. Exceptions:
 - i. One and two family dwellings
 - ii. LP-gas burners having an LP-gas container with a water capacity not greater than 2.5 pounds (nominal 1 pound LP-gas capacity). Two extra 1 pound LP-gas containers may be stored on the balcony.
 - iii. Listed natural gas appliances shall be permitted on balconies when installed in accordance with the International Fuel Gas Code and supplied by the building's natural gas system.
 - iv. Listed electrical ranges, grills, or similar electrical apparatus shall be permitted.

Miss. Moore
July 16, 2009
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The 2008 Denver Fire Code, Section 107 and Denver Municipal Ordinances both require corrective action. All work required herein must be performed by a Contractor licensed by the City and County of Denver under a permit issued by the Denver Building Department, and must pass inspection by both the Building and Fire Departments. Any questions you may have regarding Building Department issues may be directed to 720-865-2630.

Only those code violations and hazardous conditions discovered at the time of inspection are addressed herein. It is the responsibility of the building owner and management to correct any and all hazards found during both normal business operations and other times, even if those hazards were not discovered in this inspection. Pursuant to the 2008 Denver Fire Code, Section 108.1.1, you may appeal this order by filing a written application in the office of the Manager of Safety at 1331 Cherokee Street, Room 302, Denver, Colorado 80204, within thirty (30) days of receipt of this order. Filing does not delay enforcement of this order. The application fee for appealing a Fire Department order to comply is one hundred dollars (\$100.00).

I have included a copy of a letter dated August 15, 2002 with the response letter dated September 23, 2002.

We will schedule a re-inspection of the property, at your convenience, during the week of **August 10, 2009** to determine if all corrections have been completed. If compliance with this order is not achieved by this date, a letter detailing your commitment to a specific plan and timetable for gaining compliance is required in our office prior to the due date. The letter may be faxed to (720) 913-3596, attention Captain Charles Chase, if desired.

NOTE: This inspection may not encompass every possible violation. Thank you for your cooperation.

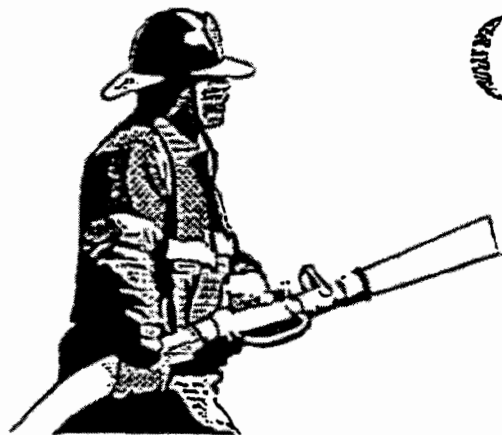
Sincerely,



Charles Chase, Captain
Fire Prevention and Investigation Division

cc: Joseph Gonzales, Division Chief, Fire Prevention Bureau
Brad Emerick, Engineer, Fire Prevention and Investigation Division
John Mees, Assistant Chief, District 3

Denver Building Inspection & Fire Prevention Bureau



OFFICIAL NOTICE

To Apartment Building Owners &
Condominium and Townhome
Owner's Associations

August 15, 1994

SMOKE DETECTORS REQUIRED IN LOW RISE BUILDINGS

Smoke detectors save lives! That's why City officials and local building owners supported changing the Denver Building Code to require smoke detector installation and maintenance when they were working together in 1990 to improve fire safety in low-rise buildings.

The Denver Building Code was revised in 1990 to require smoke detectors in all multi-unit residential buildings that are under 75 feet to the highest occupied floor (generally seven stories or less) built before October 1, 1990.

Smoke detectors must be located in each individual living unit and all common areas within the building. Either battery powered or hard wired smoke detectors are acceptable

for use inside individual units. However, hard-wired smoke detectors are required for use in all common areas within the building.

Building owners are also required to maintain a smoke detector log that tracks battery tests and replacement and service checks of the building's smoke detector system.

The revised Denver Building Code required low rise building owners to submit plans for smoke detector installation by January 1, 1994 to the Denver Building Inspection office and have installation complete by July 1, 1995. Attached is detailed information concerning compliance with this important fire safety program.

An Electrical Engineer or a Colorado licensed - Denver registered Electrical Contractor can help evaluate smoke detector requirements for your building and provide professional installation services.

For information concerning Building Code compliance, please call the Smoke Detector Code Compliance Information Line (303) 640-2444 provided as a public service by the Department of Public Works - Building Inspection Division.





WELLINGTON E. WEBB
Mayor

CITY AND COUNTY OF DENVER

DEPARTMENT OF PUBLIC WORKS

BUILDING INSPECTION DIVISION

200 W. 14TH AVENUE - ROOM 001

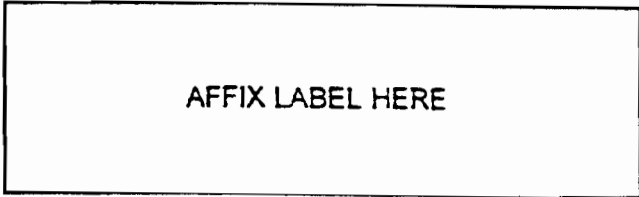
DENVER, COLORADO 80204-2700

DEPARTMENT OF FIRE

FIRE PREVENTION BUREAU

August 15, 1994

NOTICE OF NON-COMPLIANCE



AFFIX LABEL HERE

RE: SMOKE DETECTOR INSTALLATION IN EXISTING MULTI-UNIT LOW RISE BUILDINGS

Our records indicate that we have not received plans detailing installation of a smoke detector system for your property as required by Denver Building Code Appendix Chapter 1. The Denver Building Code Appendix Chapter 1 - Division I requires the installation of battery powered and/or 24 volt or 120 volt hard wired smoke detectors into existing multi-unit residential buildings that are low-rise (*buildings under 75 feet to the highest occupied floor*) and were built before October 1, 1990. Townhouses that comply with Denver Building Code Section 1202(e) and duplexes are exempt. Verification of townhouse compliance can be established by submitting (1) a copy of the townhouse "Certificate of Occupancy" or (2) a letter signed and sealed by a Registered Engineer or Licensed Architect certifying compliance.

Owner's of buildings who have not submitted plans to the Building Inspection Division are currently in violation of the ordinance and are subject to legal action to ensure compliance. To avoid legal action for non-compliance with this ordinance you must submit plans to Denver Building Inspection Division within 60 days of the date of receipt of this letter.

This fire safety program is implemented in three stages:

1. PLAN SUBMITTAL Stage - Drawings indicating existing or planned smoke detector locations were to be submitted to the Denver Building Inspection Division by January 1, 1994 for review and approval. *An Electrical Engineer or a Colorado Licensed, Denver registered Electrical Contractor can help evaluate smoke detector requirements for your building and provide professional installation service.*
2. INSTALLATION Stage - Installation of required smoke detectors must be completed by July 1, 1995.
3. MAINTENANCE Stage - Property owner is required to maintain a central log tracking annual smoke detection system tests and semi-annual battery replacements.

For your convenience we have enclosed a copy of the applicable Denver Building Code, a check list of information that must be included with the smoke detector installation plans you send to the Building Inspection Division, along with a sample smoke detector installation plan drawing.

To avoid delays in processing your smoke detector plan submittal, mail or deliver your plan submittal to:

Jim Conway, Chief Electrical Inspector
Denver Building Inspection Division - Room 001
200 West 14th Avenue
Denver, Colorado 80204-2700

You may appeal this notice to the Board of Appeals pursuant to Denver Building Code Section 121, within (30) days of the date of this notice.

For answers to questions concerning building code compliance, please call the Smoke Detector Code Compliance Information Line (303) 640 - 2444, provided as a public service by the Denver Public Works Department - Building Inspection Division.

BUILDING INSPECTION DIVISION

Ed Korman, P.E. - Acting Director

FIRE PREVENTION BUREAU

Roderick A. Iurici - Division Chief



Tim Larson, PCAM®
President



11-25- WORK GOING OUT
TO BID - WILL
UPDATE - COMPLETE
LIST W/IN 2 WKS?



Direct: 303-873-1225
Voice Mail: 303-313-1219
E-Mail: tim@westwindmanagement.com
www.westwindmanagement.com

15150 East Iliff Avenue
Aurora, CO 80014-4513
Ph: 303-369-1800
Fax: 303-369-0007

August 15, 2002

City and County of Denver
Community Planning and Development Agency
200 West 14th Ave., Suite 001
Denver, CO 80204-2715
Attn: Mr. Randy Bay, Assistant Chief Public Safety Inspector

Re: Woodstream Falls Condominium Association

Dear Mr. Bay:

Thank you for meeting with Captain Paul Dillon from the Denver Fire Department, Wayne Mueske and myself on Wednesday August 14, 2002. The purpose of the meeting was to inspect the Woodstream Falls Condominium Association clubhouse for compliance with building and fire regulations.

As you explained, the clubhouse is currently zoned as a public facility and we are not currently utilizing the clubhouse in that capacity.

The building was previously used a restaurant. The restaurant closed in approximately 1997 and most restaurant equipment and fixtures were removed prior to August, 2000. The Association is unable to afford to properly remodel and rebuild the facility at this time as other pressing priorities face the community.

Our clubhouse is used to store a small maintenance shop and shelter for three maintenance personnel. Once each month we hold a board meeting for the Association in the clubhouse. Based upon our minutes, total attendance for the meetings this year has been as follows:

- January - 20
- February - 18
- March - 18
- April - 23
- May - 25
- June - 30

As you can see, attendance is not substantial and June was higher than normal because we had just announced that barbeque grills were not allowed in patios or balconies. For a normal monthly board meeting, we will not exceed a total of 40 attendees. When we have a future meeting to discuss special assessments, we will arrange to have that

meeting at a large meeting facility and not in the clubhouse. **Occupancy not to exceed 40 individuals will be strictly enforced.**

With reference to our discussions, we would like to propose the following to bring our clubhouse into palatable compliance with Building and Fire Department Codes:

- **OCCUPANCY** – Not to exceed 40 persons (once per month). The remainder of the month, we will not have more than 4 persons in the clubhouse at any one time.
- **LOWER LEVEL SPRINKLER SYSTEM** – We will have the system repaired and inspected to meet minimum requirements. We understand that the sprinkler system indicator light and horn located on the west side of the clubhouse must be operable as well.
- **ENTRANCE DOORS** – We will change all exterior doors so that every exterior door has a single dead-bolt lock with a thumb-turn handle on the inside. If you require a panic bar for these doors, we will install what you require.
- **EXIT SIGNS** – We will repair all exiting exit signs so they are lighted. If we have any exit doors that do not have exit signs, we will install new exit signs. Is emergency lighting required?
- **FIRE ALARM SYSTEM** – Upon inspecting the lower level in the clubhouse, we were unable to locate a fire alarm panel either. The fire alarm system is not operational at this time. We would prefer leaving the fire alarm system inoperable until we rebuild the clubhouse.
- **FIRE EXTINGUISHERS** – We will maintain currently-inspected fire extinguishers in the clubhouse. We will need some guidance from you or Captain Dillon regarding the number, type and locations for these extinguishers.
- **PLUMBING INSPECTIONS** – We will inspect and run water in all plumbing fixtures and floor drains on a weekly basis to prevent methane gas from entering the clubhouse.

The clubhouse has been very sparsely utilized since we took over management in 2000 and we really appreciate your help and consideration in keeping this facility open on this very limited basis. Please let us know how we should proceed.

Thanks again for all of your help.

Sincerely,
For the Board of Directors



Tim Larson
Association Business Manager
CC: Captain Paul Dillon



CITY AND COUNTY OF DENVER

COMMUNITY PLANNING
AND DEVELOPMENT OFFICE

200 W. 14th Ave. Rm.001
Denver, Colorado 80204-2715
Phone: 720-865-2505 Fax: 720-865-2675
TDD: 303-640-2549 www.denvergov.org

WELLINGTON E. WEBB
Mayor

September 23, 2002

Westwind Management Group, Inc.
15150 East Iliff Avenue
Aurora, Colorado 80014-4513

Re: Woodstream Falls Condominium Association

Dear Mr. Larson:

Your proposal outlined in your letter of August 15, 2002 is acceptable to the CDPA Development Services Inspections, Public Safety Section. With the reduced occupant load indicated in your proposal panic type hardware is not required as long as mechanically free ingress is provided.

Any changes in the uses outlined in your proposal may require the entire building to be brought up to current codes.

Please do not hesitate to call me if I can be of additional help.

Yours truly,

A handwritten signature in cursive script that reads "R Bay".

Randy Bay
Assistant Chief Public Safety Inspector, CDPA

CC: Captain Paul Dillon, DFD FPB