



Colorado River Fire Rescue

1850 Railroad Avenue • Rifle, Colorado 81650
Telephone: (970) 625-1243 • Fax: (970) 625-2963 • www.crfr.us

Paul Smith
Town of New Castle

March 13, 2025

RE: Belodi Creek Ranch Storage Facility

Paul,

I have reviewed the above listed storage facility located on CR 335 south of Town New Castle City Limits, Garfield County Land Use Change # LIPA 01-25-2025. The following are my requirements for the storage facility.

1. The facility shall have an address assigned by Garfield County. An address sign shall be posted at the access road entrance near the intersection of CR 335 and the facility access road. Address numbers shall meet requirements in the 2021 International Fire Code (IFC) Section 501.1.
2. This facility does not have any fire protection water supplies or fire hydrants. The 2021 IFC shows a required fire flow for the largest building of 2000 Gallons Per Minute (GPM) for two hours, which is 240,000 Gallons of water in storage. The fire flow also requires at least two fire hydrants installed. This calculation is used for municipal water supplies; this facility does not have access to the Town of New Castle water system. For this review, we used the National Fire Protection Association (NFPA) 1142, 2017 Edition, "Water Supplies for Suburban and Rural Fire Fighting," to calculate the needed firefighting water supply for this facility. 1142 uses a calculation based on building cubic feet, construction type, building use, and whether other buildings are close enough to catch fire (Exposure) from a burning building. We used the largest building in this facility to determine the needed water supply. The building was calculated to need 29,700 gallons of water and a fire flow of 1000 GPM. From the site plan, we measured the distance from west to east and north to south and found 726 feet. This distance determines the total number of fire hydrants needed based on the required IFC fire hydrant spacing of 450'. This site requires two fire hydrants.
3. The site plan shows an access road between buildings A and B with a 15' automobile turnaround on one end. CRFPD will use this road for fire access and cannot turn around a fire apparatus in the designed area. The turnaround area should be removed, and the access road shall be tied to the main entrance road with properly sized radiuses.

Mission Statement:

"WE ARE DEDICATED TO PROTECTING LIFE, HOME, AND PROPERTY THROUGH LEADERSHIP EDUCATION AND PARTNERSHIPS."



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4. In the proposed Land Use Change Document, the owner proposes a fence and gate around the facility. CRFPD requires a Knox Box or Knox Padlock for the facility's access gate. CRFPD can supply information on the Knox Box System that we use.
5. The owner states in the Land Use Document that this facility will not be staffed but monitored via security cameras. We will require the rental agreement to note that hazardous materials, in any quantity, may not be stored in buildings or storage units.
6. The site plan shows asphalt millings as the road surface on the main entrance road and the roads in between/around the storage buildings. Since no road design section is included in the document, we require the access roads and building roads to be designed to support the weight of the fire apparatus as outlined in the 2021 IFC Section 503.2.3. A Civil Engineer shall sign off on road structure design

This list of items could change or be added to at the time of permit once building plans are submitted and reviewed.

Thank you,

Orrin D. Moon, Division Chief/Fire Marshal

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