

# WEST METRO FIRE PROTECTION DISTRICT

## Construction Management Site Plan (CMSP)

Depending On the size, scope, and complexity of your project, the Construction Management Site Plan (CMSP) shall identify and describe some or all of the following elements as may be applicable:

### General Information:

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| <input type="checkbox"/> Project or development name   | <input type="checkbox"/> North arrow (for site plan)   |
| <input type="checkbox"/> Site or property address      | <input type="checkbox"/> Drawing scale (for site plan) |
| <input type="checkbox"/> Emergency contact information | <input type="checkbox"/> Legend (if needed)            |
| <input type="checkbox"/> Date plan prepared            |  |

### Site Construction Facilities (Identify the following):

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- Construction trailers and field offices.
- Location and number of on-site and off-site parking spots.
- Staging areas.
- Stockpile/laydown areas.
- Dumpsters, trash receptacles, material recycling.
- Loading/Unloading areas.
- Crane use details, including but not limited to- ROW encroachment, swing radius, loading locations.

### Access (Identify the following):

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- Location of fire access roads, lanes and drives (to be maintained continuously accessible and unobstructed at all times).
- A signage plan for any temporary "No Parking-Fire Lane" signage, where necessary.
- Security, access control, and other site restriction elements such as gates, fences, and barriers: Detail where and how the Fire Department makes access both during construction hours and after hours at the access locations. Fire Department access shall be clearly identifiable from the public right-of-way and marked appropriately.
- Temporary street signs or wayfinding signs necessary to navigate the site.
- Premise and building identification (address, building number, etc.) as necessary and posted conspicuously and visible from the public right-of-way.
- Building access requirements including: building entry points, stairwell access, construction elevator location and access.

### Fire Protection and Suppression (Identify the following):

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- Location of all hydrants on the property as well as the 2 closest off-site hydrants. All required hydrants must be installed and in service prior to above-ground construction.
- Procedures in place to ensure continuous & unobstructed access to all hydrants. A 3ft radius of clear space shall be maintained around fire hydrants at all times.
- Location of any temporary fire protection elements such as temporary standpipe hose connections and fire department connection(s) (FDC). Temporary and permanent FDC's must be clearly labeled. Signage shall indicate the extent or coverage of the system. The location of the FDC must be identifiable from the public right-of-way.
- Location of temporary rated separations and the rating level (1hr, 2hr, etc.)
- Fire Extinguisher policy.

### Fire Prevention Program

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- Review the requirements of IFC Chapter 33 and NFPA 241 for the requirements of a fire prevention program.
- Identify and provide contact information for the Fire Prevention Program Manager in accordance with IFC Sec. 3308.
- Means of communicating an emergency both to on-site workers and to 911.
- Description of the permitting process for any Hot Work operations. [NFPA 51B]
- Emergency reporting procedures and/or policies.
- Evacuation procedures and/or policies.
- Fire watch procedures and/or policies.
- Weekly self-inspection program procedures and/or policies, including maintenance of records.

### Hazardous Materials

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- Location and protection measures for flammable and combustible liquids and gases such as propane tank(s) for heating, above ground fuel tank(s), flammable gases, and temporary natural gas lines.
- Signage in place around hazmat- no smoking, NFPA 704 placard (where required),
- Location and procedure and/or policies of explosives.
- Location of hazardous materials MSDS sheets and records.

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## Construction Management Site Plan (CMSP)

The ***Construction Management Site Plan (CMSP)*** shall include the following notes regarding construction, permitting, and inspections (please copy and paste onto your CMSP):

### SITE REQUIREMENTS DURING CONSTRUCTION

1. Access during construction shall comply with IFC Chapter 33 and NFPA Standard 241.
2. When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided and approved by the Fire District. All required access roads shall be in place prior the delivery of combustible materials to the site.
3. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. West Metro Fire Rescue requires, at a minimum, a first lift of asphalt on the approved access road prior to above ground construction.
4. As amended, fire department access roads, temporary and permanent, shall have an unobstructed width of not less than 24 feet of width at all times.
5. No construction related material including construction trailers, equipment, workers vehicles, trash container etc. can be stored temporarily or permanently in the fire access road. The off-loading of materials and supplies may encroaching on the fire access drive provided the operator of the delivering vehicle is with the vehicle at all times.
6. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Signs prohibiting parking or obstructing the designated access road(s) shall be posted conspicuously throughout.
7. Temporary street signs shall be posted throughout the build site and premises identification (Unit addressing) shall be posted conspicuously on each individual unit.
8. Gates may be chained and/or locked to prohibit access when work is not being conducted on the site.
9. Gate width shall provide 20' of clear space. Vertical clearance shall not be less than 13 feet 6 inches.
10. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections.
11. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to the delivery of any combustible construction materials.
12. Prior to requesting a final building inspection, the following site elements must be installed and available for inspection:
  - a. Final landscaping in the vicinity of all fire protection features (FDC, fire hydrants, etc.)
  - b. Required fire lane markings and signage.
  - c. Building address, monument signs, street signs, and all other wayfinding elements.
  - d. Gates, fences, and other barriers that may obstruct building access.
  - e. Bollards and other exterior protection devices.
  - f. Knox box or Knox key access features (gate access etc.)