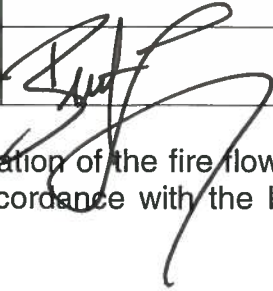




COLORADO SPRINGS FIRE DEPARTMENT
Division of the Fire Marshal
Administrative Ruling/Interpretation



Number:	2019-1		
Subject:	Fire Flow Requirements for Townhomes		
Reference:	2015 IFC 102.5, Appendix B 2015 IRC 302.2		
Effective Date:	03/20/2019	Issued By:	Doreen Withee, Fire Protection Engineer
Revision Date:	N/A	Revised By:	N/A
Approval Date:	03/20/2019	Approved By:	

PURPOSE: Provide clear direction on the application of the fire flow calculation area in relation to townhomes constructed in accordance with the International Residential Code (IRC).

SCOPE: This policy applies to new townhome projects submitted for review after the effective date of this ruling.

DESCRIPTION OF ISSUE: The International Fire Code (IFC) defines the fire flow calculation area to include the total floor area on all floor levels within the exterior walls and under horizontal projections. Portions of buildings separated by fire walls without openings, constructed in accordance with the International Building Code (IBC) can be considered as separate fire flow calculation areas.

While section 102.5 of the IFC provides the language governing residential occupancies, there is less clear direction identifying what the fire flow calculation area should be when dealing with townhomes in particular, due to their unique construction methods and requirements.

DECISION: The single largest townhome unit, per set of attached townhome units, shall be permitted to be considered as the fire flow calculation area, for townhomes separated in accordance with the IRC.