



THORNTON
PLANNING ACADEMY

Thornton Fire Department

Mario Acosta
Assistant Fire
Marshal

October 14, 2026

Purpose

Introduction into the Thornton Fire Department, and Plan Review Process

Agenda

- Department Overview
- Site Plan Review
- Plan Review Project



SECTION 1

Department Overview

Mission Statement: The Thornton Fire Department exists to serve our community through all-hazard emergency response, prevention services and public engagement to foster positive outcomes for a safe and resilient community.



Department Overview

Divisions:

Administration

Operations

EMS

Fire Prevention

Training

Logistics



THORNTON
PLANNING ACADEMY

Rank Structure

- Fire Chief - Department
- Deputy Fire Chief – Divisions
- Assistant Chief/Battalion Chief – Functional areas, Operations, Logistics, Training
- Captain – Station/Multi-Unit
- Lieutenant – Crew/Resource
- Engineer – Apparatus Driver
- FF EMT/FF Paramedic
- Prevention – Deputy FC, Fire Marshal (FM) Deputy FM, Assistant FM

Administration/Station 1

2300 Thornton Parkway



Administrative Staff



Fire Chief Stephen Kelly

Deputy Fire Chief – Gary Hobbs
Administration/Planning/Logistics

Operations/Training/EMS

Deputy Chief - Stephanie Harpring
Fire Prevention/Communication,
Outreach

Administration

Gary Hobbs

- Day to Day Direction of TFD
- City Council
- Department Head Involvement
- Budget
- Strategic Planning
- Logistics

Operations

Gary Hobbs

- 8 Stations, 152 Members
 - [Station Location](#) – 18-24, 8
- Fire Suppression - [2026 Fire Dispatch](#)
- Emergency Medical Services
- Hazardous Materials
- Technical Rescue
- Public Education
- Fire Prevention
- Training
- 16,000 Calls for service annually

Newest Fire Station – 8

15343 Monaco St.



Fire Prevention



Stephanie Harpring

- Fire Permits
- Plan Review
- Construction Inspections
- Compliance Inspections
- Fire Investigations
- Public Education
- Community Outreach
- Recruitment/Hiring
- Fire Museum



Training

Adam Fearn

- North Metro Training Consortium
 - Joint effort for local training to include mandated, and recruit training.
- EMS
- Fire
- Haz-Mat
- Physical Fitness
- Technical Rescue/Water/Ice

Thornton Fire Engine



Thornton Ladder Truck



Thornton Medic Unit



Thornton Battalion One



Knowledge Check

Q1

Who is the Fire Chief of the Thornton Fire Department?

Q2

How many fire stations does Thornton have in the city?

Q3

Do you know the location of your nearest fire station?

Q4

Why does the fire department always send and engine to medical calls along with an ambulance?



Questions/Comments

Thank You





SECTION 2

Fire Code and Site Plan Basics

Alexis Bowen



Fire Code: Why does it matter?



- Triangle Shirtwaist Factory (1911)
 - ❖ 146 deaths; mostly young women
 - ❖ Locked exit doors
- Our Lady of the Angels School (1958)
 - ❖ 95 deaths; mostly students
 - ❖ Unmonitored fire, open stairwell
- Station Nightclub (2003)
 - ❖ 100 deaths; over 200 injured
 - ❖ Pyrotechnics, flammable foam

Purpose

Basic overview of two important aspects of a site review as it pertains to fire

What are two things the fire department will be looking for on a site plan?

(Hint: they were discussed in the reading assignment)

Access

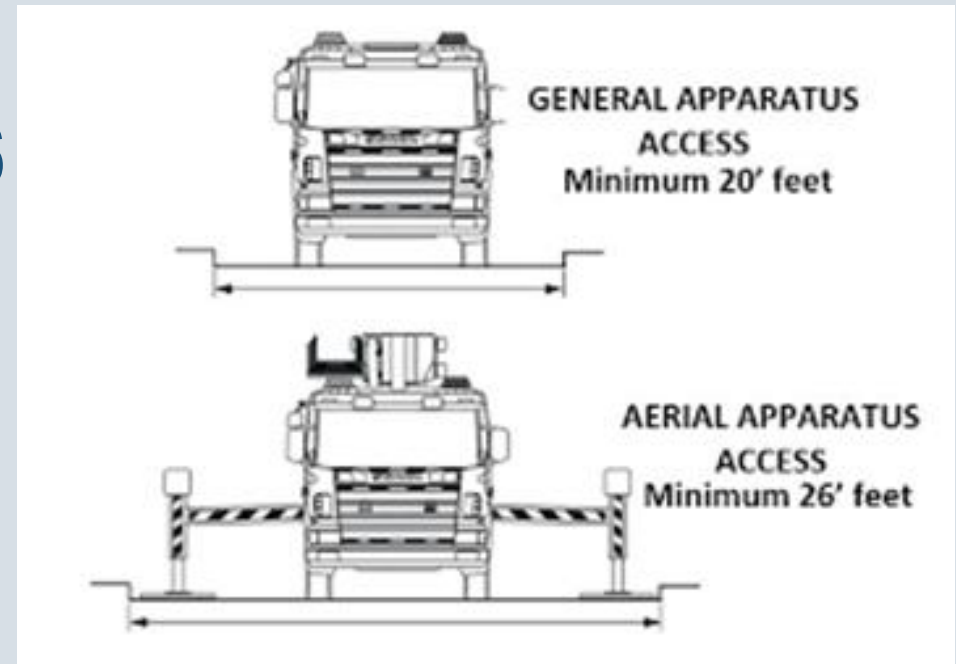
Can we get to the site?

Hydrants

Do we have water available
when we get there?

Access Roads

- Width of roads
 - 20 feet unobstructed
 - Building height 30+ feet require 26 feet unobstructed
- Height of clearance
 - 13 feet 6 inches



Access Roads

- Distance to buildings
 - All first story walls must be within 150 feet of the access roads
 - Exceptions exist (i.e. sprinkler systems)
- Turning radius
 - 25 feet inside
 - 50 feet outside
- Signage
 - Street signs installed at each intersection
 - “No Parking – Fire Lane”
 - 7 feet 6 inches either side of hydrant
 - Roads less than 26 feet wide
 - Both sides marked fire lanes
 - Roads 26 – 32 feet wide
 - One side marked fire lane
 - Roads 32 feet wide or more
 - No fire lane required



Fire Hydrants

IFC APPENDIX C

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, f, g}
1,750 or less	1	500	250
1,751–2,250	2	450	225
2,251–2,750	3	450	225
2,751–3,250	3	400	225
3,251–4,000	4	350	210
4,001–5,000	5	300	180
5,001–5,500	6	300	180
5,501–6,000	6	250	150
6,001–7,000	7	250	150
7,001 or more	8 or more ^e	200	120

* Many foot notes but this is the starting point



SECTION 3

Fire Plan Reviews

Francisco Albizu
Assistant Fire Marshal
Thornton Fire Department – Prevention Division
303-538-7661
Francisco.albizu@thorntonco.gov



Purpose

The purpose of the fire plan review process is to ensure that every building, system, and space within our jurisdiction is designed and constructed to protect the occupants of a building or site, support effective emergency response(s), and comply with adopted fire and life safety codes. All before construction begins, when correcting deficiencies is fastest, safest, and most cost-effective.

Agenda

- Fire Site Plan Reviews
- Thorntons Fire Site Plan Review Comments /Plans
- Fire Site Plan Review Example

Fire Site Plan Reviews

- Establishes Fire Access before Site Work Begins
- Confirms Hydrant Placement and Water Supply
- Validates FDC's Location and visibility

Fire Site Plan Reviews (Cont.)

- Identifies Access Conflicts Early
- Supports Aerial Apparatus and Building Access Requirements
- Reduces Cost and Delay Through Early Correction

Fire Site Plan Reviews (Cont.)

- Creates a Legally Defensible Record of Department Review
- Facilitates Interagency Coordination
- Sets Enforceable Conditions for Final Field Inspections

Fire Site Plan Review Comments

THORNTON FIRE DEPARTMENT COMMENTS



DATE: 07/23/2026
TO: Kelli Kruczynski
FROM: Francisco Albizu, Assistant Fire Marshal (francisco.albizu@thorntonco.gov)
303-538-7661
SUBJECT: Pre-Application Review
Renner Crossings F1 L2A (Bubble Bath) – SW Corner W. Thornton PKWY & Huron Street
CityView# PLPRE 2026 01403

The Thornton Fire Department Fire Prevention Division has reviewed the submittal for the above project and has the following comments:

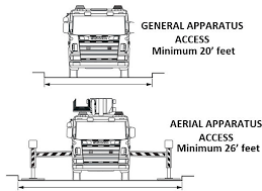
1. 3.35 +/- Acres
2. Group B type occupancy
3. Car Wash
 - IFC 503.2.5 – Dead Ends – Apparatus access roads in excess of 150 feet require an approved turn around.
 - IFC 503.1.1 - Fire Apparatus Roads - Approved fire apparatus roads shall extend to 150 feet of all portions of the BLDG's exterior walls, measured by an approved route.

Below are some of our basic requirements. While not all may apply to your project, they are included to guide your design and address potential questions. If you need further clarification, please don't hesitate to contact me.

4. The Thornton Fire Department has adopted the 2024 edition of the International Fire Code (IFC). It contains amendments that can be found on the City of Thornton Website (https://library.municode.com/co/thornton/codes/code_of_ordinances?nodeId=CO_CH10BUCO_ARTIVTEST_DIV1GE_S10-160INFICOADRE)
5. An approved water supply capable of supplying the required fire-flow for fire protection shall be in accordance with the City of Thornton Fire Code as amended. The fire-flow calculation area (FFCA) shall be the total floor area of all floor levels within the exterior walls and under the horizontal projections of the roof of the building, except as modified in Section B104.3 of the IFC. Where multiple buildings are included for a single project, the fire-flow for the project area shall be based on the largest building in the complex.
 - Construction type, square footage, and automatic sprinkler system information (if any) are required to calculate fire flow.

1. The Fire Department will determine the required fire-flow to establish the number and location of fire hydrants, maximum distance from any point on the road frontage to a hydrant, and average spacing. The information is based on the IFC Appendix C and Table C102.1 as amended. The location of any fire hydrants shall be approved by the Fire Department.
 - a. Fire-flows are required to determine the number of hydrants and their spacing.
 - b. A looped water main system is required for commercial and high-density residential projects requiring more than one hydrant. Residential subdivisions which require more than one emergency access route shall have a looped water system connected from separate feeder lines. A looped water system refers to the practice of providing multiple routes of water distribution systems for water transmission to points of demand. In a looped system, the system becomes less vulnerable to water main breaks, because breaks can be isolated with water service continuing in the area through alternate loops.
2. A control valve shall be installed within 20 feet of each hydrant.
3. The center of the hose outlet on a hydrant shall not be less than 18" (450mm) or more than 36" (917mm) above final grade.
4. A clear space around all fire hydrants is required and shall be a minimum of 3 feet on all sides of a fire hydrant. IFC §507.5.5
5. Fire hydrants shall be in operation prior to the delivery of construction and/or combustible materials. IFC §507.1
6. If required, buildings equipped with standpipe, or a fire sprinkler system installed in accordance with Section 905 of the 2018 IFC shall have a fire hydrant within 50 feet of the Fire Department Connection (FDC). IFC §507.5.1.1 as amended.
 - a. In addition, the location of FDC with respect to driveways, buildings and landscaping shall be so located that the fire apparatus and hose connected to supply the system will not obstruct access to the building for other fire apparatus. The fire code official shall approve its location.
7. Fire Lanes shall have a minimum unobstructed width of 20 feet with a minimum clearance of 13 feet 6 inches above the road surface. IFC §503.2.1
8. Where aerial ladder fire apparatus access is required due to building height (30+ feet) the designated aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet. The centerline of designated aerial fire apparatus access roads shall be located not less than 15 feet nor more than 30 feet from the roofline of the building and shall be positioned parallel to one side of the building. The side of the building on which the aerial fire apparatus is positioned shall be approved by the fire code official.

Fire Site Plan Review Comments (Cont.)



1. In accordance with IFC Section 503.2.7 as amended by the City of Thornton, the grade of fire apparatus access roads shall not exceed 7%. The grade of an aerial fire apparatus road shall not exceed 5%.

2. Fire trucks must be able to navigate with a turning radius of 25 feet on the inside and 50 feet on the outside.

To demonstrate compliance, submit turning exhibits that show:

- Fire apparatus entering and exiting through every site access point
- Fire apparatus maneuvering throughout the entire site
- Vehicle tracking paths for all required movements

The exhibits must clearly illustrate that fire trucks can successfully navigate all areas of the site within the specified turning radius requirements

3. Fire apparatus access roads shall be an all-weather surface (minimum of curb and gutters installed and the first lift of asphalt).
4. Approved vehicle access for all firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions.
5. Where fire apparatus roads are required to be installed, such roads shall be installed and made serviceable prior to and during the time of construction. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles.
6. An approved water supply for fire protection, either temporary or permanent, shall be available as soon as combustible building materials arrive on site, on commencement of vertical construction and on installation of a standpipe system in buildings under construction, in accordance with Sections 3307.2.1 through 3307.4 of the IFC.
7. Fire Department Access Roads and Fire Lanes shall be provided so that all portions of the first story of the exterior walls of the building(s) and facilities are within 150 feet of fire department access as measured by an approved route around the exterior of the buildings or facility. IFC §503.1.1 as amended.

Exceptions:

The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) where any of the following conditions occur:

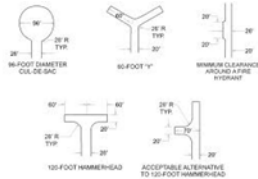
- 1.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, provided that access roads are extended to within 150 feet (45,720 mm) of at least one approved side of the building
- 1.2 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.2, provided that the dimension does not exceed 200 feet (60,960 mm)
- 1.3 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided
- 1.4 There are not more than two Group R-3 or Group U occupancies, provided that access roads are extended to within 150 feet (45,720 mm) of at least one approved side of the building

1. Two points of access are required for buildings or special conditions such as but not limited to:
 - Group A occupancies with an occupancy load of 100 or more and Groups E, F-1, H, I, R-1, R-2, and S-1
 - Group R-3 and R-4 occupancies with a dead-end road of 500 feet or more and/or developments where the dwelling units exceed 30
 - High-piled combustible storage,
 - An aerial apparatus access road
 - A Required Fire flow of 2,000 gpm or more,
 - Building aggregate area is 62,000 or more

Please note: The fire code official is authorized to require more fire apparatus access roads based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

2. Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
3. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with width and turnaround provisions. Reference 2021 Table D103.1 (i.e. 96' Cul-de-sac, 60-foot Y, 120' hammerhead, acceptable alternative)

Fire Site Plan Review Comments (Cont.)



- In accordance with IFC Section 503.4.1 as amended, the location and design of speed bumps, traffic circles, and similar traffic calming devices on public and private roads are required to be approved by Development Engineering and the Thornton Fire Department.
- Roads shall be permanently signed and/or marked "NO PARKING-FIRE LANE" in accordance with municipal sign/traffic standards and the following specifications:
 - There shall be no parking for a distance of 7.5 feet on either side of a fire hydrant.
 - Roads less than 26 feet wide shall be marked as fire lanes on both sides of the road.
 - Roads at least 26 feet wide but less than 32 feet wide shall have at least one side of the road marked as a fire lane.
 - Roads at least 32 feet wide need not have fire lane markings.
- Addressing shall be provided in a location approved by the Fire Department. The address shall be visible from the street addressed fronting the property. The address shall be in a contrasting color to the background. The address shall be a minimum of 6 inches high with a 3/4-inch stroke. The address may need to be larger to be visible from the street when buildings are set back from the street. IFC§505
- Fire Department access to building(s) is required to be provided in an approved location. In some cases, multiple key boxes may be required for access to building(s). The Thornton Fire Department uses Knox Box for the access key box. IFC§506
- Emergency Responder Radio Coverage (ERRC) is required. ERRC requirements are based on the existing coverage levels of the public safety communication system utilized by the City of Thornton at the exterior of the building. All buildings shall be tested to determine coverage levels, if it does not meet an acceptable emergency responder radio coverage level, it must be developed upon. If required, all in-building radio systems shall be capable of modification or expansion in the event frequency changes are required. The system shall be provided with standby power in accordance with the IFC and the City of Thornton amendments. IFC§510

The purpose of these codes is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and providing a reasonable level of safety to fire fighters and emergency responders during emergency operations.

Additional Conditions may be required based on use, occupancy and/or processes.

Reference:

Vehicles specifications

Length = 49.7 feet

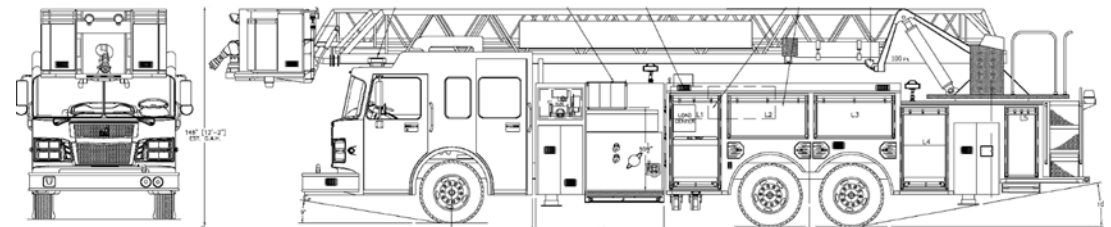
Width = 8.5 feet

Chassis = 10.5 feet mirror to mirror

Height = 12.2 feet

Inside turning Radius = 25 feet

Outside Turning Radius = 50 feet



(End of Comments)

Fire Site Plan Review Comments

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2. Group B type occupancy
3. Car Wash
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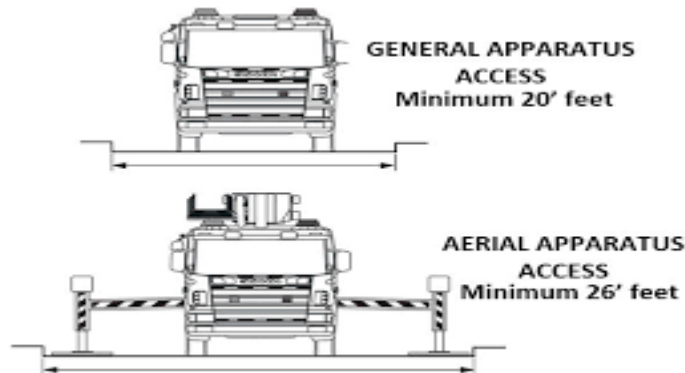
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Fire Site Plan Review Comments

11. If required, buildings equipped with standpipe, or a fire sprinkler system installed in accordance with Section 905 of the 2018 IFC shall have a fire **hydrant within 50 feet of the Fire Department Connection (FDC)**. IFC§507.5.1.1 as amended.
 - In addition, the location of FDC with respect to driveways, buildings and landscaping shall be so located that the fire apparatus and hose connected to supply the system will not obstruct access to the building for other fire apparatus. The fire code official shall approve its location.
12. Fire Lanes shall have a minimum unobstructed width of 20 feet with a minimum clearance of 13 feet 6 inches above the road surface. IFC §503.2.1

Fire Site Plan Review Comments

13. Where aerial ladder fire apparatus access is required due to building height (30+ feet) the designated aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet. The centerline of designated aerial fire apparatus access roads shall be located not less than 15 feet nor more than 30 feet from the roofline of the building and shall be positioned parallel to one side of the building. The side of the building on which the aerial fire apparatus is positioned shall be approved by the fire code official.



Fire Site Plan Review Comments

14. In accordance with IFC Section 503.2.7 as amended by the City of Thornton, the grade of fire apparatus access roads shall not exceed 7%. The grade of an aerial fire apparatus road shall not exceed 5%.
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Fire Site Plan Review Comments

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- The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.2, provided that the dimension does not exceed 200 feet (60,960 mm)
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Fire Site Plan Review Comments

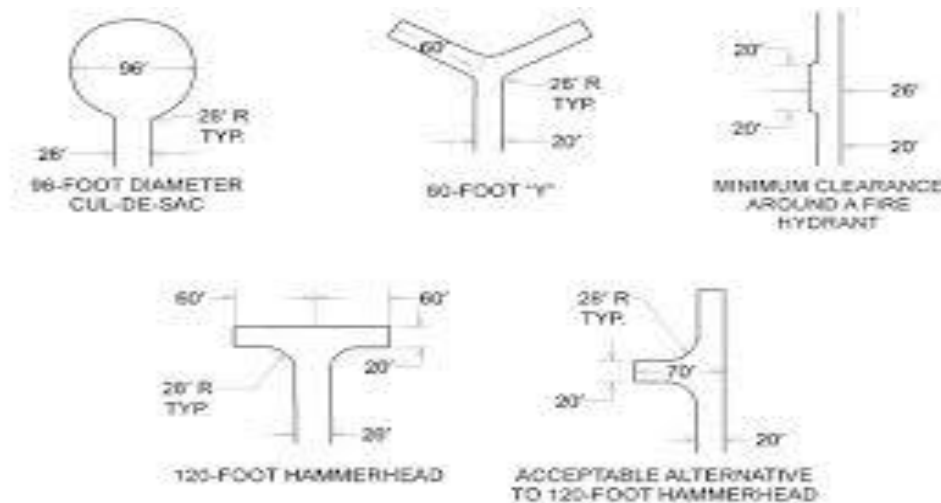
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- Group A occupancies with an occupancy load of 100 or more and Groups E, F-1, H, I, R-1, R-2, and S-1
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Please note: The fire code official is authorized to require more fire apparatus access roads based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

22. **Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Fire Site Plan Review Comments

23. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with width and **turnaround provisions**. Reference 2021 Table D103.1 (i.e. 96' Cul-de-sac, 60-foot Y, 120' hammerhead, acceptable alternative)



Fire Site Plan Review Comments

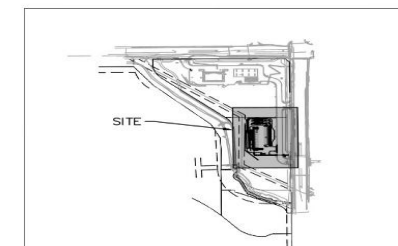
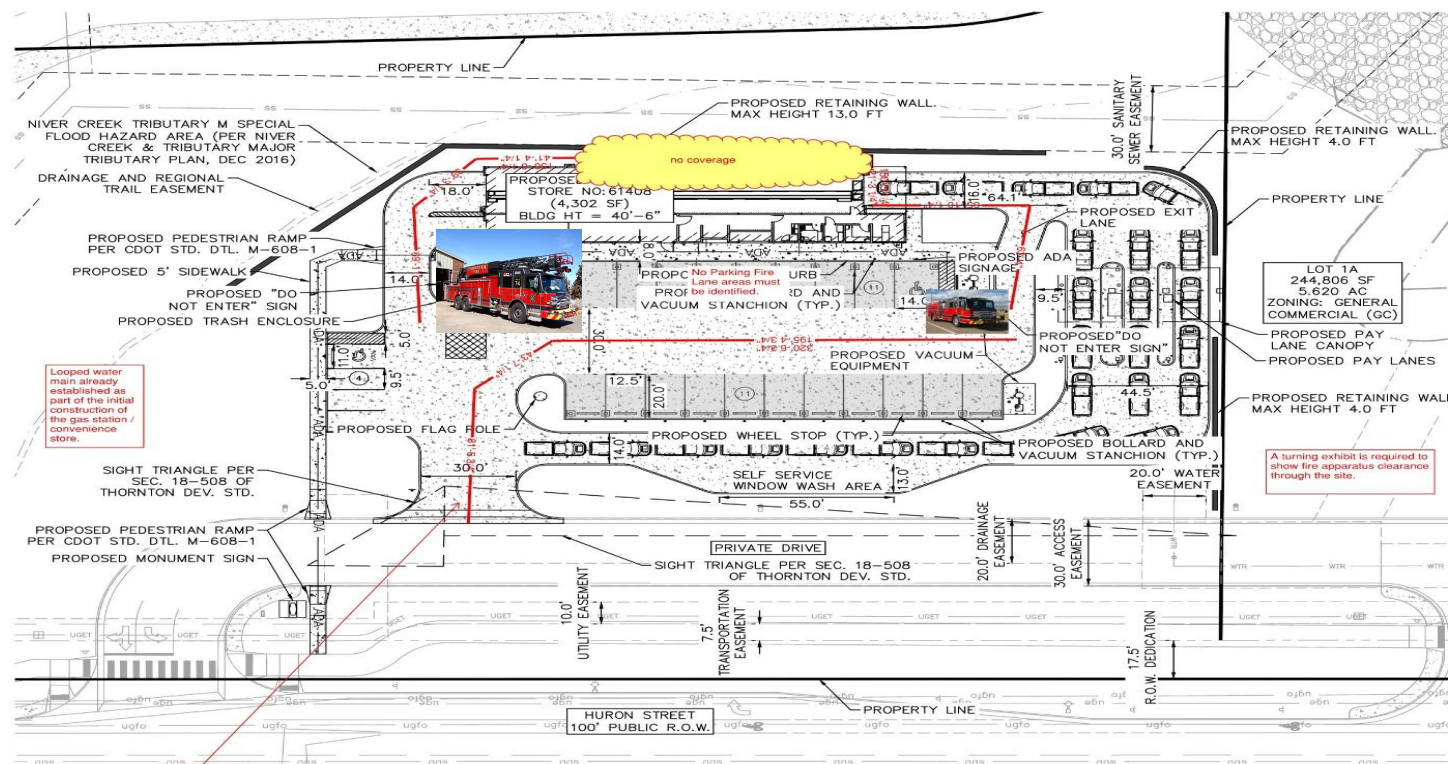
25. Roads shall be permanently signed and/or marked “**NO PARKING-FIRE LANE**” in accordance with municipal sign/traffic standards and the following specifications:
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 - Roads less than 26 feet wide shall be marked as fire lanes on both sides of the road.
 - Roads at least 26 feet wide but less than 32 feet wide shall have at least one side of the road marked as a fire lane.
 - Roads at least 32 feet wide need not have fire lane markings.
26. Addressing shall be provided in a location approved by the Fire Department. The address shall be visible from the street addressed fronting the property. The address shall be in a contrasting color to the background. The address shall be a minimum of **6 inches high with a ¾-inch stroke**. The address may need to be larger to be visible from the street when buildings are set back from the street. IFC§505

Fire Site Plan Review Plans

**DEVELOPMENT PERMIT
LOT 2A, RENNER CROSSINGS, FILING NO. 1**

IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

PROJECT NO.: XXXXXXXXXXXXXXXX



KEYMAP

SCALE: 1" = 500'



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	ACCESSIBLE ROUTE
	HEAVY DUTY CONCRETE
	PROPOSED SIDEWALK
	VACUUM STALL
	PARKING CUNT
	SIGHT TRIANGLE

NOTES

1. UTILITIES SHOWN ARE CONCEPTUAL ONLY AND WILL BE FINALIZED WITH THE CONSTRUCTION DRAWINGS.
2. ALL PROPERTY SIGNAGE SHALL BE BY SEPARATE PERMIT.
3. ALL LIGHTING FIXTURES SHALL BE AESTHETICALLY COMPATIBLE AND SHALL BE CONCEALED AND CUT-OFF WITHIN THE DEVELOPMENT.
4. ALL DRIVE AISLE DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
5. ALL STANDARD PARKING STALLS ARE TO BE 9.5'X18' UNLESS OTHERWISE NOTED.
6. ALL PROPOSED CURB AND GUTTER TO BE 6" MINORITIES UNLESS OTHERWISE NOTED.

GRAPHIC SCALE IN FEET



0 15 30 60

SCALE: 1" = 30'

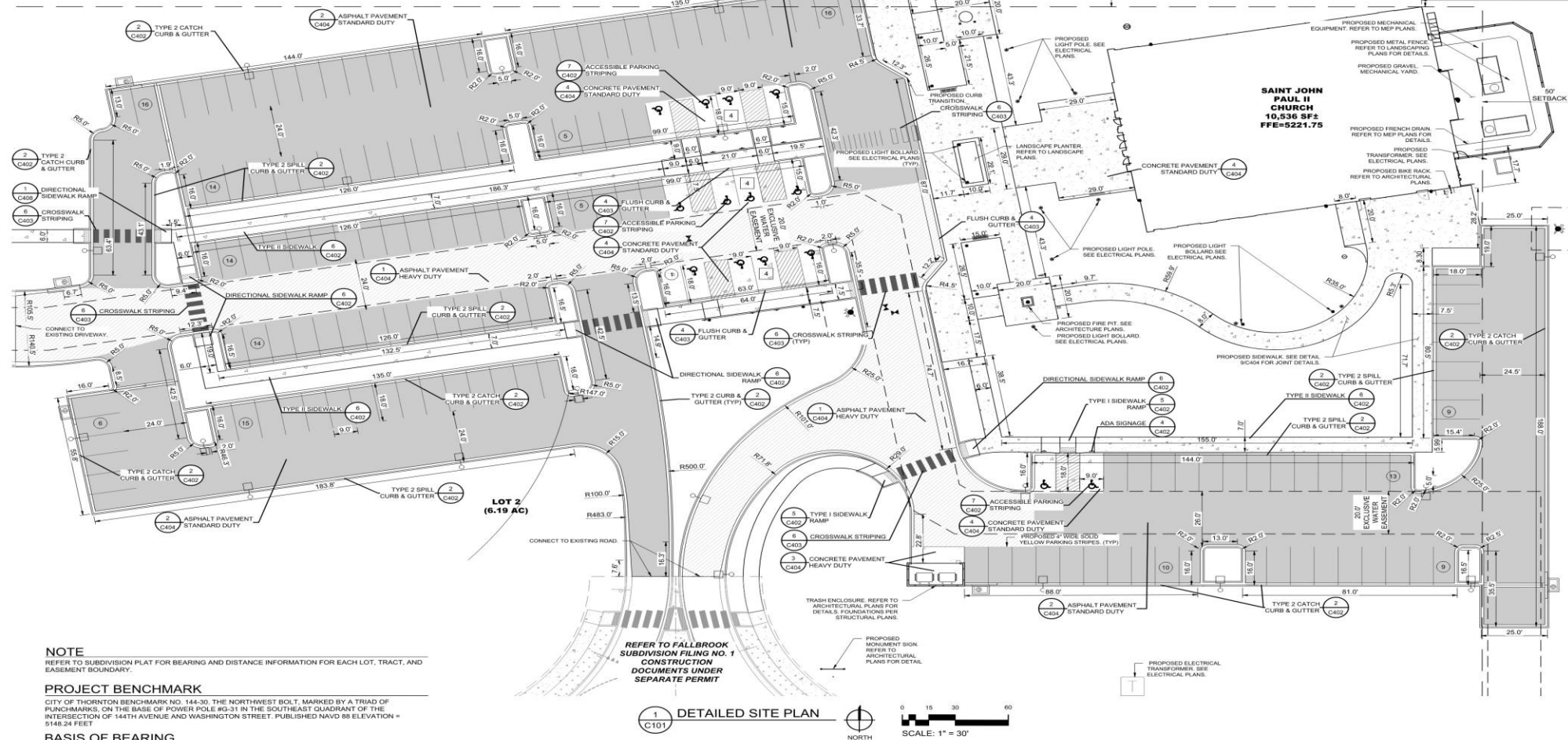


SITE PLAN
SHEET 3 OF 19
MAY 08, 2026

You are the Fire Plan Reviewer...

Cushing Terrell

cushingterrell.com
800.757.9522



LOT 2, FALLBROOK FARMS SUBDIVISION FILING NO. 1 AMENDMENT NO. 1
THORNTON, COLORADO

SAINT JOHN PAUL II CHURCH

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CONSTRUCTION
DOCUMENTS

DETAILED SITE
PLAN

C101



Finally....

A fire and life safety site plan review is where prevention truly begins.

A thorough site plan review costs a design team a **redline**.

Skipping it, costs a community its safety net when seconds matter most.

**Thank You for
your TIME !!!**

