

# COLORADO SPRINGS FIRE DEPARTMENT

## INSPECTION REPORT

3755 HARTSOCK VILLAGE - ENTIRE BUILDING, 3755 HARTSOCK LN, BLDG 3755 - HARTSOCK VILLAGE CONDOMINIUMS, COLORADO SPRINGS CO 80917



### DETAILS

Inspection Date: 11/16/2021 | Inspection Type: Compliance-Inspection-Referral/Complaint/Requested | Inspection Number: 7043 | Shift: N/A | Station: Station 7 | Unit: N/A | Lead Inspector: ANDRE ARNOLD | Other Inspectors: N/A

STATUS	CODE	DESCRIPTION
FAIL	307.4.3 - Portable outdoor fireplaces	<p>Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material. Exception: Portable outdoor fireplaces used at one-and two-family dwellings.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>
FAIL	307.5 - Bonfire Attendance	<p>Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended by a minimum of one alert, ambulatory unimpaired, responsible adult until the fire is extinguished. A minimum of one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment; such as dirt, sand, water barrel, garden hose or water truck shall be available for immediate utilization by the responsible attendant.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>
FAIL	308.1.4 - Open-flame cooking devices	<p>Charcoal and solid-fuel burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3 m) of combustible construction. Exceptions: 1. One- and two-family dwellings. 2. Where buildings, balconies and decks are protected by an automatic sprinkler system. 3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 47 pounds [nominal 20 pound (9kg) LP-gas capacity]. Spare LP-gas cylinders shall not be stored on combustible balconies or within structures. Exceptions: 1. One and two-family dwellings. 2. Where buildings, balconies and decks are protected by an automatic sprinkler system. 3. LP-gas cooking devices having LP-gas container with a water capacity not greater then 47 lbs [nominal 20 lbs (9kg) LP-gas capacity]. Spare LP-gas cylinders shall not be stored on combustible balconies or within structures.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>

<b>STATUS</b>	<b>CODE</b>	<b>DESCRIPTION</b>
<b>FAIL</b>	308.1.4.1 - Valves	<p>All valves shall be turned off when propane cylinders are not in use.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>
<b>FAIL</b>	308.1.4.3. - Egress from buildings.	<p>Egress from buildings. Barbecues shall never be used or stored in or near stairwells, corridors or other areas that are intended to be used as a means of egress or considered an interior living space.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>
<b>FAIL</b>	308.1.5 - Location near combustibles	<p>Open flames such as from candles, lanterns, kerosene heaters and gas-fired heaters shall not be located on or near decorative material or similar combustible materials.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>
<b>FAIL</b>	308.1.6 - Open-flame devices	<p>Torches and other devices, machines or processes liable to start or cause fire shall not be operated or used in or upon wildfire risk areas, except by a permit in accordance with Section 105.6 secured from the fire code official. Exception: Use within inhabited premises or designated campsites that are not less than 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>
<b>FAIL</b>	308.1.6.2 - Portable fueled open-flame devices	<p>Portable open-flame devices fueled by flammable or combustible gases or liquids shall be enclosed or installed in such a manner as to prevent the flame from contacting combustible material. Exceptions: 1. LP-gas-fueled devices used for sweating pipe joints or removing paint in accordance with Chapter 61. 2. Cutting and welding operations in accordance with Chapter 35. 3. Torches or flame-producing devices in accordance with Section 308.4. 4. Candles and open-flame decorative devices in accordance with Section 308.3.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>

<b>STATUS</b>	<b>CODE</b>	<b>DESCRIPTION</b>
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<b>FAIL</b>	308.4 - Open flame Group R	<p>Open flame, fire and burning in Group R occupancies shall comply with the requirements of Sections 308.1 through 308.1.6.3 and Section 308.4.1.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>
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<b>FAIL</b>	308.4.1 - Open Flame Group R-2 dormitories	<p>Candles, incense and similar open-flame-producing items shall not be allowed in sleeping units in Group R-2 dormitory occupancies.</p> <p>Inspector: ANDRE ARNOLD - Comments: NO FIRE CODE VIOLATION IDENTIFIED: Please Review The Listed Fire Code Reference Above And Maintain ALL Requirements For Outdoor Cooking, Open Flame Devices, And Fire Appliances Intended For Outdoor Use. See "GENERAL NOTES" Section For Additional Information.</p>
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<b>GENERAL NOTES</b>
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ANDRE ARNOLD - 11/16/2021 @ 09:30	<p>Fire Assessment Performed Regarding A Request From The Listed Businesses Representative Concerning Outdoor Cooking And Other Fire &amp; Life Safety Issues. ALL Applicable Fire &amp; Life Safety Equipment, Functions, And Systems Were Checked For Code Compliance During The Initial Fire Inspection. INSPECTION COMPLETE, However Applicable Fire Code References Were Identified For The Listed Businesses Records.</p>
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ANDRE ARNOLD - 11/16/2021 @ 09:30	<p>*** PLEASE BE ADVISED: All Outdoor Cooking On Balconies And/Or Decks Shall Be Performed Utilizing Liquid Propane Gas (LPG) Or Natural Gas. NO SOLID FUELS (Charcoal, Wood Pellets, Wood Logs, Etc.) SHALL BE UTILIZED ON BALCONIES AND/OR DECKS. Furthermore, ALL Portable Or Fixed Fireplaces And Fire Appliances Intended For Outdoor Use Shall Adhere To The Same Requirements As Outdoor Cooking. NO SOLID FUELS (Charcoal, Wood Pellets, Wood Logs, Etc.) SHALL BE UTILIZED ON BALCONIES AND/OR DECKS.</p>
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ANDRE ARNOLD - 11/16/2021 @ 09:30	<p>*** PLEASE BE ADVISED: When Utilizing Balconies And/Or Decks While Performing Outdoor Cooking, Ensure The Following Provisions Are Met: 1). DO NOT Position Grills, Fireplaces, Or Fire Appliances Intended For Outdoor Use Within Close Proximity Of Existing Fire Sprinkler Head 2). ALL Outdoor Cooking And/Or Fire Appliances Shall Be Constantly Attended By A Capable Adult With Means Of Complete Extinguishment 3). Ensure ALL Cylinders (Propane, Natural Gas, Etc.) Are Maintained Secured At All Times.</p>
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ANDRE ARNOLD - 11/16/2021 @ 09:30	<p>*** PLEASE BE ADVISED: In The Event Solid Fuel Is Utilized For Outdoor Cooking And/Or Fire Appliances, A Minimum Clearance Of 15 ft. Between The Device, Appliance, And All Combustible Materials/Structures Shall Be Maintained At All Times. This Requirement Shall Also Adhere To ALL Listed Provisions For Outdoor Cooking And/Or Fire Appliances.</p>
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**GENERAL NOTES**

ANDRE ARNOLD - 11/16/2021 @ 09:31

Contact Information Verified And Updated In ESO, Changes Were Made.

**REINSPECTION DATE**

11/17/2021

**CONTACT SIGNATURE**

REDER, ROBERT

Signed on: 11/16/2021 @ 09:36

Administrative Report

**INSPECTOR SIGNATURE**

ANDRE ARNOLD

Signed on: 11/16/2021 @ 09:36

Andre Arnold

**QUESTIONS ABOUT YOUR INSPECTION?**

ANDRE ARNOLD

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