



Colorado Springs Fire Department



Inspection Report

HARTSOCK VILLAGE
03765 HARTSOCK LN
Colorado Springs, CO 80917

Inspection Type: Referral, Regular
Inspection Status: Pending

Inspection Number: 202005550
Inspection Date: 3/16/2021

Plan/Review Number:
Permit Number:

Fire Code Violations/Comments

Description	Date	Correct By	Status
<p>FIRE DOOR REQUIREMENTS & SUGGESTIVE RECOMMENDATIONS</p> <p>IFC 703.2 Maintained: Opening protective's shall be maintained in an operative condition in accordance with NFPA 80. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.</p> <p>IFC 703.2.2 Hold-open devices and closers: Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.</p> <p>IFC 703.2.3 Close & latch: Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.</p> <p>Additional Comments:</p> <p>Oct. 14, 2020: A Referral / Complaint Concerning Existing Fire Doors Was Received By The Colorado Springs Fire Department. While Performing The Initial Fire Inspection / Fire Assessment, Applicable And Approved Fire Doors Were Provided And Identified On All Three Levels Of The Listed Structure. The Existing Home Owners Association (HOA) Has Requested Approved Recommendations To Minimize Potential Injury And/Or Life Safety Threats. The Colorado Springs Fire Department Has Advised The Existing HOA And Property Manager That Fire Doors Are Required, However Applicable Methods To Circumvent The Fire Door Requirements Are Permitted. Suggestive Recommendations Are Listed Below:</p> <ul style="list-style-type: none"> - Magnetic Door Latches - Signaling Electromagnetic Door Holders (In Conjunction With Fire Alarm System) - Door Holders With Stand-Alone Smoke Detectors/Alarms) <p>*** Ensure Applicable And Approved Methods Are Maintained For Fire Door Compliance With Local Fire Code And City Ordinance. Review Fire Door Requirements Above.</p> <p>Dec. 14, 2020: Follow-Up Inspection Conducted; Violation Not Corrected</p> <p>See "CONTINUATION ENTRY"</p>	10/14/2020	4/9/2021	Not Corrected

EXISTING PRIVATE FIRE HYDRANT REQUIREMENTS	10/14/2020	4/9/2021	Not Corrected
<p>IFC 507.5.3 Testing: Private fire service mains and water tanks (fire hydrants) shall be periodically inspected. tested and maintained in accordance with NFPA 25 at the following intervals:</p> <p>1) Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.</p> <p>2) Fire service main piping: Inspection of exposed, annually; flow test every 5 years.</p> <p>3) Fire service main piping strainers; Inspection and maintenance after each use.</p> <p>Additional Comments:</p> <p>Oct. 14, 2020: Failure To Provide The Required Annual Inspections/Servicing For Existing Private Fire Hydrants. Provide The Required Annual Inspections/Servicing For ALL Existing Private Fire Hydrants (4) Located On The Premises. Upon Completion, Submit Applicable Private Fire Hydrant Inspection Reports To The Colorado Springs Fire Department For Review And Compliance.</p> <p>Dec. 14, 2020: Follow-Up Inspection Conducted; Violation Not Corrected; The Existing Fire Protection Systems (Fire Alarm & Fire Sprinkler) Annual Inspection Report Has Been Reviewed By The Colorado Springs Fire Department; However NO REQUIRED Annual Inspection Has Been Provided For Existing Private Fire Hydrants. Provide The Required Annual Inspections/Servicing For ALL Existing Private Fire Hydrants (4) Located On The Premises. Upon Completion, Submit Applicable Private Fire Hydrant Inspection Reports To The Colorado Springs Fire Department For Review And Compliance With City Ordinance. *** To Avoid Additional Penalties, Fines, And/Or Court Summons, Correct The Identified Deficiencies Prior To The Scheduled Correct-By Date Provided On The Fire Inspection Report.</p> <p>Dec. 29, 2020: Follow-Up Inspection Conducted; Violations Not Corrected *** \$123.00 Re-Inspection Fee Shall Apply</p> <p>Jan. 15, 2021: Follow-Up Inspection Conducted; Violations Not Corrected *** \$246.00 Re-Inspection Fee Shall Apply</p> <p>See "CONTINUATION ENTRY"</p>			

<p>EXISTING FIRE PROTECTION SYSTEM(S) REQUIREMENTS - FIRE ALARM & FIRE SPRINKLER</p>	<p>10/14/2020</p>	<p>4/9/2021</p>	<p>Not Corrected</p>
<p>IFC 901.6 Inspection: Fire protection systems (Alarms, Sprinklers, Hydrants, Standpipes, etc.) shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1. Fire protection systems shall be inspected annually by a contractor licensed by PPRBD to work in Colorado Springs.</p>			
<p>Additional Comments:</p>			
<p>Oct. 14, 2020: While Performing The Initial Fire Inspection / Fire Assessment, The Existing Fire Protection Systems (Fire Alarm & Fire Sprinkler) Displayed Normal Conditions; However The Existing Fire Protection Systems Were Past The Required Annual Inspection Dates (Sept. '19). According To The Property Manager, Applicable Scheduling For The Required Annual Inspections Are Anticipated For Oct. 28, '20. Provide The Existing Fire Protection Systems (Fire Alarm & Fire Sprinkler) The Required Annual Inspections And Submit Annual Inspection Reports To The Colorado Springs Fire Department Upon Completion For Review And Compliance.</p>			
<p>Dec. 14, 2020: Follow-Up Inspection Conducted; Violation Not Corrected; The Existing Fire Protection Systems (Fire Alarm & Fire Sprinkler) Annual Inspection Report Has Been Reviewed By The Colorado Springs Fire Department; However Multiple Impairments Were Identified On BOTH Annual Inspection Reports. Correct, Replace, Or Repair ALL Identified Impairments And Maintain ALL Existing Fire Protection Systems At Normal Operations. Upon Completion, Submit Impairments Corrections Report To The Colorado Springs Fire Department For Review And Compliance.</p>			
<p>Dec. 29, 2020: Follow-Up Inspection Conducted; Violations Not Corrected *** \$123.00 Re-Inspection Fee Shall Apply</p>			
<p>Jan. 15, 2021: Follow-Up Inspection Conducted; Violations Not Corrected *** \$246.00 Re-Inspection Fee Shall Apply</p>			
<p>Feb. 5, 2021: Follow-Up Inspection Conducted; Violations Not Corrected *** \$246.00 Re-Inspection Fee Shall Apply</p>			
<p>See "CONTINUATION"</p>			

COLORADO SPRINGS FIRE DEPARTMENT

INSPECTION REPORT

3765 HARTSOCK VILLAGE - ENTIRE BUILDING, 3765 HARTSOCK LN, BLDG 3765 - HARTSOCK VILLAGE CONDOMINIUMS, COLORADO SPRINGS CO 80917



DETAILS

Inspection Date: 06/16/2021 | Inspection Type: Compliance-Inspection-Referral/Complaint/Requested | Inspection Number: 3521 | Shift: N/A | Station: Station 7 | Unit: N/A | Lead Inspector: ANDRE ARNOLD | Other Inspectors: N/A

STATUS	CODE	DESCRIPTION
FAIL	703.2.2 - Hold-open devices and closers	<p>Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.</p> <p>Inspector: ANDRE ARNOLD - Comments: Numerous Follow-Up Inspections Performed; Violation NOT Corrected. THE LISTED BUSINESS HAS BEEN PREVIOUSLY DIRECTED TO PROVIDE AND MAINTAIN APPLICABLE FIRE DOORS ON ALL THREE LEVELS OF THE STRUCTURE AT REQUIRED LOCATIONS. *** CORRECT IMMEDIATELY</p>
FAIL	703.2.3 - Door operation	<p>Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.</p> <p>Inspector: ANDRE ARNOLD - Comments: Numerous Follow-Up Inspections Performed. THE LISTED BUSINESS HAS BEEN PREVIOUSLY DIRECTED TO PROVIDE AND MAINTAIN APPLICABLE FIRE DOORS ON ALL THREE LEVELS OF THE STRUCTURE AT REQUIRED LOCATIONS. *** CORRECT IMMEDIATELY</p>
FAIL	901.6 - Inspection, testing and maintenance	<p>Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.</p> <p>Inspector: ANDRE ARNOLD - Comments: Numerous Follow-Up Inspections Performed. Violation NOT Corrected. THE LISTED BUSINESS HAS BEEN PREVIOUSLY DIRECTED TO CORRECT OR REPAIR ALL IDENTIFIED IMPAIRMENTS REGARDING THE EXISTING FIRE PROTECTION SYSTEMS (FIRE ALARM & FIRE SPRINKLER). Impairments Were Identified On The Existing Fire Protection Systems Annual Inspection Reports. *** CORRECT IMMEDIATELY</p>

GENERAL NOTES

ANDRE ARNOLD - 06/16/2021 @ 12:25 Multiple Follow-Up Inspection Performed. Not ALL Violations Corrected. ALL Other Applicable Fire & Life Safety Equipment, Functions, And Systems Were Checked For Code Compliance During The Initial Fire Inspection. Inspection Pending Correction Of ALL Outstanding Violations.

GENERAL NOTES

ANDRE ARNOLD - 06/16/2021 @ 12:26

According To The Business Representative(s) And HOA Board Members, The Former Property Management Company (RowCal) Is Discontinued / Terminated. Currently No Property Management Company Has Been Commissioned Or Assigned. *** The Colorado Springs Fire Department Has Had Successful Direct Communications With The Business Representative(s) And HOA Board Members Concerning An Extension For Deficiency Corrections And Re-Inspection Fees Voided (Total Of 4 Invoices). *** The Business Representative(s) And HOA Board Members Were Permitted For A Correction Extension; However NO Additional Extensions Shall Be Granted And The Colorado Springs Fire Department Anticipates / Expects ALL Identified Deficiencies To Be Corrected Prior To The Scheduled Follow-Up Date Provided On The Fire Inspection Report.

ANDRE ARNOLD - 06/16/2021 @ 12:26

*** To Avoid Additional Penalties, Fines, And/Or Court Summons, Correct The Identified Deficiencies Prior To The Scheduled Follow-Up Date Provided On The Fire Inspection Report.

ANDRE ARNOLD - 06/16/2021 @ 12:26

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

REINSPECTION DATE

07/16/2021

CONTACT SIGNATURE

REDER, ROBERT
Signed on: 06/17/2021 @ 08:34

Administrative Report

INSPECTOR SIGNATURE

ANDRE ARNOLD
Signed on: 06/16/2021 @ 12:14

Andre Arnold

QUESTIONS ABOUT YOUR INSPECTION?

ANDRE ARNOLD
Andre.Arnold@coloradosprings.gov
7193857308

We need to get the repairs completed, please schedule them to come double check and complete them I do not believe the board authorized any repairs yet.

Respectfully,
Darren

From: Ren Gall <ren@zandrmgmt.com>
Sent: Friday, June 18, 2021 2:16:19 PM
To: Darren Burns <darren@zandrmgmt.com>
Subject: FW: Annual inspections - Hartsock Village Condos

Here you go

From: Brandl, Michael <MBRANDL@amfam.com>
Sent: Friday, June 18, 2021 2:11 PM
To: Ren Gall <ren@zandrmgmt.com>
Subject: RE: Annual inspections - Hartsock Village Condos

Thanks Ren

From: Ren Gall <ren@zandrmgmt.com>
Sent: Friday, June 18, 2021 2:07 PM
To: Brandl, Michael <MBRANDL@amfam.com>
Cc: Aimee Long <Aimee.Long@wsfp.us>; Darren Burns <darren@zandrmgmt.com>
Subject: [EXTERNAL] FW: Annual inspections - Hartsock Village Condos

Hi Mike,
Here you go, Sir.
Please let me know if I can be of any further help.

Very Respectfully,

Ren Gall

Property Manager Assistant

(719) 594-0506

ren@zandrmgmt.com

The logo for Z&B Property Management features a stylized 'Z' and 'B' intertwined, followed by the text 'PROPERTY MANAGEMENT' in a serif font.

From: Aimee Long <Aimee.Long@wsfp.us>
Sent: Friday, June 18, 2021 7:44 AM
To: Ren Gall <ren@zandrmgmt.com>
Subject: FW: Annual inspections - Hartsock Village Condos

It looks we completed the inspection but found things that needed to be repair which have not been completed which why they sent that letter.

If they were completed by us, we update the fire department information. If you had someone else complete the repairs or did it yourself, there are steps that can be taken to let the fire department know it was done.

Hope this helps and if you have questions let me know



From: Shannon Brewer <Shannon.Brewer@wsfp.us>
Sent: Friday, June 18, 2021 7:36 AM
To: Aimee Long <Aimee.Long@wsfp.us>
Subject: RE: Annual inspections - Hartsock Village Condos

These notices are really tricking. They say inspections are overdue OR is in need of repairs. In this case, they have outstanding deficiencies. I've attached a TCE screenshot.

Thank you,



Shannon Brewer | Inspections Administrator
Western States Fire Protection | wsfp.com
1485-A Tuskegee Pl | Colorado Springs, CO 80915
D: 719-235-5209 | M: 719-578-1822

From: Aimee Long <Aimee.Long@wsfp.us>
Sent: Friday, June 18, 2021 7:27 AM
To: Shannon Brewer <Shannon.Brewer@wsfp.us>
Subject: FW: Annual inspections - Hartsock Village Condos

From: Ren Gall <ren@zandrmgmt.com>
Sent: Friday, June 18, 2021 6:56 AM
To: Aimee Long <Aimee.Long@wsfp.us>
Subject: RE: Annual inspections - Hartsock Village Condos

Hi Aimee,

I know when we spoke on the phone, you said that inspections were completed the last couple of years.

I wanted to send this to you so you could look it over.

I have another copy that I will send in a different email, but could you let me know if these guys are losing their minds or if we have an issue?

Thanks for your help.

Very Respectfully,

Ren Gall

Property Manager Assistant

(719) 594-0506

ren@zandrmgmt.com



From: Aimee Long <Aimee.Long@wsfp.us>
Sent: Thursday, June 17, 2021 1:09 PM
To: Ren Gall <ren@zandrmgmt.com>
Subject: FW: Annual inspections - Hartsock Village Condos
Importance: High

Here is the plan for the inspection this year. I know you talked to Debbie about this so I wanted to get it out so you would have time to let all the residents know. Please let me know if you have questions.

From: Aimee Long
Sent: Thursday, May 27, 2021 9:07 AM
To: stephanie.anttila@rowcal.com
Subject: Annual inspections - Hartsock Village Condos
Importance: High

I have the annual inspections for sprinkler, alarm, extinguishers, fire hydrant, backflow and emergency lights scheduled for **August 30th and 31st starting at 7 am.** We need to start this early to get the inspection completed timely 😊

Please make sure the tenants are given notice that we will need to come into each unit to inspect extinguishers, sprinkler heads and alarm devices. This is very important as the fire department requires 90% of all the items to be inspected. We will also need someone onsite to let us on the property!

If we are not able to gain access and must come back, there will be a return trip fee charged.

Thanks- we look forward to this year being seamless!



Aimee Long | Inspections Department
Western States Fire Protection Co. | wsfp.com
1485-A Tuskegee Place | Colorado Springs, CO 80915
D: (719) 235-5368 | O: (719) 578-1822 | F: (719) 578-1831

American Family Insurance Company | American Family Life Insurance Company | American Family Mutual Insurance Company, S.I. | American Standard Insurance Company of Ohio

American Standard Insurance Company of Wisconsin | Home Office - 6000 American Parkway Madison, WI 53783

Permanent General Assurance Corporation | Permanent General Assurance Corporation of Ohio | The General Automobile Insurance Company, Inc. DBA The General® | Home Office - 2636 Elm Hill Pike Nashville, TN 37214 wholly owned subsidiaries of American Family Mutual Insurance Company, S.I

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*If you are not the intended recipient, please contact the sender and delete this e-mail, any attachments and all copies..

6-22-2021

HARTSOCK CSFD VIOLATIONS

First report issued on 10-14-20 identified three areas that failed:

- 1) Fire Doors (both buildings).
- 2) Hydrants
- 3) Alarms and Garage Observations

Hartsock HOA first became aware of problems in late January.

We started incurring re-inspection fees (fines) in January.

Regarding the failed areas list above the hydrants are corrected and CSFD agrees that.

I have discussed the violations with Andre Arnold on 6-11 and 6-21. Andre is aware of our order with DH Page for the fire doors and I need to furnish him an estimated completion date. On the alarms and horns for 3765 were repaired on 6-11 which I am waiting for documentation from Western which I will forward to Andre. We were cited in two areas of the 3765 garage for wiring attached to sprinkler lines which will be corrected before the next inspection on 7-16.

TRANSITION FROM ROWCAL TO Z&R

Documents sent to Z&R early June.

RowCal stopped receiving assessments dues on 6-15.

The \$5000 check to start up a new account was received at Z&R today (6-22).

Our property and liability insurance proposals are to be available this Friday for the board's decision.

I have received the homeowners aging report from RowCal.

I am having an issue with RowCal for an old invoice for \$2500 that needs to be resolved.

Through last Friday (per Darren) Z&R is still work on homeowner portals to accept ACH payments. We should follow-up with Darren as homeowners may become concerned (a couple already have expressed concern).