

Nov. 10, 2025

Response to Fire Review – Operations & Life-Safety (6430 Brook Park Drive)

Attention: Steve Smith: Fire - steven.smith@coloradosprings.gov

Dear Mr. Smith and Reviewing Departments,

Thank you for taking the time to review our Conditional Use Permit submittal for 6430 Brook Park Drive. In response to the information requested within the “Proposed DTX Beds” document, please find below our formal reply addressing operational details, life-safety considerations, and occupancy-coordination items noted in the Fire Review. We appreciate your continued consideration and are happy to provide any additional information or clarification upon request.

Program Description

The proposed use involves a small-scale residential treatment setting with up to six (6) residents under 24/7 staff supervision. Programming follows a residential-care model consistent with the behavioral-health continuum of care already established at the adjacent 6440 Brook Park property.

Length of Stay / Daily Operations

- Residents sleep overnight on site and may remain for up to 24 hours within any given day.
- Average overall length of stay is short-term (approximately 3–7 days for stabilization before transition or step-down).
- Daily programming includes on-site activities, meals, therapy sessions, and group education, as well as periodic off-site clinical sessions, recreational activities, or appointments under staff supervision.

Supervision & Nature of Care

- The program is voluntary and non-custodial.
- The facility maintains awake staff on site 24/7, including licensed nursing personnel who provide observation, support, and medication administration.
- Care is supportive and residential in nature; it includes continuous staff observation but does not involve hospital-level medical monitoring, telemetry, or invasive medical procedures.
- Occasional intravenous hydration or vitamin therapies may be administered under physician orders, but no anesthesia or sedation procedures are performed.
- All care provided is within the scope of a residential behavioral-health program, not a hospital or skilled-nursing environment.

Self-Preservation Capability

- Admission policy requires all residents to be independent in activities of daily living (ADLs) and capable of self-preservation at all times while in the program.
- Individuals who are non-ambulatory, require physical restraints, or cannot evacuate without assistance are not eligible for admission.
- If a resident's condition changes such that self-evacuation is compromised, the individual is transferred to a higher level of care.

Life-Safety and Egress Provisions

- The two-story building includes multiple remote exits on both levels, illuminated exit signage, and posted evacuation routes.
- Egress doors serving occupied areas are not locked in a manner that impedes evacuation; any controlled hardware will meet code-compliant delayed-egress standards if required.
- The building is equipped with a recently installed fire-alarm monitoring system serviced by Cintas, presently configured for elevator monitoring. We plan to expand this system to include interconnected smoke detection and alarm notification throughout sleeping rooms, corridors, and common areas, ensuring central-station monitoring upon occupancy.
- Interconnected smoke and carbon-monoxide detection will be installed in sleeping rooms, corridors, and common areas.
- Staff receive fire and evacuation training, with scheduled emergency drills.

Occupancy Classification Coordination

Based on our interpretation of these operational characteristics, our intention is to stay aligned with the use consistent with a residential-care environment (IBC Group R-4) in which all occupants are self-preserving and the level of medical oversight is limited.

We fully acknowledge that final occupancy classification rests with the Pikes Peak Regional Building Department, and we will coordinate directly with their team to confirm that determination. If a formal code study or coordination meeting is appropriate, we are certainly willing to participate to ensure full compliance with all applicable fire and building codes.

Respectfully submitted,

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