



ROLF JENSEN & ASSOCIATES, INC.
FIRE PROTECTION ENGINEERING CONSULTANTS

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PARK CITY
MUNICIPAL CORP.

Exhibit I

November 21, 1997

Revised December 30, 1997

Mr. Ron Ivey
Fire Marshal/Building Official
Park City Municipal Corporation
445 Marsac Avenue
P. O. Box 1480
Park City, UT 84060

**PARK CITY SKI AREA BASE MASTER PLAN
AND MARRIOTT TIMESHARE RESORT PROJECT**

Dear Ron:

This letter is to follow-up on our previous letter to you dated December 11, 1996, and our discussions in your office on September 17, 1997, and December 4, 1997, with Doug Clyde of Powdr Development, Brad Sanders of Marriott and John Ashworth of BSA Architects. Below is our understanding of the fire and life safety approach for the ski area base master plan and specifically for the development of Parcel A, the timeshare resort being developed by Marriott.

The Park City Ski Resort plans to construct several new facilities on five parcels of land at the resort.

The goal of the Base Area Master Plan is to outline project-wide issues. This letter similarly addresses project-wide fire and life safety concerns. Fire and life safety issues related to the first phase, Parcel A, are then presented in greater detail. Finally, general information on later project phases is present for an overall view of the master plan's fire and life safety concerns.

GENERAL ITEMS

- Evacuation Shelters - The Park City Resort will establish a program to designate shelter locations attended by trained staff within the resort complex in the event occupants of any building must be evacuated at any time of the year. The resort shares the City's concern that people are not evacuated from any building and left in the snow during an emergency. Locations such as the Steeps Restaurant replacement, the new cafeteria and other skier service, conference and office facilities at the resort may be used. A formal plan will be submitted to the Park City Fire District for review, comments and approval.

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- **Garage Ventilation** - All enclosed parking garages will be provided with mechanical ventilation meeting the requirements of the 1997 Uniform Building Code (UBC) Section 1202.2.7. Lighting requirements for the parking garage will exceed the one foot-candle at floor level requirement found in 1997 UBC Sections 403.8.2 and 1003.2.9.1.
- **Fireplaces** - The residential units will be provided with only gas-fired fireplaces. No wood burning fireplaces will be found in the residential units. Creosote build-up in flues will not be a problem in residential units. The replacement for the Steeps Restaurant will be a separate discreet building element with an area separation wall dividing this element from the residential building. The restaurant may contain no more than two wood burning fireplaces. If these fireplace units are installed, the resort will include routine chimney cleaning as a part of its preventative maintenance program. Provisions for an ash drop feature in the wood burning fireplaces will be investigated by the architect and will be incorporated in the design, if feasible.
- **Egress Protection** - Exits from buildings will be protected from snow sliding from the roof. Exits will open onto maintained pathways leading to public ways.
- **Medical Access** - Primary exit stairways will be sized to accommodate the movement of medical personnel, equipment and gurneys as requested. At least one elevator serving all floor levels will also meet or exceed the stretcher size requirements of 1997 UBC Section 3003.5.
- **Roof Access** - The roofs of these buildings will have multiple levels. Roof access hatches or access doorways from adjacent levels will be provided as necessary to reach the different roof levels. The architect will work with the Building and Fire Departments to best determine the locations for these access points during the detailed design of the buildings.

PARCEL A

Parcel A is proposed to include two discreet buildings, a residential structure and a skier services building that includes the replacement for the Steeps Restaurant. The two building elements will be separated by an area separation wall in complete conformance with the 1997 Uniform Building Code. The residential building component will be comprised of approximately 280,000 square feet. The two lowest levels will house covered parking for residents. The levels of the building will step upward from Lowell Avenue and will reach up to 9 levels above grade for a small portion of the structure. One of the two parking levels will be below grade.

The skier service component will comprise approximately 10,000 square feet of retail space and a 20,000 square feet replacement for the existing Steeps Restaurant. This low-rise element will face the existing ski slopes.

- **Type of Construction** - The Parcel A residential building could be divided by area separation walls constructed in accordance with 1997 UBC Section 504.6 resulting in a single nine-level high-rise structure with low-rise structures attached. However, the entire structure, except the skier service element, will be treated and protected as a single high-rise building. The residential building will be of Type II-FR construction and will meet the requirements of 1997 UBC Section 403 for automatic sprinkler systems, back-up water supply, smoke detection systems, smoke control, fire alarm and communications, central control station, elevators, standby power, exits and seismic considerations. The skier service element will be of Type II-one hour construction, with automatic sprinkler protection substituting for the one hour construction. An area separation wall from the adjacent residential structure will be provided.
- **Horizontal Separation** - A three hour fire resistive horizontal separation is proposed in the skier service element between the lower retail floor and the upper two restaurant floor levels. The restaurant will be an A-2.1 occupancy and will have an exposed roof structure. This separation is intended to allow the two story A-2.1 occupancy in this Type II-one hour building to sit above the one story mercantile occupancy.
- **Automatic Sprinklers** - An automatic sprinkler system will be installed throughout the building as required by 1997 UBC Sections 403.2 and 904. In addition, the design of the sprinkler systems will comply with NFPA 13 as opposed to the reduced standard NFPA 13R.
- **Standpipe System** - A standpipe system meeting the requirements of 1997 UBC Section 904.5 will be provided in all stairways and will be supplied by both municipal water supplies and the back-up water supply in 1997 UBC Section 403.
- **Back-up Water Supply** - A proposed outside water tank located approximately 1,000 to 1,500 feet from the building, designed for fire protection service and constructed in accordance with applicable NFPA standards would be acceptable to the Building Department to satisfy Section 403. The reliance on gravity to deliver the required flows and pressures for the sprinkler and standpipe systems offers an improved degree of reliability over mechanical fire pump installations.
- **Smoke Control** - A smoke management system in conformance with 1997 UBC Section 905 will be developed in cooperation with the Building Department and Scott Adams of the Park City Fire Service District. Testing and acceptance of the system will involve both agencies.
- **Roof Access** - All roof levels will be accessible from corridor access doors for lower roof levels and stairway access for the uppermost roof level. An architectural tower feature will facilitate ready access to higher roof levels and will be accessible to the Fire Department.

- **Reduced Travel Distance** - Exit stairways in rated enclosures have been provided with maximum travel distances significantly reduced from those allowed by the UBC. Maximum travel distance to reach a rated exit stairway enclosure will be approximately 150 feet. In many cases, exit travel distance from a residential unit to a rated stairway enclosure will be under 100 feet.
- **Fire Flow Requirements** - Fire flow will be provided at the site to meet the requirements of the Park City Building and Fire Departments.
- **Access** - This access roadway will substantially improve the long, dead-end fire access to the existing plaza. Access to Parcel A will be provided on the north side of the main building entry and will connect to the existing fire access currently dead-ending on the plaza to the north. Access along the east side of the building will be provided from Lowell Avenue.
- **Pass-Through Access** - It will be possible to pass through the grade-level parking garage between the north entry to the west skier use area at several points. The parking garage will be separated from the remainder of the building by a fire-resistive deck providing added protection to fire department personnel in the event of a fire on an upper floor.
- **Fire Equipment Caches** - Emergency rescue and fire equipment caches will be provided by the developer in strategically placed locations in the building. Equipment inventories will be developed with the Park City Fire Service District. Equipment caches such as these will enable fire district personnel to respond quicker without the need to shuttle equipment long distances through the building. Equipment placed in these cache locations would be under the exclusive control and maintenance of the fire district and would meet the specifications and requirements of the Park City Fire Service District.

Due to the designation of the entire residential building on Parcel A as a high-rise structure, the fire resistive construction of the residential building element, the extent of the built-in fire and life safety protection features, the increased sprinkler system design standard, the improvement to the Fire Department's access to the existing plaza, the placement of fire and emergency equipment in caches, and given the existing topography of the site, approval of your department to modify the 150 foot travel distance as allowed under the Uniform Fire Code (UFC) is requested.

The following items summarize future construction phases and are included for information:

PARCEL B

Parcel B is proposed to have approximately 296,000 square feet of buildable area. Three to four sub-grade levels of parking will be provided. The height of the building will vary and will range from 2 up to 6 levels above grade.

Access to the building's exterior walls will be from the four public streets surrounding the parcel. Two plaza areas will be accessible to fire department apparatus, one interior courtyard will meet the requirements for exiting and occupant loads in the UBC. No portion of the exterior of the Parcel B building will exceed a 150 foot travel distance from a fire apparatus access roadway.

PARCEL C

Parcel C is proposed to include approximately 25,000 square feet of retail, commercial and skier service areas. The building will have approximately 181,000 square feet. A portion of the grade level will provide parking for residents. The levels of the building will vary and will range up to 6 levels.

Access to the building will be from Lowell Avenue on the east, from the new plaza to the north and from an extension of the existing drive along the southwest side of the Parcel C Building. No portion of the exterior of the Parcel C Building will exceed a 150 foot travel distance from a fire apparatus access roadway.

PARCEL D

Parcel D will be approximately 93,000 square feet. The basement level will provide parking for residents. The levels of the building vary, ranging up to five levels.

Access to the building will be from Lowell Avenue on the north and west sides and from Empire Avenue on the east side. No portion of the exterior of the Parcel D Building will exceed a 150 foot travel distance from a fire apparatus access roadway.

PARCEL E

Parcel E is proposed to include approximately 31,000 square feet of retail, commercial and skier service areas. The building will have approximately 172,000 square feet. Three sub-grade levels will provide parking for skiers and residents. The levels of the building will vary and will reach up to six levels above grade.

Access to the building will be from Lowell Avenue on the east, from the new plaza to the south and from Silver King on the north. No portion of the exterior of the Parcel E Building will exceed a 150 foot travel distance from a fire apparatus access roadway.

CONCLUSION

Fire and life safety for Parcel A is enhanced by the increased level of construction and built-in fire and life safety systems. These systems are designed to offset the limited access on the building's south and west elevations. The development of Parcel A will also significantly improve the access to the existing plaza by eliminating a long, dead-end access road and providing a continuous roadway back to Lowell Avenue.

Access for Parcels ~~B~~, C, D and E can be satisfied within the requirements of the Uniform Fire Code.

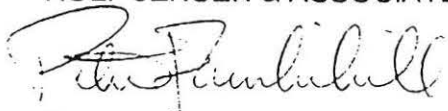
Exiting, shelter for evacuees, building protection systems will all meet or exceed the minimum requirements set by the 1997 Uniform Building Code.

These combinations of features should provide an acceptable level of protection from fire and other hazards for building occupants, resort staff, visitors and responding fire department personnel.

We look forward to working with the Park City Building Department and the Park City Fire Service District in the construction of these projects.

If you concur with the design approach as detailed for this project, please return a copy with your approval noted below. Thank you for your assistance in developing the fire and life safety criteria for this project.

Sincerely,
ROLF JENSEN & ASSOCIATES, INC.

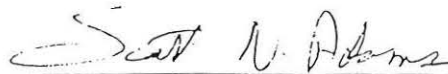


Peter J. Mulvihill

APPROVED BY:



Ron Ivie, Building Official
Park City Municipal Corporation



Scott Adams
Park City Fire Service District

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cc: John Ashworth
Douglas Clyde
Scott Adams

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