



Michelle Metteer  
Minturn Town Manager

October 4, 2022

Re: Setbacks

Ms. Metteer,

Thank you for asking Eagle River Fire to opine on the possible setback rule that is coming in Minturn. While Eagle River Fire Protection District does not set rules for land use, we do have some thoughts regarding setbacks. There is not a fire code for building setbacks.

The initial question from Ms. Harris was regarding side setbacks and if 0' setback would meet requirements. 0' side setbacks would require planning to look at the fire separations and construction of the old next to the new. As long as we have access from the front and/or rear, planner approved, 0' side setbacks would meet our minimum access requirements.

If we look at a 5' side setback, we have new concerns with second building exposure, firefighter access in a narrow space where a ladder may not be usable, and access for suppression. This is looking at an existing building at 0' setback with a new construction having a 5' setback. With both buildings having a 5' setback, and no object between the building such as a fence, we would have enough room for ladders and suppression but still have possible fire spread to adjacent building. That also cuts into the footprint of new buildings.

The occupancy use will also be in play. If the building is commercial and has a suppression system, any setback will meet our needs. If it is a home without a suppression system, we would have to look at the setbacks above.

I hope that this helps with your decision on side setbacks in the Town of Minturn. Eagle River Fire will support the decision made by the Minturn Town. Thank you again for allowing us to be part of this decision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mick Woodworth", is written over a white background.

Mick Woodworth  
Fire Marshal