



## SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE

9195 E Mineral Ave, Centennial, CO 80112  
PHONE: 720-989-2230 www.southmetro.org FAX: 720-989-2030

### FIRE INSPECTION REPORT

<b>Occupancy ID:</b> OCC018587	<b>Business Name:</b> Ivy Crossing	<b>Street Address:</b> 2470 S Quebec ST, #COMPLEX, DENVER, CO 80231
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#### FIRE CODE VIOLATIONS

**Fire Code Edition:** 2018 Int Fire Code **Inspection Record:** [INSP23-04387](#) **Inspection Type:** Follow-Up Inspection

**Chapter:** Building Services/Systems **Section:** Electrical Equipment, Wiring and Hazards  
**Status:** Compliant **Date Found:** 02/09/2023  
**Description:** BLDG 2320 Exposed electrical wires throughout building where smoke detectors have been detached

**Remedy:** Please reinstall missing devices and install

**Chapter:** Building Services/Systems **Section:** Fuel-Fired Appliances  
**Status:** Compliant **Date Found:** 02/09/2023  
**Description:** Unable to verify if the boilers for each building have had their annual inspection

Clear signage not posted to identify utilities: Gas Meters, electrical rooms, and boiler rooms.

**Remedy:** Provide documentation that all boilers have been inspected within the past 12 months. If inspection has not occurred schedule inspection as soon as possible.

Please post signage identifying Gas Meters, electrical rooms, and boiler rooms. So that firefighters can clearly identify utilities.  
This will need to be done within the next three weeks.

**Chapter:** Fire Protection Systems **Section:** Fire Alarm and Detection Systems  
**Status:** In Violation **Date Found:** 02/09/2023  
**Description:** All Buildings not including town homes currently missing a manual fire alarm system.  
Per section: 1103.7.6 Group R-2  
A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

**Remedy:** Future communications from South Metro Fire Rescue to follow

**Chapter:** Fire Protection Systems **Section:** Portable Fire Extinguishers  
**Status:** In Violation **Date Found:** 02/09/2023  
**Description:** Fire extinguishers missing or expired, or has been discharged in the following locations: BLDG -7595 between 106 and 102, between 303 and 307 BLDG -7575 all fire extinguishers, missing 104 and 108, BLDG-7576 first floor corridor, BLDG- 7545 between 107 and 103, BLDG- 2370 between 207 and 203, BLDG- 2390 between laundry room and 102, 202 and 206 BLDG- 2340 between 102 and 103 BLDG-2380 between 106 and 107, 203 and 202, BLDG-2320 between 202 and 206, 302 and 306, BLDG- fire extinguisher cabinet and fire extinguisher

**Remedy:** Please replace fire extinguishers in the locations listed.

3/28 - fire extinguishers for the complex 4/19

**Chapter:** Fire Resistance Rated Construction **Section:** General  
**Status:** In Violation **Date Found:** 02/09/2023

**Description:** First floor fire doors did not latch securely when closed or the closing mechanism was damaged or removed in the following buildings: 7576, 7561, 2450, 2460, 7555, 2340, 2380, 2340, 2330

**Remedy:** Have fire door vendor inspect and evaluate all corridor fire doors and stairwell fire doors to verify they are compliant

3/28 - Received signed authorization for work to be done. Contact Ryan once all work has been done

**Chapter:** General Requirements

**Section:** Fueled Equipment

**Status:** Compliant

**Date Found:** 02/09/2023

**Description:** Multiple units had 20 pound propane tanks on un-sprinklered balconies

BLDG 2360 unit 204 has charcoal BBQ grill

**Remedy:** Please remove all 20 pound propane tanks and any solid fuel bbq grills. South Metro Fire document on approved BBQ grills emailed.

**Chapter:** General Requirements

**Section:** General Storage

**Status:** Compliant

**Date Found:** 02/09/2023

**Description:** Excessive combustible storage located in the following locations: Roll off dumpster near BLDG 7555 and 7575 laundry room boiler room.

**Remedy:** Remove storage from listed locations

**Chapter:** Means of Egress

**Section:** Exit Signs

**Status:** Compliant

**Date Found:** 02/09/2023

**Description:** Exit signs missing or damaged in the following locations: BLDG -7561 entire building, BLDG -7545 entire building, BLDG - 2450 near apartment 308 and 305, BLDG- 2460 near 108, 308, BLDG-7555 Exit sign, hanging by wires, 301,204 BLDG-2340 entire building BLDG 2340 sign hanging by wire near 304, BLDG 2320 west, east main entrance, BLDG 2320 entire building, BLDG-2360 north and south main entrance

**Remedy:** Repair or replace emergency exit signs in locations listed.

An inspection has been made at this location to determine if any fire code violations exist. This document shall serve as your official fire code violation notice. All of the fire code violations identified have been noted and are inclusive within this report. If you do not understand any of the listed fire code violations, the inspector(s) shall explain each violation. ALL FIRE CODE VIOLATIONS SHALL BE CORRECTED IMMEDIATELY. A re-inspection of the premises will be made at a future date to verify that the required corrections have been made. Failure to promptly correct fire code violations will cause the owner or responsible party to be in violation of, and may be charged with violating CRS 32-1-1002 (3)(d) or other state statutes as may exist and/or the International Fire Code as adopted by South Metro Fire Rescue Authority and the city or county in which the violation exists. Violations may subject the owner or responsible party to penalties and/or injunctive action up to and including closing the property. Each day a violation exists constitutes a separate violation.

**Inspected by:** Ryan Haywood  
**Date:** 3/28/2023

**email:** RYAN.HAYWOOD@southmetro.org

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