

Deborah Bachelder

From: Morgan Cullen <MCullen@hbadenver.com>
Sent: Thursday, October 23, 2025 12:17 PM
To: Deborah Bachelder
Subject: FW: HBA of Metro Denver Comments Letter - 2021 IRC Fire Sprinkler Mandate Repeal Ord. Oct. 23, 2025
Attachments: erie_housing_factsheet_2_r1.pdf; erie_housing_factsheet_1 (1).pdf; Westerly-Erie SLC Fire Sprinkler Invoice.pdf; OH Coach House Collection at ReUnion Proposal 6-6-24.pdf; 4036 Plan, Reunion-Fire Sprinklers.docx; Town of Erie - Total Builder Fees including Fire Sprinklers, SFD.pdf; Town of Erie, 2021 IRC Fire Sprinkler Mandate Repeal Ord. Comments Letter - HBA of Metro Denver, Oct. 23, 2025.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Deborah, I just copied you on the below email. Would you mind including it in the Council Meeting packet in preparation for the upcoming hearing next Tuesday?

Much appreciated.

Sincerely,

Morgan Cullen

Director of Government Affairs
Home Builders Association of Metro Denver
mcullen@hbadenver.com
cell: 303-217-6858
9033 E Easter Place | Suite 200 | Centennial CO 80112



www.hbadenver.com
National Discounts, Local Member Savings available at
www.nahb.org/savings



From: Morgan Cullen

Sent: Thursday, October 23, 2025 12:16 PM

To: Andrew J. Moore <amoores@erieco.gov>; apesaramelli@erieco.gov; jmortellaro@erieco.gov; Dan Hoback <dhoback@erieco.gov>; Brandon Bell <bbell@erieco.gov>; Emily Baer <ebaer@erieco.gov>; boconnor@erieco.gov

Cc: Malcolm Fleming <mfleming@erieco.gov>; Deborah Bachelder <dbach@erieco.gov>

Subject: HBA of Metro Denver Comments Letter - 2021 IRC Fire Sprinkler Mandate Repeal Ord. Oct. 23, 2025

Dear Mayor Moore and Members of the Town Council:

On behalf of our active builders and developers in Erie, the HBA is writing in support of the proposed amendment to the residential sprinkler requirements previously adopted through the 2021 International Residential Building Code (IRC) in December 2022.

These comments are being provided by the Home Builders Association of Metro Denver on behalf of our active builders and developers in the Town of Erie. The HBA of Metro Denver represents over 650 homebuilders, developers, remodelers, architects, mortgage lenders, title companies, subcontractors, suppliers, and service providers in the eight metro-area counties we serve. In the Town of Erie, HBA Metro Denver represents numerous builders and developers that are currently active with over 286 registered permits so far this year.

The HBA of Metro Denver ("HBA") strongly recommends that Erie amend out the current residential fire sprinkler requirement for single family homes, duplexes and townhomes from the 2021 IRC. The requirement to add residential sprinkler systems has significantly impacted housing attainability in Erie, pricing more aspiring homeowners out of the market. These systems are quoted to cost over \$4.50 per square foot, adding over \$15,000 to the price of an average new home once design, overhead and administrative costs are factored into the price.

It is important to recognize that the fire sprinkler requirements on new homeowners is just one of several new fees and mandates imposed by the Town of Erie since 2023. New IECC Code mandates (\$5,500), metro district requirements (\$5,000) and Water Tap Fees (\$20,235) have collectively increased costs on new home construction by over \$46,000 in just the last two years. Like tariffs at the national level, these additional fee increases levied by the Town are being passed on to existing renters and future residents who wish to call Erie home.

Unfortunately, the collective challenges experienced at the local and national level are already having an effect on the homebuilding industry in Erie. Between January and August of 2024, 386 residential building permits were pulled in Erie compared to only 286 during the same time period this year – marking a 44% decrease in the number of new homes being built year-over-year.

Along with the attached comments letter, we are also providing a several housing fact sheets, fire sprinkler cost invoices as well as a breakdown in total builder fees in Erie, including the fire sprinkler mandate for your review. When including the \$15,000 fire sprinkler system mandates in the total amount of required builder fees, the Town of Erie now surpasses Castle Rock as the most expensive municipality to build a home in the Denver Metro Area.

We look forward to continuing our dialogue with all of you next week.

Sincerely,

Morgan Cullen

Director of Government Affairs

Home Builders Association of Metro Denver

mcullen@hbadenver.com

cell: 303-217-6858

9033 E Easter Place | Suite 200 | Centennial CO 80112



www.hbadenver.com

National Discounts, Local Member Savings available at

www.nahb.org/savings

A dark grey horizontal banner. On the left, there are three white chevron-like shapes pointing right. The text 'Do Business with HBA Members' is in a large, bold, white sans-serif font. Below it, 'THEY KNOW WHAT IT TAKES.' is in a smaller, all-caps, white sans-serif font. On the right side of the banner, there is a small version of the HBA logo and a white box containing the text 'DO BUSINESS WITH AN HBA MEMBER' in all caps.

Do Business with HBA Members
THEY KNOW WHAT IT TAKES.

HBA
HOME BUILDERS
ASSOCIATION
of
METRO DENVER

DO BUSINESS
WITH AN HBA MEMBER



HOME BUILDERS
ASSOCIATION
— of —
METRO DENVER®

October 23, 2025

Town of Erie
Mayor Andrew Moore
Members of Town Council
645 Holbrook Street Erie, CO 80516

Dear Mayor Moore and Members of the Town Council:

On behalf of our active builders and developers in Erie, the HBA is writing in support of the proposed amendment to the residential sprinkler requirements previously adopted through the 2021 International Residential Building Code (IRC) in December 2022.

These comments are being provided by the Home Builders Association of Metro Denver on behalf of our active builders and developers in the Town of Erie.

The HBA of Metro Denver represents over 650 homebuilders, developers, remodelers, architects, mortgage lenders, title companies, subcontractors, suppliers, and service providers in the eight metro-area counties we serve. In the Town of Erie, HBA Metro Denver represents numerous builders and developers that are currently active with over 286 registered permits so far this year.

The HBA of Metro Denver (“HBA”) strongly recommends that Erie amend out the current residential fire sprinkler requirement for single family homes, duplexes and townhomes from the 2021 IRC.

The requirement to add residential sprinkler systems has significantly impacted housing attainability in Erie, pricing more aspiring homeowners out of the market. These systems are quoted to cost over \$4.50 per square foot, adding over \$15,000 to the price of an average new home once design, overhead and administrative costs are factored into the price. In order to comply with the new mandate, developers are now also required to increase the size of their water taps from ¾” size to a 1” tap, adding an additional \$1,000 cost to the price of each home.

Homebuilders and buyers must also consider additional expenses such as increased costs for architectural drawings—estimated at an extra \$1 per square foot, totaling more than \$2,500 per home—potential delays in the permitting process, and ongoing costs for annual sprinkler system testing, which homeowners are responsible for conducting.

The vast majority of Front Range municipalities and counties have continued to amend the residential sprinkler requirements out of their updated codes. Nationally, 46 states have completely removed the sprinkler requirements for residential development and two states have limited the requirement based on home size and height. Only California and Maryland have left the model code sprinkler mandate in place.

Please see the additional reasons that we are in favor of amending out residential fire sprinkler requirements in Single Family Attached (including duplexes and townhomes) and Detached units from the IRC building code:

- The number of home fires and fire deaths continue to decline as more new housing stock is constructed since new homes are built requiring superior safety code standards.
- Townhomes are generally constructed with a two-hour fire separation. A shaft wall system not only provides a sound buffer but provides a two-hour firewall. This mitigates concerns about fires to the adjacent units.
- The effectiveness of smoke alarms cannot be underestimated, reducing the number of fires and fatalities by 50 percent since 1980 and this figure continues to go down as smoke detector technology advances – like hardwired, interconnected smoke alarms now required in all new homes.
- Fire sprinklers can discharge unintentionally causing extensive damage - According to NFPA's 2021 "U.S. Experience with Sprinklers" fire departments in the U.S. responded to an estimated average of 4,700 non-fire activations of home fire sprinklers per year caused by a system failure or malfunction and 5,400 unintentional sprinkler activations per year.
- Insurance rebates do not balance costs – The HBA has consulted The Rocky Mountain insurance Association and the Insurance Information Institute (the primary insurance data organization) and both were unaware of any insurance discounts or premium reductions for the installation of sprinkler systems in residential dwellings.
- Labor is already a huge challenge in the industry. Adding additional labor will further increase costs with an additional multiplier effect.

The HBA acknowledges that some Front Range municipalities have considered residential fire sprinkler requirements in response to the Marshall Fire. However, it is important to note that these systems are not designed to protect homes from wildfires. The State of California has been mandating sprinklers in single family homes since 2011, and it is very likely that the devastation caused by the Palisades fire in Los Angeles earlier this year included many homes with internal fire suppression systems.

While wildfire mitigation efforts are crucial, mandating expensive sprinkler systems will not address the primary threats posed by wildfires and will instead place an additional financial burden on homebuyers. However, consumers wishing to purchase a sprinkler system are not precluded from doing so, and those who would like to purchase one for their home can always make this request before their home is built.

As all of you are acutely aware, housing attainability across the front range has only become more elusive given our recent environment of rising interest rates coupled with rampant inflation. Mortgage rates have increased from 3.1% just a few years ago to nearly 6.28% today – making it the largest magnitude increase for mortgage costs in decades. Current price inflation is now widely expected to be further exacerbated by new international tariffs on construction materials to build a home. According to NAHB, the cumulative impact of tariffs on building costs will add an additional \$10,900 to the price of a single-family home in 2025.

It is important to recognize that the fire sprinkler requirements on new homeowners is just one of several new fees and mandates imposed by the Town of Erie since 2023. New IECC Code mandates (\$5,500), metro district requirements (\$5,000) and Water Tap Fees (\$20,235) have collectively increased costs on new home construction by over \$46,000 in just the last two years. Like tariffs at the national level, these additional fee increases levied by the Town are being passed on to existing renters and future residents who wish to call Erie home.

When including the \$15,000 fire sprinkler system mandate in the total amount of required builder fees, the Town of Erie now surpasses Castle Rock as the most expensive municipality to build a home in the Denver Metro Area.

Repealing the current fire sprinkler requirement would be a meaningful step in helping to reduce the cost burden on these residents.

In the fourth quarter of 2024, a family earning the nation's median income of \$97,800 needed 38% of its income to cover the mortgage payment on a median-priced new home. Low-income families, defined as those earning only 50% of the median income, would have to spend 76% of their earnings to pay for the same new home. Source: NAHB/Wells Fargo Cost of Housing Index (CHI).

According to NAHB, for every \$1,000 increase in price, an additional 2,373 households are priced out of the market in the State of Colorado.

Please see the attached HBA Housing Fact Sheets for more detail on Erie's housing costs.

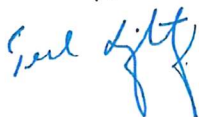
Unfortunately, the collective challenges experienced at the local and national level are already having an effect on the homebuilding industry in Erie. Between January and August of 2024, 386 residential building permits were pulled in Erie compared to only 286 during the same time period this year – marking a 44% decrease in the number of new homes being built year-over-year.

Families who cannot qualify to purchase homes due to the increased costs from well-meaning, but expensive fire sprinkler systems will remain in housing that is more hazardous, because it's built to less stringent code requirements. These older homes can have outdated appliances, space heaters, faulty wiring, or other characteristics that might lead to a greater risk of a fire starting, or a lack of smoke alarms and egress windows installed to today's codes which increase the chances of dying in a fire.

Given the precarious environment that the residential construction industry finds itself, as well as the considerable financial challenges currently being confronted by thousands of Erie residents – a thoughtful code amendment exempting fire sprinklers for new homes will help to relieve unnecessary financial challenges for hardworking families while making your community safer.

Thank you for your time and consideration of our analysis. Please feel free to reach out to the HBA of Metro Denver, if you have any additional questions or concerns.

Sincerely,



Ted Leighty
Chief Executive Officer
Home Builders Association of Metro Denver

CC: Malcolm Flemming, Erie Town Manager
Deborah Bachelder, Deputy Director, Planning and Development Research

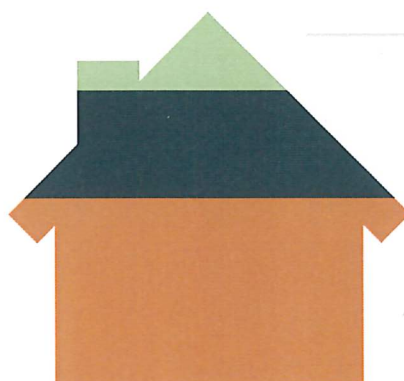
Housing in Erie

How Much Does Housing Cost?

Single Family Homes

Between the costs of construction, the cost of land, and the other costs of developing and building housing, new residential units are expensive. This is in addition to high interest rates, rising costs of labor and materials – all of which make financing more challenging.

For an \$800,000 Single Family Home in Erie:



\$140,000

DEVELOPER
COSTS (APPROX.)

\$260,000

LAND
COSTS (APPROX.)

\$400,000

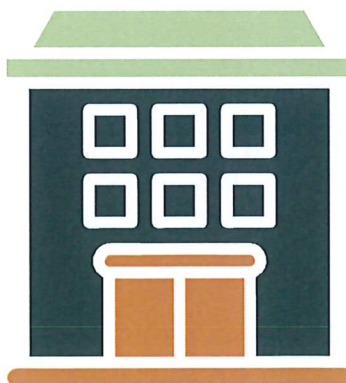
CONSTRUCTION
COSTS (APPROX.)

This means the average new home in Erie now requires over \$200,000 in annual household income to afford.

Rental Housing

Erie should anticipate a two-bedroom rental unit may cost, on average, \$350,000 to produce. In some cases, the figure may be higher.

For a 2-Bedroom Rental in Erie:



\$1.2M

LAND COSTS
PER ACRE (APPROX.)

**MONTHLY RENTS
ARE ABOUT %1
OF DEVELOPMENT
COSTS (APPROX.)**

~\$3,500/MO

AVERAGE 2BR RENT
IN THE AREA (APPROX.)

This means a 2-bedroom rental in Erie will require \$140,000 in annual household income to afford.

Housing in Erie

Overview



12,000

current housing
units in Erie



88%

Nearly 9 out of every 10 homes
are Single Family Homes



\$800,000

Median sales price of
Erie home in 2022



\$140,000

Household income to
afford 2BR rental in Erie



\$200,000

Annual household income
to afford a home in Erie



60%

Town revenue derived
from Development Fees
and Sales Tax Revenue

Projected Housing Demand in Erie



ALREADY
BUILT

APPROVED
DEVELOPMENT
(ENTITLED)

NOT APPROVED
(IN REVIEW)

LONGER-TERM
OPPORTUNITY
SITES

FULL BUILDOUT
(2050-2055)

HOUSING
UNITS

12,000
units

5,000
units

10,000
units

0 - 3,000
units

27,000 - 30,000
units

POPULATION

36,000
residents

13,000
residents

24,000
residents

0 - 7,000
residents

73,000 - 80,000
residents



AAA Fire Protection, Inc.
4805 Olive Street
Commerce City, CO 80022
Tel: 303-340-3473
State License # 25S-04206

March 27, 2025

We are pleased to offer our proposal for design, installation, and testing of the fire sprinkler system for the Westerly Villa project in Erie, CO.

The BASE cost for the models included in the above referenced project based on the scope of work and associated exclusions that follow is:

FINISHED BASEMENT

Plan 1.2 (\$10,200.00)

Plan 2.2 (\$9,850.00)

Plan 3.2 (\$9,875.00)

Plan 4.2 (\$10,400.00)

UNFINISHED BASEMENT

Plan 1.2 (\$9,990.00)

Plan 2.2 (\$9,500.00)

Plan 3.2 (\$9,750.00)

Plan 4.2 (\$10,250.00)

CRAWL SPACE

Plan 1.2 (\$10,500.00)

Plan 2.2 (\$9,990.00)

Plan 3.2 (\$10,500.00)

Plan 4.2 (\$10,750.00)

PRICES INCLUDE TAX AND ARE ALL-INCLUSIVE PRICING FOR ALL OPTIONS INCLUDING

All pricing includes sales tax on materials

Please read through the remainder of the proposal for detailed descriptions of the scope of work we are including for the project above as well as clarifications and exclusions related to the scope of work.

Should you have any questions or require additional information, please contact us. This offer is valid for 60 days from the date of this proposal after which it is subject to our review.

The price quoted is subject to a mutually agreed upon project schedule and mutually acceptable subcontract agreement. Should you have any questions, feel free to contact me directly at 817-733-6823.

Sincerely,

Derek Williams, P.E.
Sales Representative/Fire Protection Engineer
AAA Fire Protection



AAA Fire Protection 4805 Olive Street, Commerce City, CO 80022

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PROJECT SCOPE OF WORK

- Design, install, and test one wet pipe fire sprinkler system for each unit type for each duplex for the Westerly project located in Erie, CO per the 2019 Edition of NFPA 13D, *Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes*. Pricing is based on 12/6/2024 drawings. Please note specifications related to fire sprinkler systems were not included in the bid package, therefore AAA Fire Protection has used materials that are both allowed per NFPA 13D and industry standard only.
- Protection of closets 24 sq.ft. and under, bathrooms 55 sq.ft. and under, and balconies have not been included as allowed by NFPA 13D.
- Backflow preventers for each single unit have been included.
- All new 2022 Mountain View Fire requirements have been provided, including garage coverage with one dry sidewall sprinkler located near the man door leading to the residence (**only for garages where there are no living spaces above**), dry pendants for garage where living space is located above, crawl space coverage with copper piping (**crawl space option only**), interior horn, and exterior weatherproof horn/strobe. All wiring for horns and horn/strobes to be provided by others.
- Flow test was not available during preparation of this proposal. Pricing is based on sufficient flow and pressure available to supply the fire sprinkler design demands. A minimum of 75 psi is required. Booster pump and/or interior CPVC piping larger than 1-1/4" for any area is not included.
- Pricing based on having sufficient underground size (1" or larger) to allow the hydraulic calculations work with sufficient safety factor. AAA Fire Protection's scope to begin after the domestic system connection by others.
- Spacing for ceiling fans are not included.
- Rough inspection and final inspection with local fire department is included.
- Provide Owner with above ground completion certificate and system training.
- All piping and fittings to be CPVC, excluding crawl space areas where CPVC is not listed for installation. Copper pipe and fittings to be utilized in these areas.



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OWNER RESPONSIBILITIES

- Provide AAA Fire Protection with Architectural CAD drawings for design of fire sprinkler system. Drawings to include site plan, floor plans, building sections, and reflected ceiling plans (if provided). All locations and size of beams, sloped ceiling locations with pitch of ceilings, and any other ceiling obstructions that could potentially impede the spray patterns of the fire sprinklers.
- Provide AAA Fire protection with .pdf drawings of structural, electrical, and mechanical drawing for coordination of piping and sprinkler locations.
- Provide line voltage to inside horn and outside horn/strobe.
- Provide a minimum of 40 degrees F at all times in areas where wet piping without properly installed insulation is installed.
- Provide proper opening size at each fire sprinkler head location (1/8" maximum tolerance around each sprinkler head location).

MATERIALS UTILIZED FOR PROJECT

Sprinkler types and locations:

Areas with ceilings:

White concealed pendent sprinklers with flat fully concealed escutcheons will be utilized for any ceilings with a floor located above. For areas with attic space above, white concealed sidewalls with flat fully concealed escutcheons will be utilized to avoid freezing, where possible. In rooms or areas where only outside walls exist, concealed pendent sprinklers will be utilized and wet system piping to the pendent sprinkler will be required to be insulated, provided by others.

Crawl Spaces

Brass residential pendent sprinklers

Garages

White dry pendent sprinklers with white escutcheons connected to wet sprinkler piping in structure above.

Pricing includes sprinklers spaced to maximize the distance between sprinklers per code and manufacturer's requirements in order to minimize the number of sprinklers in each building. Sprinklers in alignment with other ceiling fixtures, or locating sprinklers for aesthetic considerations are not included.

Piping

CPVC with CPVC fittings. Copper piping and fittings to be utilized in crawl spaces (where provided)

Other:

Test Valve

Ball valve

CPVC riser manifold

CAD As-Built Drawings

Backflow preventer

Fire sprinkler trade permit fee with local jurisdiction



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Note: AAA Fire Protection may substitute materials at its discretion. Any and all substituted materials will be comparable and will meet or exceed NFPA 13 and UL listing criteria.

EXCLUSIONS

- Overtime, all labor to be performed during AAA Fire Protection's normal business hours.
- Beamed ceiling protection within a room or area that requires sprinklers in every beam pocket.
- Painting, priming, or preparation of piping or any other system components for painting
- Pipe identification
- Patching or painting of walls or ceilings
- Custom color sprinklers or sprinkler escutcheon plates
- Locating sprinklers in the centerline and/or quarter point locations of ceiling tiles or alignment of sprinklers with ceiling fixtures.
- Sprinklers above ceilings, within concealed spaces between floors, and within attic space.
- Power to any fire protection components
- Fire alarm system
- Design, installation, testing, or flushing of underground piping.
- Bonds of any type
- Prevailing Wage labor rates
- Design requirements required by any risk management, insurance entity, Authorities Having Jurisdiction, etc that exceed the NFPA standards listed in the scope of work above.
- Accelerated schedule
- Trash dumpsters recycle bins, etc.
- Disinfection, chlorinating, or flushing piping
- Any sprinkler coverage within concealed spaces included but not limited to above suspended ceilings, between floors, and attic spaces.
- Composite clean-up
- Structural analysis of the building for support of the sprinkler system
- Structural reinforcement or enhancement to support the sprinkler system
- Cost of CAD files for our system design
- 3D design and / or 3D coordination
- Fire watch
- Insulating or other means of freeze protection for piping subject to freezing
- Special hanging methods such as seismic bracing
- Antifreeze or dry system protection
- Booster pump not included
- Protection below balconies or other exterior projections

Customer agrees to pay interest and penalties on all unpaid balances. Amounts past due over thirty (30) days will incur an overdue payment charge of 5 % interest compounded monthly on the total unpaid balance. If said unpaid balance is collected, through an attorney or collection



AAA Fire Protection 4805 Olive Street, Commerce City, CO 80022

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agency, the Customer agrees to pay all costs of collection, including all attorney's fees. By signing this document, the owner and or owner representative have fully read and are agreement to all terms and conditions specified in this proposal

This document shall consider in whole or impart a binding contractual agreement by and between SLC Homes and AAA Fire Protection, Inc.

AAA FIRE PROTECTION, INC.

Accepted:

Title:

Date:



AAA Fire Protection 4805 Olive Street, Commerce City, CO 80022

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AAA Fire Protection, Inc.
4805 Olive Street
Commerce City, CO 80022
Tel: 303-340-3473
State License # 24S-04206

JUNE 6, 2024

Mr. Kevin Brodkorb,

We are pleased to offer our proposal for design, installation, and testing for The Coach House Collection at Reunion, for a fire protection system located in Commerce City, CO.

Your cost for the above referenced project based on the scope of work and associated exclusions that follow is:

PROJECT COST (NFPA 13D Backflow / Passive Purge):

The Percheron – Plan 130..... (\$5,970.00)

The Shire – Plan 131..... (\$6,835.00)

The Beligan – Plan 132..... (\$7,525.00)

The Friesian – Plan 133..... (\$8,570.00)

The Haflinger – Plan 134..... (\$7,810.00)

The Clydesdale – Plan 135..... (\$7,525.00)

The Breton – Plan 136..... (\$6,260.00)

The Suffolk – Plan 137..... (\$8,065.00)

Total Design Cost, All 8 Models.....\$13,600.00

All pricing above includes 4.35% sales tax on materials, additional taxes to be covered by use taxes paid Owner and sufficient documents provided to AAA Fire for reduction in taxes on materials from local suppliers.

Please read through the remainder of the proposal for detailed descriptions of the scope of work we are including for the project above as well as clarifications and exclusions related to the scope of work.

Should you have any questions or require additional information, please contact us. This offer is valid for 60 days from the date of this proposal, after which it is subject to our review.

The price quoted is subject to a mutually agreed upon project schedule and mutually acceptable subcontract agreement. Should you have any questions, feel free to contact me directly at 303-340-3473 or damon@aaa-fireprotection.com.

Sincerely,

Damon Huff, Estimator / P.M.
Sales Representative
AAA Fire Protection

PROJECT SCOPE OF WORK

- Design, install, and test one new wet pipe fire sprinkler system for each unit in accordance with the 2016 Edition of NFPA 13D, *Standard for the Installation of Sprinkler Systems in Single Family Residential Occupancies* and the drawings dated 6/14/2022. Please note specifications were not provided for the fire sprinkler system, scope of work and materials are industry standard and within compliance of NFPA 13D and NFPA 13.
- Protection wet system piping routed through the attic structure above per NFPA 13D is included. Piping to be insulated, by others, to prevent piping from freezing.
- All systems to be installed as a single zoned system, Passive Purge System for each home is included.
- Pricing is based on a minimum of 1" underground fire line to each building, provided by others. AAA Fire Protection's scope to begin at a level flange located approximately 1'-0" above finished floor.
- All Options finished and unfinished basements, cost included in base price.

Sprinkler types and locations:

Interior living areas:

Reliable residential concealed pendants with white trim plates throughout the building, Viking residential concealed sidewall sprinklers at the top floor are included.



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Pricing includes sprinklers spaced to maximize the distance between sprinklers per code and manufacturer's requirements in order to minimize the number of sprinklers in each building. Sprinklers located in the centerline and / or quarter point locations of ceiling tiles, locating sprinklers in alignment with other ceiling fixtures, or locating sprinklers for aesthetic considerations are not included.

Piping:

CPVC piping with CPVC fittings included for all areas.

Note: AAA Fire Protection may substitute materials at its discretion. Any and all substituted materials will be comparable and will meet or exceed NFPA 13 and UL listing criteria.

EXCLUSIONS

- Overtime, all labor to be performed during AAA Fire Protection's normal business hours.
- Painting, priming, or preparation of piping or any other system components for painting.
- Pipe identification
- Patching or painting of walls or ceilings
- Firestopping and sealing penetrations.
- Custom color sprinklers or sprinkler escutcheon plates
- Fully concealed sprinklers with flat cover plates.
- Sidewall sprinklers at top floor.
- Locating sprinklers in the centerline and/or quarter point locations of ceiling tiles or alignment of sprinklers with ceiling fixtures.
- Power to any fire protection components
- Fire alarm system
- Design, installation, testing, or flushing of underground piping.
- Bonds of any type
- Prevailing Wage labor rates
- Design requirements required by any risk management, insurance entity, Authorities Having Jurisdiction, etc. that exceed the NFPA standards listed in the scope of work above.
- Accelerated schedule.
- Trash dumpsters, recycle bins, etc.
- Disinfection, chlorinating, or flushing piping.
- Any sprinkler coverage within concealed spaces included but not limited to above suspended ceilings, between floors, and attic spaces.
- Composite clean-up
- Structural analysis of the building for support of the sprinkler system
- Structural reinforcement or enhancement to support the sprinkler system.
- Cost of CAD files for our system design
- 3D design and / or 3D coordination



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- Fire watch
- Insulating or other means of freeze protection for piping subject to freezing, (Tenting).
- Special hanging methods such as seismic bracing
- Antifreeze or Dry pipe systems
- Standpipe systems
- Galvanized piping or fittings
- Fire Pump not included.
- Water curtain protection of any exterior windows.

One-year warranty included from the date of final inspection.

By signing this document, the owner and or owner representative have fully read and are agreement to all terms and conditions specified in this proposal.

This document shall consider in whole or impart a binding contractual agreement by and between (Oakwood Homes) and AAA Fire Protection, Inc.

Customer:

Accepted: Kevin Brodtkorb Title: PD Director



AAA Fire Protection 4805 Olive Street, Commerce City, CO 80022

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4

Confidence Plumbing Co., Inc
72 Inverness Drive East
Englewood, CO 80112
303.694.3262
303.771.6685 Fax

October 9, 2024

TriPointe Homes
8055 E. Tufts Avenue
Suite 678
Denver, CO 80237

RE: 4036 Plan – Reunion Ridge 40s, Commerce City, CO
Fire Sprinkler System

Water Main / System

1 – Watts LF007M2QTFZH 1 1/4" Double Check Valve (Backflow Preventer)
1 – Watts NR3XLH 1 1/4" Pressure Reducing Valve
1 – Red/ White 1 1/4" Ball Valve
1 – Red/ White 1/2" Ball Valve
1 – 100 PSI Pressure Gauge
1 1/4" Type L Copper Pipe, Fittings
3/4" Uponor White Pipe, Red Lettering for Hot Water Lines
1" Uponor AquaPEX for Fire Sprinkler Lines
1/2" & 3/4" Uponor White Pipe, Blue Lettering for Cold Water Lines
4 – 3/4" 3-Outlet Multi-Port Tees
1 – 3/4" 4-Outlet Multi-Port Tee
Uponor Rings with Stops, Tees, Adapters, Bend Supports as Needed

Fire Sprinklers

27 – Senju RC-RESLF37 10 GPM Concealed Fire Sprinklers
3 – Senju RC-RESLF37 13 GPM Concealed Fire Sprinklers
2 – Senju RC-RESLFIT 10 GPM Concealed Fire Sprinklers
30 – Senju 40611 White Cover Plates (for RESLF37)
2 – Senju 40612 White Cover Plates (for RESLFIT)
14 – Uponor LF73000WH White Pendant Fire Sprinklers
14 – Uponor Q71850LW White Recessed Escutcheons
46 – Uponor Fire Sprinkler Mount Brackets
1 – Uponor Q7500700 Sprinkler Socket Wrench
1 – Uponor Q7500400 Recessed Pendent Socket Wrench

Rough Material & Labor	\$ 10,830.00
Trim Material & Labor	\$ 660.00
Total	\$ 11,490.00

5/15/2025

Erie

Summary of Builder Fees (per unit)		Single-Family Detached	Townhome
County		Boulder/Weld	Boulder/Weld
Permit/Plan Review		\$3,224.23	\$2,295.72
Use Tax		\$8,485.89	\$7,474.96
Development Impact		\$15,881.00	\$9,259.00
System Development		\$57,550.00	\$57,550.00
Total Estimated Builder Fees (per unit)		\$85,141.12	\$76,579.68

Permit/Plan Review		ICC Building Valuation Data 02/2023	ICC Building Valuation Data 02/2023
Building Valuation Data/Source		2,400	1,600
Total Living Area SF (\$167.37 x SF)		600	500
Garage SF (\$66.48 x SF)		200	0
Porch/Patio Cover SF (\$35.96 x SF)		1,000	500
Finished Basement SF (\$36.14 x SF)			\$319,102.00
Unit Valuation			
Permit Charge (first \$100,000)		\$993.75	\$993.75
Permit Charge (additional \$1,000)		\$5.60	\$5.60
Building Permit		\$3,149.23	\$2,220.72
Plan Check Fee		\$75.00	\$75.00
Total		\$3,224.23	\$2,295.72

Use Tax	
Town of Erie Use Tax	3.5% of 50% of Unit Valuation
Boulder County	Additional 1.185%
Weld County	No Additional Tax
County (Select from Dropdown)	Weld County
Total	\$8,485.89

Development Impact	
Impact	
Street Tree	\$300.00
Storm Drainage	\$1,808.00
Public Facilities	\$4,151.00
Parks & Recreation	\$2,721.00
Transportation Facilities	\$6,215.00
Police Facilities	\$686.00
Total	\$15,881.00

System Development	
Water Tap	
Water District	Erie
Tap Fee	\$17,290.00
Sanitation Tap	
Sewer District	Erie
Tap Fee	\$8,860.00
Water Rights	
Water Provider (dedication)	Erie
Water Requirement Variable	3/4"
Raw Water Rights	\$31,400.00
Total	\$57,550.00

Total Builder Fees (Single-Family Detached): \$85,141

Fire Sprinkler Requirement: \$15,000

Total: \$100,141

Top 10 municipalities with highest development fees
in Denver Metro area

Total Fees	SFD
Erie*	\$100,141.66
Castle Rock	\$94,113.07
Commerce City*	\$83,949.62
Brighton	\$81,633.74
Parker	\$80,322.44
Thornton	\$78,586.09
Longmont	\$75,315.30
Aurora	\$69,411.96
Arvada	\$60,997.60
Arapahoe Co.	\$57,032.05

* Includes residential fire sprinkler requirement