



**NEDERLAND FIRE PROTECTION DISTRICT**

*Office of the Fire Marshal*

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May 24, 2024

TO: Miranda Fisher

RE: Nederland Community Center, "West Wing"

I want to reinform you of multiple violations of fire & life safety code at 750 Peak to Peak Highway, the site of the West Wing of the Nederland Community Center.

The Community Center's West Wing (remodeled in the 1950's) was acquired from BVSD once a new elementary school was constructed in 1997. Typically, when there is a change of use the building must be brought up to the current code – this did not occur. However, once the roof collapsed in 2003, the Community Center was remodeled in 2007 – yet, the West Wing was left as-is because the Town intended to tear it down and not use it.

On September 14, 2006, when the plans for the sprinkler and alarm systems were being reviewed the comments from NFPD Asst. Fire Marshal, Sam Sitzman, stated "Ensure that the entire complex is interconnected" in a letter to the Boulder County Building Department. This request to sprinkler and alarm the West Wing was ignored, however permitted as the Town agreed to not allow any change of use in the space and once the current tenants were able to find new locations, the space would be demolished.

Unfortunately, the tenants remain some 18 years later despite several life safety concerns.

Since the building has not been brought up to code, the tenants remain isolated from the life safety, annunciation, and fire protection systems of the main building. Should a fire occur, they would have no means of knowing they should evacuate. And should they need to evacuate, the northern rooms are required to have two egresses, yet the northern exits do not egress, and instead the doors have been blocked by walls constructed to create a greenhouse. Also, many of the doors that offer egress correctly lack required panic hardware. These concerns were brought to the attention of the Town in a fire inspection dated April 24, 2003.

I urge the Town to relocate the tenants of the West Wing as soon as logistically possible and vacate the building as it remains a major life safety concern for the public; Nederland Fire cannot in good conscience allow the Nederland Community Center West Wing pass the fire inspection when up for renewal in 2025 as the building exists in this current state.

Alternatively, bring the West Wing up to code as was required when the building was originally acquired.

Sincerely,

Andrew Joslin  
Fire Marshal