

# LAKE ELMO FIRE DEPARTMENT – OFFICE OF THE FIRE MARSHAL

## *Fire Prevention, Code Enforcement, and Public Education*



March 4, 2025

Ashley Monterusso, Planner  
City of Lake Elmo

### **Re: Milestones Eagle Point, 8565 Eagle Point Cir N**

Prepared by: Anthony Svoboda, Fire Marshal

Approved by: Dustin Kalis, Fire Chief

#### **Applicable Codes:**

- 2020 Minnesota State Fire Code
- 2020 Minnesota State Building Code
- Lake Elmo Fire Department Fire Code Policies
- NFPA 13, 2016 edition
- NFPA 13D, 2016 edition

#### **Fire Department Comments:**

- 1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.
- 2) An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads. On-street parking shall be provided in approved locations following review by Engineering and Public Works. Parking shall be prohibited on both sides of private drive lanes.
- 3) Building address numbers shall be plainly visible from the street fronting the property and shall be contrasting color from the background. Size and placement of address numbers shall be approved by the fire and planning departments.
- 4) A fire sprinkler system shall be maintained in commercial buildings in accordance with the Minnesota State Fire Code and Chapter 1306 of the Minnesota State Building Code. A permit is required prior to work.
  - a. *Fire Department sprinkler connection locations shall be approved prior to installation.*
  - b. *FCD location is currently proposed in a fenced in area.* Confirm access ability to fenced in area or move FDC.
- 5) A fire alarm system shall be installed in Group I-4 buildings in accordance with the Minnesota State Fire Code (907.2.6.4) and Lake Elmo Ordinances. A permit is required prior to work.
  - a. Smoke detection is required in corridors as per code.
- 6) An emergency responder radio coverage amplifier shall be installed throughout the building if the fire department determines that signal strength is not reliable.

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- 7) An exterior door numbering system shall be utilized to determine exterior doors on all sides of the building. *Door numbering convention shall be approved by the fire department prior to installation.*
- 8) A KNOX rapid access lockbox shall be installed *in an approved location*, on all commercial buildings.
  - a. Multiple KNOX rapid access lockboxes may be required as determined by the fire department.
  - b. The building currently has an outdated DAMA box that will need to be replaced.
- 9) KNOX locking Fire Department Connection Caps shall be installed on all fire department connections.
- 10) All gates, whether manual or electric, shall be accompanied by either a KNOX lock or KNOX gate control switch for rapid access.
  - a. For playground gates, a key in the KNOX box will be acceptable.
- 11) All parking areas shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
- 12) Locations of all EV charging stations or Electric Vehicle Supply Equipment shall be reviewed and installed in approved locations. All electric vehicle supply equipment installed in the apartment building underground parking area may require additional fire suppression considerations and restrictions on installation locations. An electric vehicle supply equipment plan is required. This plan shall be reviewed by the fire department, building contractor, building owner and building insurance provider.

Questions, clarifications, or the request to provide code documents can be made using the contact information listed below.

Respectfully,

*Anthony Svoboda*



**Anthony Svoboda** | Assistant Chief  
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