



## Design Review Committee

**To:** Frost Creek Homeowners, Architects, Contractors  
**Subject:** Exterior Fire Suppression Systems  
**Staff Contact:** Allison Kent, Mauriello Planning Group  
**Date:** August 24, 2026

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Multiple owners have asked about the use of exterior fire suppression systems in Frost Creek. As this technology is relatively new, there is little information available and no building code guidance on their use or installation. The DRC has adopted the following requirements for Exterior Fire Suppression Systems (these have also been adopted into the Design Guidelines):

### Exterior Fire Suppression Systems

Exterior fire suppression systems may be approved to improve the wildfire resilience of homes and property. Because these systems are supplemental to defensible space, ignition-resistant construction, and emergency response, they shall not be considered a substitute for any fire mitigation measures required by Frost Creek, Eagle County, or the local fire district.

Exterior fire suppression systems are permitted as an accessory feature to a residence subject to DRC approval. The system shall be designed as an integrated component of the residence and site and shall minimize visual impacts.

Exterior fire suppression systems shall:

- Be professionally designed.
- Comply with all applicable building, plumbing, electrical, and fire codes.
- Be installed in accordance with the manufacturer's specifications.
- Obtain all permits required by the local jurisdiction.
- Not create hazards for neighboring properties.

The following standards shall apply:

#### 1. Design Review

Plans for all exterior fire suppression systems, including associated equipment, water storage facilities, piping, controls, nozzles, and related appurtenances, shall be submitted to the DRC for review and approval prior to installation.

#### 2. Water Storage Facilities

All water storage facilities, including cisterns, underground storage tanks, or similar infrastructure, shall be shown on the site plan and landscape plan submitted with the application.

Water storage facilities shall:

- be installed underground;
- be located entirely within the approved building envelope;
- be designed solely to serve the exterior fire suppression system;

- not adversely affect the location or operation of the on-site wastewater treatment system (OWTS), including the septic tank, leach field, etc.; and
- be designed to prevent erosion or drainage impacts to adjacent properties.

### **3. Water Supply**

Pursuant to Frost Creek's water agreements, potable water supplied by the Town of Eagle and water supplied through the Frost Creek irrigation system shall not be used to fill or replenish exterior fire suppression water storage facilities. Water shall be obtained from a legally authorized off-site source and delivered by truck or other approved means.

Exterior fire suppression systems shall remain completely independent of the Town of Eagle potable water system and the Frost Creek irrigation system. Cross-connections between these systems are prohibited.

### **4. Fire Suppression Agents**

Exterior fire suppression systems utilizing foam, gel, water-enhancing agents, or other fire suppression products shall use only agents specifically designed and listed for residential wildfire or structural exterior fire protection. The fire suppression agent shall be compatible with the installed system and used in accordance with the manufacturer's specifications.

Fire suppression agents shall be stored within the residence, garage, or another enclosed accessory structure approved by the DRC. Storage tanks, reservoirs, or containers shall not be installed outdoors or underground and shall be protected from freezing, excessive heat, and direct sunlight.

Where commercially available and compatible with the approved system, fire suppression agents should be biodegradable and free of intentionally added per- and polyfluoroalkyl substances (PFAS). Alternative products may be approved by the DRC when they provide an equivalent or greater level of wildfire protection and comply with applicable fire protection standards.

### **5. Screening and Integration**

All visible components of the exterior fire suppression system, including vents, access hatches, control equipment, exposed piping, nozzles, and other appurtenances, shall be designed and located to minimize visual impacts. Equipment shall be integrated into the architecture and landscaping of the property to the satisfaction of the DRC.

### **6. Maintenance**

Exterior fire suppression systems shall be maintained in good working order by the property owner in accordance with the manufacturer's recommendations. Systems that are abandoned or become inoperable shall be repaired, removed, or properly decommissioned. Repairs, replacements, or modifications that materially alter the appearance, location, capacity, or operation of the system shall require DRC approval.