

Model for Fire Access Road/ Fire Lane Layout Plan



Model for FIRE ACCESS ROAD/FIRE LANE LAYOUT PLAN

The Applicant shall include a sheet in civil submittal as well as Fire Code submittal titled “**FIRE ACCESS ROAD/FIRE LANE LAYOUT PLAN**”.

This plan shall include the following:

- a. Location of the building on the site along with the length, width and height of building.
- b. Street locations.
- c. Private drives and any gates or barriers to traffic.
- d. Sidewalks and parking rows.
- e. Fire Department Connections and nearest public fire hydrants as well as hydrants on private property. **(Hydrants and Fire Department connections should be highlighted)**
- f. Show overhead structural extensions or obstructions that could affect **Fire Lane** placement.
- g. Show proposed fire department **Access Roads/Fire Lanes**, parking lot /curb striping or sign placements*
(Cross hatch or otherwise distinguish fire access roads on plans.)
- h. All above should show size and relative distances from one another.

*Curbs located on either side of a fire lane shall be painted **RED** or a **RED** stripe shall be placed along the pavement where there is no curb. Where a fire lane passes between head-in parking spaces, the red stripe should be placed along the rear of these spaces clearly defining the fire lane. Painted curbs and fire lane stripes shall also be conspicuously and legibly marked with the warning “**FIRE LANE-TOW AWAY ZONE**” in white letters at least three (3) inches in height, at intervals not exceeding (50) feet. Where fire lanes are clearly defined by curb/pavement striping, fire lane signs are not required. Fire lane signs should be placed every (75) feet along any fire lane where pavement or curb striping is not practical.

Any color other than red may be used in “**NO PARKING**” areas that are not approved Fire Lanes. **RED** colored curbs, pavement striping or wheel stops shall be used only to designate approved Fire Lanes.

The Fire Lane Layout Plan will be approved with the civil site plan review but may be revised at Fire Code review, by the Building Official.

NOTICE

This project requires a Fire Apparatus Access Road/ Fire Lane

GENERAL REQUIREMENTS

The **Fire Lane** shall:

1. Extend to within one hundred fifty (150) feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Ref. IFC 2003 Section 503.1.1

NOTE: An increase, in the one hundred fifty (150) requirement, may be approved by the Building Official, if the building is equipped with an approved automatic sprinkler system.

2. Allow the nearest access possible to the main entrance of the building.

3. Have a width of no less than twenty (20) feet (unobstructed).
4. Have a turning radius of fifteen (15) feet maximum for, driveways entering property from a county road, and a minimum twenty-five (25) feet for turns inside the property.
5. Have an unobstructed vertical clearance of at least thirteen and one-half (13.5) feet.
6. Be all weather and support a fire apparatus weighing seventy-five thousand (75,000) pounds.
7. When dead-end, and in excess of one hundred-fifty (150) feet in length provide an area for turning around the fire apparatus. (Ref. IFC 2003 Appendix D Figure D103.1)

REQUIREMENTS FOR LARGE AREA BUILDINGS

Buildings exceeding sixty-two thousand (62,000) square feet in area shall:

1. Be provided with two separate approved fire apparatus access roads.

Exception: Projects having a gross building area of up to one hundred and twenty four thousand (124,000) square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with an approved automatic sprinkler system.

Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension for the property or area to be served, measured in a straight line between accesses.

REQUIREMENTS FOR BUILDINGS EXCEEDING 30 FEET IN HEIGHT

Fire apparatus access roads for buildings exceeding three stories or thirty (30) feet in height shall:

1. Provide at least three means of fire apparatus access.
2. Be capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
3. Be at least twenty-six (26) feet in width in the immediate vicinity of any building exceeding thirty (30) feet in height.
4. Provide that at least one of the required access routes is located a minimum of fifteen (15) feet and a maximum of thirty (30) feet from the building, and be positioned parallel to one entire side of the building. Ref. IFC 2003 Appendix D105.