



Site Plan Review Checklist

Site Access:

1	Fire access roads shall be designed to support the imposed load of a fire apparatus weighting 75,000 lb. gross vehicle weight. (503.2.3 & D102.1)															
2	Access roads shall have a minimum of 13'6" of vertical clearance and 20' unobstructed width. (503.2.1) Additional road width of 26' may be required for buildings that require aerial apparatus access. (D105)															
3	Fire apparatus access roads shall be constructed of an all-weather driving surface such as asphalt, concrete or similar surface along an approved route around the exterior of all buildings. (503.2.3 & D102.1)															
4	All portions of the building's exterior walls shall be within 150' of the fire access road. (503.1.1) Access roads may be extended to 200' for buildings equipped with an approved automatic sprinkler system installed.															
5	<p>Turnarounds shall be provided for any dead-end fire apparatus access roads in excess of 150' in length. (503.2.5) Dead-end roads in excess of 150' resulting from a phased project are required to be provided with temporary approved turnarounds.</p> <p style="text-align: center;">TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>LENGTH (feet)</th> <th>WIDTH (feet)</th> <th>TURNAROUNDS REQUIRED</th> </tr> </thead> <tbody> <tr> <td>0-150</td> <td>20</td> <td>None required</td> </tr> <tr> <td>151-500</td> <td>20</td> <td>120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1</td> </tr> <tr> <td>501-750</td> <td>26</td> <td>120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1</td> </tr> <tr> <td>Over 750</td> <td></td> <td>Special approval required</td> </tr> </tbody> </table> <p style="text-align: center;">For SI: 1 foot = 304.8 mm.</p> <p>**See Figure 1 for acceptable dead-end fire apparatus access road turnarounds.</p>	LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED	0-150	20	None required	151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1	501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1	Over 750		Special approval required
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501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1														
Over 750		Special approval required														
6	Additional access road(s) may be required for residential subdivisions with more than 30 single family lots or multifamily residential buildings with more than 100 units. (503.1.2 & D107) Commercial buildings may require additional access depending on building height. (D104)															
7	Fire apparatus access road(s) maximum grade shall not exceed 10 percent unless otherwise approved. (503.2.7)															
8	The angles of approach and departure for apparatus access shall not exceed 8 degrees.															



9	The turning radius for emergency apparatus road(s) shall be approved by the fire code official. (503.2.4)
10	A plan for fire access during construction shall be provided. (501.4)
11	Details for No Parking Fire Lane signage including road striping (cross-hatching) area shall be indicate don the plans. (503.3)
12	Security gate(s) across fire access roads shall be electronically operated by siren (SOS) and are provided with a fire department knox box key switch (Model #3502) override and optical sensors and comply with ASTM F2200. (503.6)
13	Traffic calming devices shall be prohibited except when approved by the Fire Code Official. (503.4.1)

Site Water and Fire Protection:

14	Fire flow requirements for buildings or portions of buildings shall be determined by an approved method. (507.3 & Appendix B)
15	The most remote exterior portion of a non-sprinkled building shall be within 400' of a fire hydrant, when sprinkled the distance shall be 600'. (507.5.1)
16	All existing and proposed water mains and fire hydrant locations and size(s) are indicated on the plans.
17	Fire Department Connections (FDC) for fire sprinklers or standpipes are located on the plans.
18	Landscaping plan has been checked to verify that clear space is maintained around fire hydrants, FDC and other fire protection equipment.

Reference: 2018 edition of the International Fire Code

Staff Contact Information:

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**Figure 1:

