

Site Plan Review Checklist
Fire Department Access and Water Supply
NFPA 1, CHAPTER 18,
2003 EDITION

1.____ Fire Department Access Roads:

- A. Fire department access roads provided for every facility, building, or portion of a building hereafter constructed or relocated.
- B. A fire department access road extended to within 50 ft. (15 m) of a single exterior door providing access to the interior of the building.
- C. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (46 m) from fire department access roads, as measured by an approved route around the exterior of the building or facility. When buildings are protected with an approved automatic fire sprinkler system, the distance above shall be permitted to be increased to 450 ft. (137 m).
- D. When access road can't be installed, the AHJ shall authorize additional fire protection features such as automatic fire sprinklers.
- E. Multiple access roads required if a single road could be impaired by vehicle congestion, terrain, etc.

2.____ Access Road Dimensions:

- A. Width of not less than 20 ft. (6.1 m) unobstructed (to allow two-way vehicle traffic and to pass while another emergency vehicle is working).
- B. Vertical clearance of not less than 13 ft., 6 in.

3.____ Fire department access roads designed and maintained to support the imposed loads of fire apparatus (37 tons). Proposed surfaces other than concrete or asphalt must be approved by the Fire Department.

4.____ Turning Radius:

- A. The inside turning radius 25 feet and outside turning radius 35 feet servicing building less than three (3) stories.
- B. The inside turning radius 35 feet and the outside turning radius 50 feet servicing building three (3) stories or more.

- 5.____ Dead-end fire department access roads in excess of 150 ft. (46 m) in length provided with approved provisions for the turning around of fire apparatus. (T-TURN , Y-TURN and CUL-DE-SAC are acceptable designs to accommodate vehicles 34 feet in length for buildings less than three stories and 48 feet for three or more stories.)
- 6.____ Bridges used as part of a fire department access road designed for a live load sufficient to carry the imposed loads of fire apparatus (37 tons). Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.
- 7.____ The angle of approach and departure grade for any means of fire department access shall not exceed 1 ft. drop in 20 ft. (0.3 m drop in 6 m).

- 8.____ Mark fire apparatus access road with free standing signs with the words:

NO PARKING
FIRE LANE
BY ORDER
OF THE FIRE
DEPARTMENT

Such signs shall be 12 inches by 18 inches with a white background and red letters and shall be a maximum of 7 feet in height from the roadway to the bottom part of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60 feet apart.

- 9.____ Water Supplies and Fire Hydrants:

- A. An approved water supply capable of supplying the required fire flow for fire protection per ISO.
- B. The location shown between installed fire hydrants not exceeding 1,000 feet (305 m). Maximum distance from the nearest hydrant to the most remote exterior point of any building not exceeding 500 feet (152m) measured on a roadway surface.
- C. An approved fire hydrant shall be within 100 feet of the fire department connection (FDC). The distance shall be measured along a roadway surface.

- 10.____ Infrastructure has to be in place before combustibles can accumulate on site.

- 11.____ Access to the property of a planned building group shall be provided by a minimum of two distinctly separate routes, each located as remotely from the other as possible.

- A. Planned Building Groups are multiple structures constructed on a parcel of land, excluding farmland, under the ownership, control, or development by an individual, a corporation, a partnership, or a firm.
- B. Planned building groups in suburban and rural areas that the AHJ determines would be impacted by: limited water supply, limited fire department response, extended response, delayed response, limited access, hazardous vegetation, and/or other unusual characteristics must meet the requirement of NFPA 1141.