



Administrative Policy
IN-FILL DEVELOPMENTS
Community Development – A414a

Approved by Council:

March 2011

Revised Date:

FIRE APPARATUS ACCESS ROADS

Summary

Small in-fill developments can have special needs due to the size of the property, the footprint of the new development to be constructed, and the inability to increase the lot size or access due to surrounding previously constructed development. This policy series allows for various Code variances that will allow the new development on a small site to remain economically feasible, yet maintain health and safety requirements.

Definitions

In-Fill Development – Development on a lot that is surrounded by previously constructed development.

Small In-Fill Developments – In-fill developments on existing lots of less than four (4) acres.

Policy

1. Fire Apparatus Access Roads are required in all developments. However, in small in-fill developments, with buildings no higher than 40 feet, the common area space available and the required number of parking spaces may make it impossible for the development to meet the International Fire Code requirements.
2. Fire Apparatus Access Road Width
 - a. Road width may be less than 26 feet, but wide enough for a fire apparatus to traverse into the development.
 - b. Road width may be obstructed by parking spaces, as the number of parking spaces available is prescribed by Code.
3. Fire Apparatus Access Road Proximity to Buildings
 - a. Road may be farther than 30 feet from the building due to the required number parking spaces prescribed by Code.
 - b. Road does not have to be parallel to the buildings if the common area and required parking spaces do not allow for a parallel configuration. However, fire apparatus must be able to position itself next to each building in some configuration.

References

2006 International Fire Code – Section D105(2) and D105(3)