



Administrative Policy
IN-FILL DEVELOPMENTS
Water Department – A414b

Effective Date:

April 2011

Revised Date:

RESIDENTIAL FIRE HYDRANT/FIRE SPRINKLER INSTALLATION REQUIREMENT

Summary

The current Town of Payson (Town) code requires the installation of a new fire hydrant or the installation of a fire sprinkler system by anyone wishing to construct a new residence or addition to an existing large residence if the residence is located more than 600 feet from an existing fire hydrant. This requirement is considered by some as inconsistent with Town development standards.

Legal, platted subdivisions within the Town of Payson must install public infrastructure (roads, water lines, fire hydrants, etc.) as a requirement for approval by the Town of Payson or their predecessor, Gila County. Development standards and the requirement for the installation of fire hydrants at regularly spaced intervals change over time as the Town adopts new building and fire codes. New codes may require the installation of new fire hydrants for certain construction projects such as new single-family residences or additions to existing residences. This requirement may result in the installation of new fire hydrants in existing subdivisions with the cost of the installation to be born by the party constructing the project. Confusion by the affected party generally arises when they are required to pay for a new fire hydrant, based on code requirements that were not in place when the subdivision was platted, that benefits the entire area and those who in the future wish to improve nearby developed or undeveloped property. These individuals frequently have purchased the affected property when then existing requirements would have allowed the development of the property without the need to install a new fire hydrant or residential fire sprinkler system.

Process

Any person wishing to construct a new single-family residence, replace an existing single-family residence or construct an addition to an existing single-family residence shall not be required to install a new fire hydrant or a fire sprinkler system provided that:

- a) The construction, replacement or addition occurs within a legal, platted subdivision that did not require such when platted and;
- b) The construction, replacement or addition does not exceed 4,800 square feet livable area in size.



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If a fire hydrant is required by the Town codes in place at the time of construction, the hydrant will be installed at the expense of the Town provided that:

- a) The construction, replacement or addition occurs within a legal, platted subdivision that did not require such when platted.