



COMMUNITY RISK REDUCTION BUREAU MANUAL
DEVELOPMENT REQUIREMENTS
425.3 FIRE DISTRICT ACCESS
EFFECTIVE: APRIL 1, 2016
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SCOPE

Fire District access requirements for properties within the Tiburon Fire Protection District.

PURPOSE

The purpose of this policy to outline the requirements for providing minimum Fire District access.

BACKGROUND

The purpose of Fire District apparatus access is to allow emergency vehicles to approach a building as close as practical in order to deploy fire hose, ladders, and other equipment necessary for fire control, suppression and rescue operations.

Fire District emergency vehicles are the longest, widest, tallest, and heaviest vehicles regularly driven on residential streets, private driveways, and alleys. The ability to manipulate and deploy Fire District apparatus is greatly affected by the adequacy and reliability of the access designed into developments.

Access, as defined in these standards, includes private streets and driveways not otherwise defined in the California Fire Code.

Developments over 450 feet in depth or width shall have two means of egress and ingress. Unusual designs may require additional access points and must receive prior approval by the Fire Marshal (or designee).

Required fire apparatus access roads shall be provided year-round and maintained with an approved, all-weather surface, capable of supporting 70,000-pound vehicles per approved engineering plans, with a minimum of 30 feet of unobstructed width or other approved method, which would prevent shoulder degradation.

All surface access roads shall be installed and maintained in a serviceable condition prior to and during construction.

Types of Access:

1. Common Vehicular Access. Common vehicular access describes private streets, driveways, and alleys which connect with a public street and are required for emergency access as well as for access by the public.
2. Emergency Access. Where adequate and reliable vehicular access to buildings is not provided by public streets or private driveways, emergency access shall be provided for the exclusive use of fire department vehicles.
3. Walking Access. Walking access consists of unobstructed walkways required to provide continuous access connecting vehicular access to all building openings and exterior storage areas.
4. Vertical Access. Vertical access consists of fire apparatus access lanes located directly adjacent to multi-story buildings, positioned in such a way as to allow fire department aerial ladders to be raised to the roof.

Access:

1. Common Access

- A. One- and Two-Family Dwellings. Public streets and private driveways servicing one- and two-family dwellings are adequate for fire department use. Any portion of the perimeter of a building shall be accessible within 150 feet or less (hose pull) of a public street, private driveway, or other forms of approved access.
- B. Multi-family dwellings, Commercial/Industrial Developments. Any portion of the perimeter of a building shall be accessible from 150 feet or less (hose pull) of a public street, private driveway, or other forms of approved access.
- C. Private Driveways. Driveways shall be maintained with a minimum clear width per TFPD Policy 425.5. The Fire Marshal (or designee) may require increases in these widths.
- D. Turnarounds. Single-entry private road designs in excess of 150 feet in length are required to be provided with approved turnarounds. Turnarounds shall be located within 150 feet of the end of the roadway. Turnarounds shall comply with TFPD Policy 425.7 or be approved by the Fire Marshal.

Turnarounds must be kept clear of all obstructions (e.g., no parking, no garbage bins, etc., and marked as necessary).

E. Angle of Grade. Access surfaces shall comply with TFPD Policy 425.11.

2. Emergency Only Access. Emergency only access is dedicated for the exclusive use of Fire District apparatus and is required where common access is either inadequate or unreliable. Emergency only access shall be a minimum of 20 feet in unobstructed width. Additional unobstructed widths may be required and must be approved by the Fire Marshal (or designee).

Turnaround requirements for emergency access shall be the same as referred to in (1.d.).

Gates, posts, or other barriers approved by the Fire District shall be installed at each entrance to emergency only access points.

A Knox Box or Knox Switch may be installed on gates used solely for emergency only access or it may be used in conjunction with other approved locking devices.

The entrances to all emergency only accesses shall be posted with permanent signs with the following wording: "FIRE LANE" in 6-inch Revised letters, "VEHICLES REMOVED AT OWNER'S EXPENSE" in 2-inch letters, and display a telephone number the vehicle owner can call to recover their vehicle. (See the fire lane portion of this document).

Assurance of the integrity and reliability of emergency only accesses may require the dedication of a fire protection access easement to the City or County.

All surface access roads shall be installed and maintained in a serviceable condition prior to and during construction.

3. Walking Access. Walking access is required to connect vehicular access routes with the required pedestrian entrances and exits in the buildings. Required walking access shall be designed to prevent sharp turns or obstacles, which would hinder the carrying of ground ladders and other hand-held equipment. All gates shall be a minimum of 4 feet in width.

CROSS REFERENCES

California Fire Code