



CITY OF DECATUR

SITE PLAN REVIEW CHECKLIST –COMMERCIAL

Name of Building _____

Address _____

ID Number for Plan _____

----- Provide building name on plans.

----- Stamped by appropriate professional.

----- Addresses to include an approved Numerical and Street name designation shall be provided. See International Fire Code, 505.1, 2012.

----- Provide site location map.

----- Provide 24-hour emergency phone number.

_____ Provide results of flow test on plans.

----- Minimum required flow is 1500 GPM at 20 PSI. Test date must be within last 6 months. Flow test shall be performed, furnished and certified by a registered Engineer. Provide flow tests on plans. City of Decatur Development Standards & Specifications 410.05 .02 include map showing hydrants tested.

----- Placements of hydrants shall be a minimum of 3 feet and a maximum of 15 feet from the back of the curb or road edge with the large fire department connection facing the nearest fire department access point and set a minimum of 18" and a maximum of 36" above finished grade to the center of the large fire department connection.

----- Hydrant locations to be shown on plans. Water main locations and sizes are to be shown on plans.

----- Show fire hydrants with the minimum arrangement being so as to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance).

Hydrant must be at least 40 feet from building (steamer connection facing street) NFPA 24-7.2.3. Fire hydrants shall be spaced not more than 1,000 feet apart.

No hydrants connected to the water lines on the positive side (discharge side) of a fire pump will be allowed.

Minimum 8" supply lines to all hydrants.

Hydrants and Water mains to be installed, flushed, and under pressure before any combustible construction is started.

Fire Hydrants for single family residential shall be spaced no more than 800ft. apart.

Fire hydrants shall be placed a maximum of 500 feet apart as measured along an improved roadway.

Fire hydrant spacing for industrial and commercial occupancies may require additional hydrants but all portions of all buildings will be reached by hose lays not exceeding 400ft. by road travel. In Multi Family occupancies hydrants shall be located such that all portions of all buildings can be reached by hose lays not exceeding 400ft.

Show Post Indicator Valve* PIV does not shut off hydrant (NOTE ON PLAN). Must be at least 40 feet from building. If building is sprinklered show post indicator valve in water line operating fire sprinkler water only. Note: Conduit shall be installed for future requirement of supervised system.

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Show (FDC) Fire Department Connection/Check Valves with Control Valves -FDC does not supply hydrant. Standpipe FDC- hydrant maximum 100'. Check Valve installed to stop flow of water through FOG back to water supply NFPA 24-6.2.3 2002ed and a Control Valve shall be installed on each side of Check Valve NFPA 24-6.2.5 2002ed. FDC(s) supplying a standpipe system shall be within 100 feet of hydrant NFPA 14-6.3.5.4 2003ed.

FDC locations shall be on plans and note that a Georgia Certificate of Competency holder for automatic fire sprinkler systems will be responsible for design and installation of underground supply piping. Underground water supplies shall be performed by a utility or fire sprinkler contractor or plumbing contractor licensed under 2010 Georgia Code Title 25, Chapter 11, Section 25-11-7.

Fire Sprinkler systems required of Multi-Family occupancy shall have a minimum of 2" water lines and shown as such on plans.

Sprinkler connections are to be a maximum of 150 feet from a fire hydrant on an 8 inch water main. The connection shall be between 18 inches and 40 inches above ground level.

Show clear, flat (10 foot minimum) access to all parts of building for ground ladder access.

Transformer Pad locations. (NOTE ON PLAN) Transformer pads will be no less than 14 feet from any door, 10 feet away from any building, overhangs, canopies, exterior walls, balcony, exterior stairs, and walkway or wall openings. Distance from any building may be reduced to 3 feet if exterior is non-combustible wall with no openings or overhangs.

Fire Apparatus access to buildings will include roads of not less than 20 feet in width with the exception of approved security gates, which may require 26 feet (503.2.1 2012 IFC). Gates shall be 14 feet clear width for a single lane and 20 feet for double. Shall be swinging or sliding type. Electric gates shall be equipped with means of opening by fire department personnel for emergency access and approved by Fire Marshal.

Access roads shall have a 25 foot inside turning radius, 50 foot outside turning radius and unobstructed clearance of 13 feet 6 inches. ***Aerial apparatus shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire road access shall be a minimum of 26 feet wide and a maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access.

Fire access roads shall be provided within 150 feet of all buildings 503.1.1, 2012 IFC.

Fire apparatus roads shall support imposed loads of fire apparatus up to 75,000 pounds. (503.2.3, 2012, IFC) and be constructed of an all-weather surface.

Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turnaround of fire apparatus meeting the design standards of 503.2.5 and D103.4, 2012 IFC.

Based off the number of parking spaces shown, plans must have adequate spaces per table 208.2 in the 2010 ADA.

For every six handicap spaces required or any fraction thereof must have 1 van accessible parking spaces per 208.2.4 2010 ADA.

Aisle access should be 60 inches wide and as long as the parking space they serve 502.3.1 and 502.3.2 of 2010 ADA.

Slopes no less than 1:48 in access aisles are not allowed this would include the ramp per 502.4 2010 ADA.

All parking spaces shall be connected to the shortest accessible route from the parking to the entrance of the building per 208.3.1 2010 ADA.

- Show designated fire lanes to meet the following requirements:
- Both sides of signs shall read “No Parking, Fire Lane”-see City of Decatur approved sign
 - Letters not less than 2 inches in height
 - One sign posted at beginning of fire lane and one at end of fire lane with signs not more than 100 feet apart
 - Signs not more than 4 feet from curb and visible from both driving directions
 - Height of sign shall be minimum of 4 feet and max of 7 feet from ground
 - For lanes 20-28 feet marking signs will be required on both sides
 - Lanes 29-37 feet will be required on one side and lanes in excess of 37 do not require signs or markings
 - Curbing delineating fire lane shall be painted red. The top and face of curb shall be painted

Site plan approval does not include tanks

Show transformer pads no less than 14 feet from any door, 10 feet from any building, overhangs, canopies, exterior walls, balcony, exterior stairs, and walkway or wall openings. (State Modifications NFPA 101 7.1.11 2000 Edition) Distance from building may be reduced to 3 feet if exterior is non-combustible wall with no openings or overhang. (AHJ)

Fire apparatus access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor IFC 503.1 2006 Edition. All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end access roads in excess of 150 feet shall be provided with a turn-around IFC 503.2.5 2006 Edition. Cul-de-sac with an island:

minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24 feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110 feet needed (45 feet+ 20 feet wide roadway+ 45 feet). Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus access roads shall be a minimum width of 26 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access.

NOTE: Show designated fire lanes to meet the following requirements: Both sides of signs shall read "No Parking, Fire Lane"; letters shall not be less than 2 inches in height; one sign shall be posted at the beginning of the fire lane and one at the end of fire lane with signs not more than 100 feet apart; signs shall not be more than 4 feet from edge of curb and shall be visible from both directions of driving surface; height of sign face as measured from bottom of sign shall be a minimum of 4 feet and a maximum of 7 feet from ground level. Decorative signage may be used with Fire Marshal's approval. For lanes 20 to 28 feet marking and signs will be required both sides. Lanes 29 to 37 feet signs and markings will be required on one side, and lanes in excess of 37 feet no signs or markings required. Curbing or lineage delineating fire lane shall be painted red. The top and face of curb shall be painted. City of Decatur Code 118-201. The Life Safety Inspector will make final determination of Fire Lanes before Final Inspection is made. Above requirement (all of #12) on site plan.

NOTE: Site plan approval does not include tanks. Tank location and type shall be submitted separately.

An intergovernmental agreement would be required prior to permitting

NOTE: Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the City of Decatur Fire Marshal's Office.