



## Fire Marshal's Office LDP/Site Plan Requirements

Submit two (2) sets of plans to the Rockdale County Department of Planning & Development, 1117 West Avenue Conyers, GA 30012. Digital copies of plans may be submitted to the Fire Marshal's Office for review at [FireMarshal@rockdalecountyga.gov](mailto:FireMarshal@rockdalecountyga.gov).

- \* Provide the building name on the plans.
- \* Georgia Engineer seal with signature and license number
- \* Provide a site location map including key plan and property lines.
- \* Provide a minimum 11" X 17" of the Site and Utility Plans
- \* All retaining walls or other steep grades must be clearly marked on the site and utility sheets to ensure that there will not be any impedance to fire department appurtenances.
- \* Show transformer pads no less than 14 feet from any door, 10 feet from any building, overhangs, canopies, exterior walls, balcony, exterior stairs, walkway, or wall openings. Provide dimensions for visual compliance reference. (State Modifications IFC 605.11)
- \* Show access to and use of public facilities including parking and walkways following OCGA Title 30.
- \* **Fire lines, Sprinklers, and Hydrants;**
  - a) All fire lines shall comply with NFPA 24 2019 ed.
  - b) Provide the results of a fire flow test conducted at the closest existing hydrant and a map of the hydrants tested in the plan set. Fire Flow test shall be performed and certified by a registered engineer, RWR, or an approved Fire Sprinkler Contractor. Test date must be within last 6 months.
  - c) If the building will be equipped with a fire sprinkler system show a post indicator valve in the fire line operating only the fire sprinkler supply. The PIV shall not control any hydrant. Top of Post shall be at 36" above final grade. (NFPA 24-6.2)
  - d) Show an electrical conduit from the PIV to the building
  - e) Control valves are not permitted between the PIV and the building
  - f) Provide visual reference for compliance with the requirement that fire lines shall not extend under the building more than 10 feet as measured from the outside edge of the building to the center of the vertical pipe. (NFPA 24-10.6.3.1)
  - g) All intermediate control valves on the fire line shall be equipped with a roadway box
  - h) If the building is equipped with a fire sprinkler system show the Fire Department Connection facing the Main Street (FDC cannot be blocked by a parked car or other vegetation- Signage is required. FDC(s) supplying a standpipe system shall be within 100 feet of a hydrant (NFPA 14-6.4.5.4). FDC may be located on the wall, yard, or vault as approved by the Fire Marshal. FDC & Hydrant shall be located on the same side so that the connecting fire hose shall not cross or block the access road to structure.
  - i) Hydrant manufacturer and design shall be approved by the Rockdale County Water Resources department.
  - j) Private hydrants shall be painted red. Public hydrants shall be white.
  - k) Show fire hydrants arranged 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). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants. Hydrants for one and two family residential developments shall have a maximum spacing of 600 ft.

**ROCKDALE COUNTY FIRE RESCUE**

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**FIRE MARSHAL'S OFFICE**

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\* **Fire Lane and fire access roadway specifications.**

- a. Fire department access roads, fire lanes, hydrant spacing, & fire flow shall comply with the 2018 International Fire Code along with appendix C & D as modified by the Ga. Rules & Regulations (<https://rules.sos.state.ga.us/gac/120-3-3>). Access road specifications shall apply to all buildings and structures except one-family and two-family dwellings, one- and two-family row houses (townhouses) separated by a 2-hour fire wall and two-family townhouses separated by a 2-hour fire wall, and those buildings and structures listed in O.C.G.A. 25-2-13, except as may be required or permitted by O.C.G.A. 25-2-12 and 25-2-12.1.
- b. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1.1).
- c. All access roads shall meet GDOT requirements and 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.
- d. The all-weather surface must be specified and if other than asphalt or concrete requires individual approval by RCFR. All gravel Fire Lanes require a concrete ribbon curb at a minimum and may be required to be painted for appropriate markings.
- e. Maximum slope of the access road is 10% Front to Back and 5% Side to Side.
- f. Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC 503.2.5). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb. Single-Family development cul-de-sacs shall comply with GDOT dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).
- g. 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 occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 15 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.
- h. 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 separate Fire Marshal's approval. For lanes 20 to 28, feet marking, and signs will be required on both sides. Lanes 29 to 37 feet, signs and markings will be required on one side, and lanes more than 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. The Life Safety Inspector will make final determination of Fire Lanes before Final Inspection is made. (Alternates for 1&2 Family Dwellings excluding paint)
- i. Access to gates and through gates shall be in a direct straight path without curvature for at least 40 feet on either side. Gates securing fire apparatus access shall provide at least 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be of the siren activated variety. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access (Knox Switch from [www.knoxbox.com](http://www.knoxbox.com)) and operations upon power failure. Emergency opening devices shall be approved by the Rockdale County Fire Marshal's Office.

- \* **NOTE:** Site plan approval does not include tanks. Tanks over 660 gallons shall be permitted separately by the Georgia Insurance Commissioner's Office; with approval from Rockdale County Fire Marshal's Office.