

Anael Dominguez (Planning)

From: John Hornick (Fire Services)
Sent: Friday, September 16, 2022 5:01 PM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Michael Vieira (Fire Services); John Tucker (Fire Services); Jeff Suggs (Fire Services)
Subject: Fire Comments Commission Meeting
Attachments: Fire Access State Mods.pdf

Good afternoon – Hall County Fire Comments

Here is the Tentative Agenda and Maps for the **Monday, October 3, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Monday, September 19th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 19, 2022

OLD BUSINESS

1. [Previously tabled application of Michael James Remodeling to rezone from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. ** Commission District 2.](#)
2. [Previously tabled application of Scott Puckett, Inc to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 115.98± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place; a. k. a. 3746, 3760, & 3774 Friendship Circle & 3654 Friendship Road; Zoned AR-III; Tax Parcel 15048 000007, 000008, 000025C, & 000204. Proposed use: 349-unit residential development. ** Commission District 1.](#)

NEW BUSINESS

3. [Application of Thomas Ryan & Vicki Beddingfield for a front yard setback variance from 55 feet to 41 feet, right side yard setback variance from 10 feet to 3 feet, and a left side yard setback variance from 10 feet to 3 feet on a .14± acre tract located on the west side of Whippoorwill Lane approximately 848 feet from its intersection with Sportsman Club Road; a.k.a. 2363 Whippoorwill Lane; Zoned R-I; Tax Parcel 00109A000029. Proposed use: single-family residence. * Commission District 4.](#)
The Hall County Fire Marshal's Office has no comments regarding the single family residence set back's as proposed.
4. [Application of Ridgeline Land Planning, Inc. for a front yard setback variance from 30 feet to 15 feet on a .51± acre tract located at the terminus of River Station Drive; a.k.a. 6599 River Station Drive; Zoned PRD; Tax Parcel 09079C000035. Proposed use: single family dwelling. * Commission District 3.](#)
The Hall County Fire Marshal's Office has no comments regarding the set back as proposed.

5. [Application of Ridgeline Land Planning, Inc. for a front yard setback variance from 30 feet to 15 feet on a .61± acre tract located at the terminus of River Station Drive; a.k.a. 6595 River Station Drive; Zoned PRD; Tax Parcel 09079C000036. Proposed use: single family dwelling. * Commission District 3.](#)
The Hall County Fire Marshal's Office has no comments regarding the set back as proposed.

6. [Application of The Dell Group, LLC to amend conditions of a Planned Commercial Development \(PCD\) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road; a.k.a. 5385 Winder Highway; Zoned PCD; Tax Parcel 15028B000015. Proposed use: car condos, storage, commercial uses, and retail. ** Commission District 1.](#)
IFC Section 903, 20,000 SF building exceeds the 12,000 SF sprinkler threshold requirements and may be required to have a fire protection system installed.
IFC Section 903, A Group S-1 fire area used for the storage or repair of commercial motor vehicles where the fire area exceeds 5000 SF will be required to have a fire protection system installed.
IFC Section 903, A Group S-1 occupancy used for the storage or manufacture of upholstered furniture or mattresses where the fire area exceeds 2500 SF will be required to have a fire protection system installed.
IFC Section 903, A Group F-1 occupancy containing a wood working operation where the fire area exceeds 2500 SF will be required to have a fire protection system installed.
IFC Section 507, All buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrants may have to be installed along the access road to meet the hose lay distance requirements.
IFC Section 506, All buildings will be required to have a Knox Box installed.
Complete set of engineered civil plans will have to be submitted for review and approval by the Hall County Fire Marshal's Office.

7. [Application of Atlas Development Services, Inc. to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Residential District \(PRD\) on a 19.21± acre tract located at the intersection of Old Winder Highway and Union Church Road; a.k.a. 5540, 5548, 5556, 5564, 5572, & 5580 Old Winder Highway & 5925, 5919, 5911, & 5901 Union Church Road; Zoned AR-IV; Tax Parcel 15039A000018 – 000023 & 000025 – 000028. Proposed use: single-family townhomes. ** Commission District 1.](#)
IFC Section D107, Developments of one or two family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads, see attachment.
IFC Section 507, All buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels.
Complete set of engineered civil plans will have to be submitted for review and approval by the Hall County Fire Marshal's Office.

8. [Application of Paul and Ana Price for a Use Subject to County Commission approval on a 7.58± acre tract located at the terminus of James Ed Road; a.k.a. 3820 James Ed Road; Zoned V-C; Tax Parcel 10142 000006. Proposed use: 4-lot subdivision. ** Commission District 3.](#)
Existing fire hydrant is located at the corner of James Ed and Trotter Rd.
IFC Section 503, Fire apparatus road shall have an unobstructed width of 20' exclusive of shoulders. The portion of James Ed road leading to the proposed driveways would be considered the fire apparatus access road and would have to meet the 20' minimum width requirement.
IFC Section 503, Dead end fire apparatus access roads in excess of 150' shall be provided with an approved turn around. Existing dead end turnaround may need to be modified to meet Hall County Fire and Hall County standards.

9. [Application of Capstone Acquisitions, LLC to rezone from Light-Industrial \(L-I\) to Residential Multi-Family \(RMF\) on a 58.26± acre tract located at the terminus of Lanier Tech Drive; a.k.a. 2866 Lanier Tech Drive; Zoned I-I; Tax Parcel 15021 000085. Proposed use: 342-unit multi-family complex. ** Commission District 3.](#)
All access controlled gates will require a Knox key switch override device for fire department access into gated development.
IFC D106.2, Multifamily developments having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. Concept plan show one access into development two are required.
IFC D105.2, Where the vertical distance between the grade plane and the highest roof surface exceeds 30' approved aerial access roads shall be provided and shall have a minimum unobstructed width of 26' exclusive of shoulders.

IFC Section 912, Fire department connections shall be installed on each building and located no greater than 50' from a fire hydrant. Fire department connections shall be located that the fire apparatus and hose connected to the supply system (fire hydrant) will not obstruct access to the building for other fire apparatus.
IFC 510, Emergency responder radio frequency test will be required and installation of a bi-directional antenna system may be required.
NFPA 13R or 13 fire protection system will be required to be installed, tested and certified.
NFPA 72 fire alarm system will be required to be installed, tested and certified.
Complete set of engineered civil plans will have to submitted for review and approval by the Hall County Fire Marshal's Office.

10. [Application of Russell Hausen to appeal an administrative decision for a short term rental on a 1.01± acre tract located on the north side of Jim Crow Road approximately 28 feet from its intersection with Old Federal Road; a.k.a. 5954 Jim Crow Road; Zoned AR-III; Tax Parcel 08101 002003. Proposed use: short-term rental. * Commission District 2.](#)

Fire and Life safety Code will not apply until the occupancy exceeds 5 guest rooms or 10 occupants. Existing building is located less than 400' from an existing fire hydrant. No fire hydrant installation will be required.

Regards,

John Hornick, NPQ Fire Inspector 1, Plans Review

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org



D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* shall have not fewer than one *approved* fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**SECTION D107
ONE- OR TWO-FAMILY
RESIDENTIAL DEVELOPMENTS**

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or

903.3.1.3, access from two directions shall not be required.

2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**SECTION D108
REFERENCED STANDARDS**

ASTM	F2200—14	Standard Specification for Automated Vehicular Gate Construction	D103.5
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through May 2015	D103.5

SEE STATE MODIFICATION
CHAPTER 5



CHAP. 5

6. **Add a new section, Appendix D 107.1, as follows:**

Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 120 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.
3. The fire apparatus access roads cannot be installed because of location on the property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Plans shall accompany the written request that delineate improvements to proposed fire apparatus access roads approved by the fire code official of the local responding fire department. Recommended compliance alternatives for residential developments having less than the minimum of two entrances includes, but is not limited to one of more of the following alternative remedies:

1. Enhanced turning radii to meet local responding fire department requirements; and/or
2. Increased road widths to meet local responding fire department requirements; or
3. Fire Lane signs per D103.6 in locations determined by the Fire Code Official; or
4. The absence of dead-end streets and cul-de-sacs; and unless the requirements meet or exceed Table D103.4 for Fire Apparatus Access Roads; or
5. The primary entrance roadway being a boulevard with medians and each lane meeting fire access road widths; or
6. Single entrance roads providing a dedicated emergency lane separating each drive lane; or
7. Additional fire apparatus access road which is permitted to be a roadway or approved surface not accessible to motor vehicles, designed by a registered design professional to meet the loading requirements and minimum specifications of Appendix D; and this surface provides all weather conditions capabilities for emergency fire department access; or
8. Statement by Fire Code Official that the Plans submitted meet the requirements of Exception 3 and/or Appendix D for access by local responding fire department

Pursuant to O.C.G.A. Title 25-2-12 (e)(4) the local fire official, building official, or developer may obtain a waiver when adequate access appropriate for the fire apparatus of the local responding fire department is not met or provided by using alternative methods on a waiver form designed and prescribed by the Safety Fire Commissioner. The State Fire Marshal or designated representative shall respond within 30 days for the decision for approval or disapproval or recommendations for modifications to the Plan. If the 30-day time frame is not met, the Plans submitted shall be deemed to be approved.

Add a new section, Appendix D 107.2, as follows:

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.