

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Friday, April 28, 2023 1:30 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Michael Vieira (Fire Services)
Subject: Fire Comments

Monday, May 15th, 2023 Hall County Planning Commission Meeting.

1. [6034 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | Proposed use: self-storage warehouse within Gateway Corridors Overlay District | ** Commission District 2 | Over Under Storage, LLC, applicant.](#) Hall County Fire Comments

IFC 503.1.1 Buildings and facilities.

P

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exceptions:

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - 1.1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with [Section 903.3.1.1](#), [903.3.1.2](#) or [903.3.1.3](#).
 - 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

Buildings as proposed do not meet the above code requirement.

IFC 503.6 Security gates.

P

The installation of security gates across a fire apparatus access road shall be *approved* by the *fire code official*. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with [UL 325](#). Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Security Gate shown on plans shall have a Knox Key switch override device installed for emergency access as required per code above.

IFC 507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

2. 2.For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with [Section 903.3.1.1](#) or [903.3.1.2](#), the distance requirement shall be 600 feet (183 m).

Additional fire hydrant(s) may have to be installed inside the development to meet the above code requirement.

IFC 903.2.9 Group S-1

A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet shall have a fire protection system installed.

A fire protection system shall be installed to meet the above code requirement.

Plans will have to include the above code requirements.