

## Anael Dominguez (CDI: Planning)

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**From:** John Hornick (Fire Services)  
**Sent:** Thursday, August 31, 2023 4:52 PM  
**To:** Anael Dominguez (CDI: Planning)  
**Cc:** Randi Doveton (CDI: Planning)  
**Subject:** Fire Comments

**Monday, October 2, 2023** Hall County Planning Commission Meeting.

1. [0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | Proposed Use: 324 lot residential development | \\*\\* Commission District 1 | Thompson O'Brien Kappler & Nasuti PC, applicant.](#)

**Hall County Fire Marshal's comments: Current concept plan will need to be modified to meet the below fire code requirements.**

### **International Fire Code 503.1.1 Buildings and facilities. 2018 Edition**

*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. This code requirement applies to the townhome buildings.

#### **7. 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. 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.

Regards,

**John Hornick, NPQ Fire Service Plans Examiner 1**  
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