
Fire Comments

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June 16, 2025 Hall County Planning Commission Meeting

1. [5401 Old Winder Highway | Rezone | from Agricultural Residential 1 \(AR-1\) to Residential Multi-Family \(R-MF\) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007\(pt\) | Proposed use: 700 unit residential development | ** Commission District 1 | K2P Land Partners, LLC, applicant](#)

Hall County Fire Marshals Office will require the following code requirements below to be applied to the 700 unit residential development.

International Fire Code 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*.

International Fire Code 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.

International Fire Code D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

International Fire Code D105.2 Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

International Fire Code D105.3 Proximity to building.

One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building.

The requirements mentioned above are not all inclusive, additional requirements / modifications may be required during the development review process.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

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