

## Anael Dominguez (Planning)

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**From:** John Hornick (Fire Services)  
**Sent:** Thursday, June 30, 2022 9:45 AM  
**To:** Randi Doveton (Planning); Anael Dominguez (Planning)  
**Cc:** Michael Vieira (Fire Services)  
**Subject:** Fire Comments Tentative Agenda 7/5/22  
**Attachments:** Fire Hydrant Requirement.pdf; Fire Hydrant Code.pdf

- 1) [Application of Stephen and Deanna Venzon for a right side yard setback variance from 10 feet to 7 feet on a .51± acre tract located at the terminus of Basin Drive; a.k.a. 2464 Basin Drive; Zoned R-I; Tax Parcel 10136 000092 . Proposed use: addition to single family residence. \\* Commission District 3](#) The Hall County Fire Marshal's Office has no comments regarding above project.
- 2) [Application of Lora Savage to rezone from Agricultural Residential-IV \(AR-IV\) to Highway Business \(H-B\) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-\(IV\); Tax Parcel 12031 003001. Proposed use: retail sales & services. \\*\\* Commission District 3.](#)

Hall County Fire Marshal Office Comment: Property 5324 is approximately 1,091 feet from the nearest fire hydrant #H2451. For the buildings on the property to be in compliance with the International Fire Code, section 507.1 would have to be met which would require the expansion of the underground water line and installation of a fire hydrant in the right of way at the property entrance. ( See Attachments )

- 3) [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.](#)

On 6/29/22 the Hall County Fire Marshal's Office discussed fire code requirements for the townhome development in a scheduled meeting with the Project Representative, Randi Doveton, County Engineering Members, Commissioner Copper, FM Vieira and Lt. Hornick

Regards,

### John Hornick, NPQ Fire Inspector 1, Plans Review

Lieutenant, Hall County Fire Rescue

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**507.3 Fire flow.** Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

**507.4 Water supply test.** The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

**507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

**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. 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).

**507.5.1.1 Hydrant for standpipe systems.** Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

**Exception:** The distance shall be permitted to exceed 100 feet (30 480 mm) where approved by the fire code official.

**507.5.2 Inspection, testing and maintenance.** Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. Records of tests and required maintenance shall be maintained.

**507.5.3 Private fire service mains and water tanks.** Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants of all types: Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

Records of inspections, testing and maintenance shall be maintained.

**507.5.4 Obstruction.** Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall

not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

**507.5.5 Clear space around hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

**507.5.6 Physical protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

## SECTION 508 FIRE COMMAND CENTER

**508.1 General.** Where required by other sections of this code and in all buildings classified as high-rise buildings by the *International Building Code*, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.

**508.1.1 Location and access.** The location and accessibility of the fire command center shall be approved by the fire code official.

**508.1.2 Separation.** The fire command center shall be separated from the remainder of the building by not less than a 1-hour fire barrier constructed in accordance with Section 707 of the *International Building Code* or horizontal assembly constructed in accordance with Section 711 of the *International Building Code*, or both.

**508.1.3 Size.** The fire command center shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m<sup>2</sup>) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet (3048 mm), whichever is greater.

**508.1.4 Layout approval.** A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation.

**508.1.5 Storage.** Storage unrelated to operation of the fire command center shall be prohibited.

**508.1.6 Required features.** The fire command center shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system control unit.
2. The fire department communications system.
3. Fire detection and alarm system annunciator.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air distribution systems.
6. The fire fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking interior exit stairway doors simultaneously.

### Hall Fire Hydrant



Map Viewer for Fire Department

300ft

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PROPERTY 5324 IS APPROXIMATELY 1,091 FEET FROM THE NEAREST FIRE HYDRANT # H2451 SEE ATTACHED IFC REQUIREMENT FOR FIRE HYDRANT LOCATION WITH RELATION TO BUILDINGS.