

**MCKINNEY FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE**

**DEVELOPMENT REVIEW
SITE PLANS, PLATS & ANNEXATION**

This guide is intended as a resource for the review of development related plans for commercial subdivisions.

Site Plans are reviewed to determine compliance with Fire Department requirements as they relate to site construction, layout, building size, fire lanes, fire department access, fire hydrants, and other issues as designated. These requirements can be found in the 2015 International Fire Code, as adopted and amended by City of McKinney Ordinance No. 2018-01-002. In an effort to expedite the Fire Department's civil plan review process, please ensure the following list of items are incorporated into the proposed civil construction plans.

GENERAL COMMENTS

1. Site Plans and Plats in the civil construction drawing set shall match the Site Plan and Plat approved by Planning Department, City Council and/or the Planning and Zoning Commission.

FIRE DEPARTMENT ACCESS

2. Fire lane construction shall be in accordance with the Fire Departments *Fire Lane Guidelines* and the Engineering Departments *Street Design Manual*. Construction detail information shall be indicated on the submittal drawings.
3. A minimum of two (2) points of emergency vehicle access shall be provided. The two points of access shall be a minimum of 140 feet apart, curb-to-curb. This includes a cross access/mutual access fire lane.
4. Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150 feet, as the hose lays, of a fire lane and/or public street.

Note: Public streets may not be considered an approved access for the purposes of the hose lay measurement based on the roadway in question and type. As a general rule, all access shall be on-site.

5. Additional fire lanes may be required based upon the layout of the site and size of the building(s) with regards to Fire Department access, mutual/cross access, and special hazards or as designated by the Fire Marshal.
6. Fire lanes must be shaded, or otherwise, clearly marked on the plans.
7. Fire lanes must meet the following criteria:
 - a. Fire lanes with a width of 24 feet; require a turning radius of 30 feet, or
 - b. Fire lanes with a width of 30 feet, require a turning radius of 20 feet; or
 - c. Fire lanes with a width of 26 feet, require a turning radius of 30 feet.
 - d. Minimum clear vertical height clearance of 14 feet;
 - e. Provide an all-weather driving surface;
 - f. Support a minimum of a 85,000 fire apparatus;
 - g. Maximum 6 percent in grade change along the fire lane.
 - h. Maximum 5 percent cross slope, angle or departure, and angle of approach.
 - i. Maximum 6 percent net grade change for hills and valleys.
 - j. Aerial Apparatus Access Roads. Buildings or portions of buildings exceeding 30 ft. in height above the lowest level of fire department vehicle access shall be provided with a 26 ft. wide fire lane. The fire lane shall be a minimum of 15 ft. to a maximum of 30 ft. from the building and shall be positioned parallel to one entire side of the building. IFC Section D105.
8. Fire lane construction detail drawings, including temporary emergency access easements.
9. Emergency access easements shall be approved by the Fire Department under a separate instrument.

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10. Dead end fire lanes in excess of 150 feet shall be provided with an approved turnaround.
11. Size, type and location of turnarounds are required to be approved by the Fire Department.
12. A 10 feet wide clear, level unobstructed pathway round the exterior of the building shall be provided for fire department access. This is to include AC units, shrubs, trees, gates, or other construction or utilities.

FIRE HYDRANTS AND WATER LINES

13. Existing and proposed fire hydrants shall be indicated on the plans.
14. Location of valves.
15. Fire hydrant type and construction detail. Fire hydrants shall have (2) 2-½" connections and (1) 4" steamer connection.
16. Type and size of underground water lines serving the fire hydrants, and other utility services.
17. Size and location of the underground water line, Fire Service, for the fire sprinkler system.
18. Location of Backflow prevention.
19. A minimum of two (2) fire hydrants are required to serving each property, with a minimum of one (1) fire hydrant located on the platted lot. Credit for adjacent fire hydrants may be provided based upon specific site conditions.
20. A minimum required fire flow of 1,500 gpm is required. (IFC Appendix B, Section B105)
21. Fire hydrants shall be so spaced such that all portions of the exterior of the building are within the following distances as the hose lays:
 - a. 400 feet for non-sprinklered properties.
 - b. 600 feet for sprinkler properties.
 - c. Spacing may be increased/decreased due to occupancy type, construction type and fire flow.
22. Spacing between fire hydrants shall not exceed a maximum of 500 feet. Spacing may be required to be reduced to 200 ft. based upon the required fire flow and site conditions.
23. Proposed location of the Remote Fire Department Connection (FDC). Note that the FDC is required front and face the fire lane and be located directly adjacent to a fire hydrant.
24. Shall be located a minimum of 3 ft. from the face to any landscaping and provided a clear pathway to the fire lane and adjacent fire hydrant. Parking, screening and landscaping are considered obstructions.
25. Shall be located, as practical, near the corner of the building on the outside edge of the fire lane.
26. Shall be protected by bollards.
27. A minimum of a 10 foot wide pathway shall be provided from the fire hydrant to the FDC. Parking, landscaping, screening and loading spaces are considered an obstruction.
28. 5 foot wide level unobstructed pathway shall be provided through all barriers. A continuous row of parking between the fire lane and the structure shall be considered a barrier. Landscaping may be considered an obstructed based upon the type present and location.
29. Indicate the following notation on the Utility Plan for the Fire Service.

Fire Sprinkler Underground Water Lines Specifications.

All underground piping shall be a minimum of Class 200 / DR 14 or better. Embedment shall be No. 4 crushed stone. Depth of Bury - minimum is 48 inches from grade to the top of the pipe. All underground lines begin at the point of connection to the circulating public/private water main and terminate at the top of the spigot piece 1 ft. above the finished floor and no more than 5 ft. inside the building.

BUILDING SIZE, HEIGHT AND LOCATION REQUIREMENTS

30. Minimum 10 feet clear width around the exterior of the building.
31. Building or facility size, in square feet, to be indicated on the site plan.
32. Building height to be indicated on the site plan.
33. Will the building(s) require automatic fire sprinklers? (Required for all buildings exceeding 6,000 ft², 5000 ft² and 100 occupant load for A2 Occupancies, and for all R, I & H Occupancies regardless of size.). Note

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that this is provided to the applicant as information only, and the fire code has additional requirements for sprinkler protection based on use and hazard.

VERTICAL CONSTRUCTION

34. Fire hydrants and fire lane access roadways shall be installed, striped and maintained PRIOR TO VERTICAL CONSTRUCTION of any building or structure.

PLATS

35. Plats shall show all fire lane easements and shall match the approved Site Plan.
36. A curve table shall be provided and all fire lane radii shall be referenced.
37. Fire lane width shall be indicated on the plat.
38. If a temporary emergency access easement is provided on the Site Plan, it shall be shown and referenced on the associated Plat.

RESIDENTIAL SUBDIVISIONS

Residential subdivisions are reviewed for emergency vehicle access and water supplies.

39. Fire hydrants and fire lane access roadways shall be installed and maintained PRIOR TO VERTICAL CONSTRUCTION of any building or structure.
40. A minimum of two (2) points of emergency vehicle access shall be provided. The two points of access shall be a minimum of 140 feet apart, edge to edge.
41. If the provided second point of emergency vehicle access is not a public street or fire lane, a temporary fire lane shall be provided and shall include the following.
 - a. Clearly marked as emergency vehicle access only.
 - b. Must be certified by a structural engineer to hold a 85,000 lb. fire apparatus, and constructed to fire lane specifications.
 - c. Meet any other requirements as determined by the Fire Marshal.
42. The maximum cul-e-sac length shall not exceed 600 feet in length as measured from the centerline of the intersection to the center point of the radius.
43. All cul-de-sacs must have a minimum paved radius of 50 feet.
44. Width of streets must allow passage of emergency vehicles with cars parked on both sides of the street.
45. Minimum clear driving width for fire apparatus access is 11 feet.
46. Mountable curbs are not permitted on 27 ft. B-B streets.
47. A minimum required fire flow between 1,000 & 1,500 GPM is required. Greater fire flow may be required based on home site, lot size, location and distance from an acceptable water supply.
48. Spacing between fire hydrants shall not exceed 500 feet. The spacing required may be increased or decreased due to the required fire flow requirements of the subdivision and provided fire apparatus access.
49. All homes shall be within 250 ft. of a fire hydrant.
50. All homes located on a dead-end street or cul-de-sac shall be within 200 ft. of a fire hydrant.
51. Fire hydrants shall not be located in the bulb of a cul-de-sac.
52. Distances between hydrants shall be measured along the route the fire hose is laid by a fire apparatus vehicles, not as the "crow flies".

ANNEXATION

53. Two points of approved fire department access shall be provided to the proposed property.
54. Fire hydrants shall be provided on the proposed property.

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55. Water lines shall be provided, or capacity to provide, the required fire flow on the proposed property.

All criteria for the purposes of this guideline and any other guidelines or requirements of the Fire Department shall conform to the 2015 International Fire Code, as adopted and amended by City of McKinney.

This guide does not replace, nor supersede any codes and/or ordinances adopted by the City of McKinney, or determinations and positions of the Fire Chief or Fire Marshal.