



# BRIGHTON AREA FIRE AUTHORITY SITE PLAN REVIEW CHECKLIST

## PROPERTY INFORMATION

Building/Project Name: \_\_\_\_\_  
Address/Location: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Email Address: \_\_\_\_\_

## BUILDING

Occupancy Type: \_\_\_\_\_ Anticipated Occupant Load: \_\_\_\_\_  
Square Footage: \_\_\_\_\_ No. of Stories: \_\_\_\_\_ Construction Type: \_\_\_\_\_

YES	NO	N/A
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Fire Sprinkler System  
Standpipe System  
Fire Alarm System  
Commercial Kitchen Hood Suppression System  
Underground or Aboveground Storage Tanks  
Hazardous Materials  
Other: \_\_\_\_\_

***The items on the list below are the minimum requirements and must be addressed during site design.***

## SITE ACCESS

YES	NO	N/A
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Fire access roads shall be designed to support the imposed load of a fire apparatus weighing 84,000 lbs. gross vehicle weight. All-weather access roads shall be installed and maintained throughout construction and shall be installed prior to combustible materials arriving on site. **(503.2.3)**

Two-way access roads shall have a minimum unobstructed width of 26 ft. (FOC). Access roads that travel through parking stalls, stacking lanes, loading areas or other designated use areas require special approval from the fire authority. One-way emergency vehicle access roads shall be a minimum of 20 ft. wide (FOC). Access road widths may be required to be increased to meet special provisions related to access and parking needs at the discretion of the Fire Code Official. **(503.2.1)**

Aerial access roads with a minimum width of 26 ft. (FOC) and located not less than 15 ft. and not greater than 30 ft. from the exterior face of the longest wall of the structure shall be provided for all buildings exceeding 30' in height. **(Appendix D105)**

Access roads shall have a minimum of 13 ft. 6 in. vertical clearance including the future canopy of large landscaping trees. **(503.2.1)**

YES	NO	N/A
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Access roads shall be constructed of an approved all-weather driving surface. (Grass pavers are not permitted as emergency access road materials.) **(503.2.3)**

Additional access roads shall be provided for commercial and multi-family developments. Single family home developments with more than 30 units shall be provided additional access. **(503.1.2)**

Required secondary/emergency vehicle access gates and security gates shall be submitted to and approved by the fire authority. **(503.5 & 503.6)** All gates shall be secured utilizing KnoxBox padlock or keyswitch. Refer to details on plan review page.

Secondary/emergency vehicle access shall be constructed similarly to primary access at a minimum width of 20 ft. **(503.1.2)**

Fire access road grade shall not exceed a maximum of 10 percent. **(503.2.7)**

Fire access road approach angles shall not exceed 8 degrees. **(503.2.8)**

Approved turnarounds shall be provided for all dead-end access roads exceeding 150 ft. **(503.2.5)** Dead-ends exceeding 150 ft. resulting from a phased development shall be provided with a temporary or permanent approved turnaround. **(503.2.5)**

Fire access roads shall not be located more than 100 ft. from the building(s) or structure(s).

Fire access roads shall extend to within 150 ft. of all portions of the building or structure. **(503.1.1)**

Traffic calming devices (speed bumps, humps) are prohibited unless approved by the fire code official. **(503.4.1)**

The turning radii used for fire access roads shall be a 30 ft. inside and a 50 ft. outside. **(503.2.4)** An emergency vehicle circulation plan shall be provided showing both ingress and egress travel routes. The plan must be approved and will be verified at the time of construction.

Buildings of four or more stories shall be provided with stairway access to the roof. **(504.3)** Exterior doors shall be labeled as roof access stairs.

Address numbers shall be provided on the street side of each building. Numbers shall be a minimum of 6 in. tall and 1 in. wide. They shall be visible from the street and of contrasting colors to their background. **(505.1)**

Rear access doors shall be labeled with the address and name of the occupant. Numbers shall be a minimum 4 in. tall and 1 in. wide. **(505.1)**

Location of "No Parking Fire Lane" signage shall be shown. Provide a detail of the proposed signage. Signs shall be spaced an average of every 50 ft. **(503.3)**

## BUILDING ACCESS

YES	NO	N/A
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Exterior doors and openings required by the Building Code shall be maintained accessible for emergency access. Walkways from access roads to exterior openings may be required. **(504.1)**

Obstructed doors or openings, or those for areas not accessible from the interior of the structure shall be labeled as such. **(504.2)**

A minimum of one Knox box shall be installed on all multi-family and commercial occupancies. The number and location(s) shall be determined by the fire code official at the time of review. **(506.1)** The boxes shall be installed at a height of 60-66 in. Additional boxes may be required at the direction of the Fire Code Official.

Fire protection equipment, utilities and access doors shall be labeled and identified. Access shall be maintained at all times. **(509)**

## SITE WATER AND FIRE PROTECTION

YES	NO	N/A
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Fire flow shall be determined through the use of Appendix B of the adopted fire code. **(507.3)**

Fire flow shall be provided for all developments. Water supply for fire flow shall consist of water mains, reservoirs, ponds, tanks, or other approved methods. **(507.1 & 507.2)** All existing hydrants, mains and fire protection water supplies shall be shown on the drawings.

A minimum of one Fire Hydrant shall be provided within 400 ft. of all parts of facilities whether alteration or newly constructed. Additional on-site fire hydrant(s) and main(s) shall be provided for facilities exceeding 400 ft. coverage measured as fire hose lays. **(507.5.1)**

All proposed fire hydrants or alternate water supply sources shall be identified on drawings. This includes proposed flow rates. **(507.2)**

Fire department connections (FDC) shall be located on the front (street side) of the building, and shall be located within 100 ft. of a fire hydrant. **(912.2.1)**

*All requirements are retrieved and interpreted from the 2021 Edition of the International Fire Code, as adopted by ordinance.*

**Note:** *Alternative materials and methods for fire flow and site access shall be proposed in writing to the fire authority for review and approval.*

## STAFF CONTACT INFORMATION

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