

Site & Building Access Checklist

Def: Fire Apparatus Access Road. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane, access roadway and driveways.

ALL ACCESS ROADS

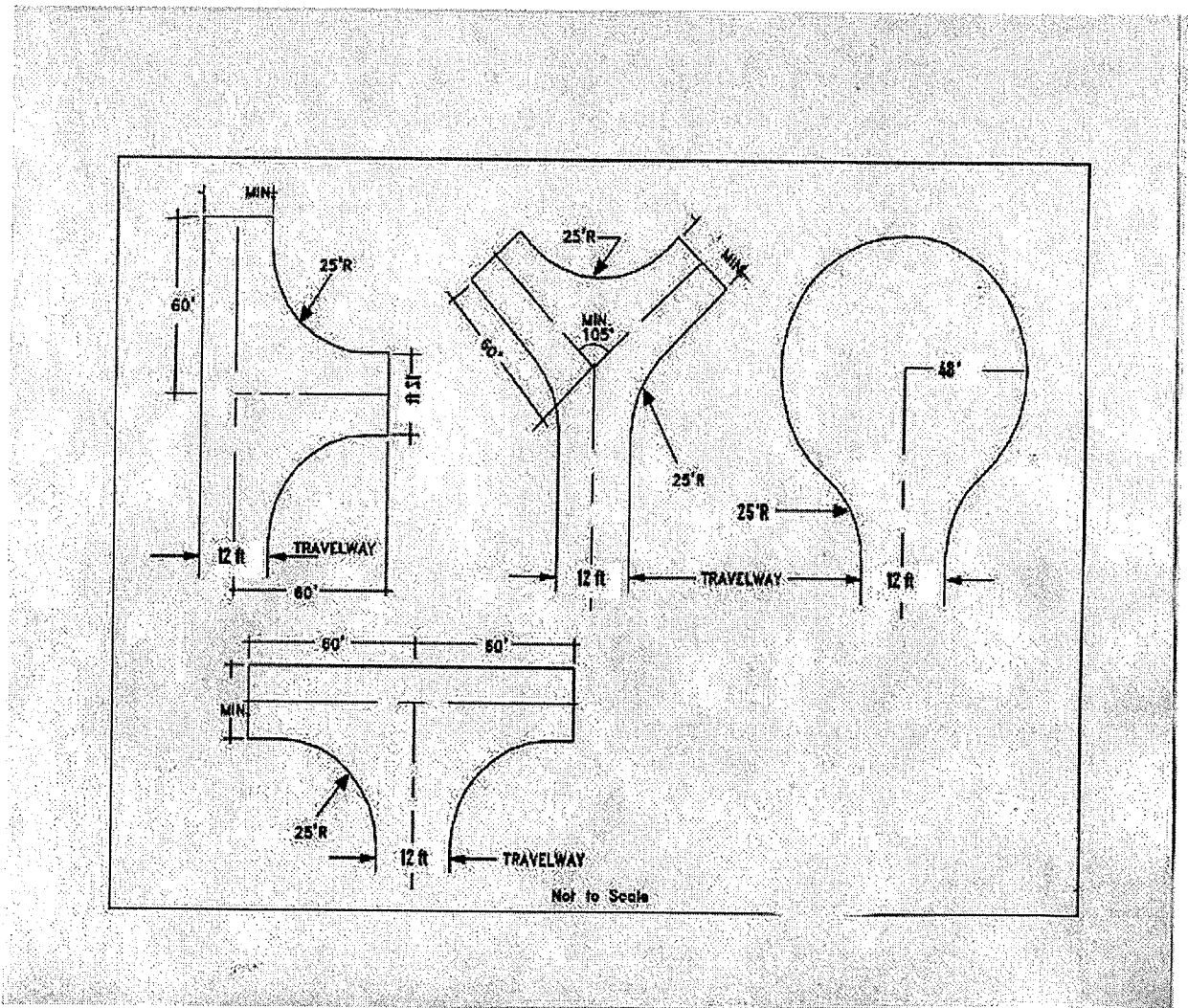
- 1. Fire apparatus access roads are a minimum of twelve feet (12) wide with vertical clearance of thirteen feet (13). Planters, medians, or landscape does not obstruct access road.
- 2. Fire apparatus access roads shall be designed and maintained to support a fire apparatus, and shall be provided with a surface as to provide all-weather driving capabilities.
- 3. Grades for fire department access roads meet one or more of the following: Does not exceed 16% or 16% or greater must be approved by the Fire Marshal
- 4. All roadways shall be posted with their street name in accordance with the County Address Ordinance.
- 5. Fire apparatus access roads are within 150 feet of all exterior walls, as measured by an approved route around the building.
- 6. Bridges, culverts and elevated surfaces are designed to meet load limits of fire apparatus and shall have load limits posted with durable signs
- 7. If fire apparatus roads have gates or barriers installed, then an approved opening device shall be installed in accordance with current ordinances. The fire district shall approve the operation of the gate or barrier.

TURNAROUNDS:

- 1. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround (cul-de-sac or hammerhead)
- 2. Minimum turning radius of: 96 foot inside diameter for commercial, multi-family, or industrial site.
- 3. Minimum turning radius of: 80 foot inside diameter for single-family residential access.

COMMERCIAL:

- 5. Fire lanes are posted with approved signs or painted red and stenciled



FIRE DEPARTMENT ROAD ACCESS – Roads serving one or two residential lots.

1. Driveways where farthest part of the main building is less than 150 feet from approved access road have no specific requirements
2. Driveways over 150 feet long serving one or two residential lots.
 - a. Width – 12 foot driving surface with turnouts located every 300 feet. To Create a turnout, the road shall be widened to 20 feet for a distance of 30 feet to allow vehicle to pull over and allow emergency vehicle to proceed.
 - b. Vertical Clearance – 12 foot unobstructed overhead clearance.
 - c. Surface – must meet San Juan County Road standards.
 - d. Turning radius for turns along the length of the driveway – ~~30~~ 50 feet inside, 50 feet outside radius. (Note: this is not a cul-de-sac)
 - e. An acceptable access for turning around a fire apparatus must be provided. This does not necessarily require a cul-de-sac for a driveway serving one or two residential lots. Means of turning apparatus must meet diagram below or approved by authority having jurisdiction.
 - f. Bridges, culverts and elevated roads are designed to meet load limits of fire apparatus and San Juan County Road standards
 - g. Grade – 16%

change from 30 to 50

EXISTING DRIVEWAYS:

Existing driveways shall be brought into compliance with the terms of this ordinance to the extent determined practical. Mandatory review criteria will include driveway width, height clearance, ingress/egress angle, condition, and driveway surface.

Actions which will trigger the need to change existing driveways include the following:

- a. Issuance of a land use “building” permit for structural improvements valued at \$20,000 or more.
- b. Construction of a new residential, commercial or industrial structure.
- c. Land divisions whereby the splitting of parcels designates 2 or more separate owners.
- d. Hazards as determined by the San Juan County Fire Marshal.

