

YORK COUNTY DEPARTMENT OF FIRE SAFETY SITE PLAN REVIEW REQUIREMENTS

The York County Department of Fire Safety reviews all commercial site plan submittals for compliance with the 2018 International Fire Code and referenced standards. The following is a list of common code requirements which should be shown on the plans, if applicable. (This should not be considered all of the requirements and any applicable section of the 2018 International Fire Code should be documented).

Apparatus Roadway Access Width and Height

The 2018 International Fire Code section 503.2.1, requires fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Hydrant w/i 500 feet to all portions of building

The 2018 International Fire Code section 507.5.1 (as amended by the SC Building Codes Council) states: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet (152m) 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. The location and number of hydrants shall be designated by the fire official, but in no case, shall distance between installed fire hydrants exceed 1000 feet (305 m). Fire hydrants shall be located within 500 feet (152 m) of all fire fighter access points when measured along the normal routes of fire department vehicle access which conforms to the requirements of section 503. No point of the exterior of a building shall be located more than 500 feet (152 m) from a hydrant accessible to fire department vehicles as provided in section 503.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirements shall be 600 feet (183m).
2. For buildings equipped with an automatic sprinkler system installed in accordance with Section 903.1.1.1 or 903.3.1.2 the distance requirement shall be 600 feet (183m).

Hydrant w/i 100 feet to FDC

The 2018 International Fire Code section 912.2 allows the fire code official to designate the location of the sprinkler system's "fire department connection" with respect to fire hydrants. The York County Dept. of Fire Safety requires the "fire department connection" to be located within 100 feet to a fire hydrant connected to a public water supply.

Hydrant Spacing Ordinance

York County Ordinance 51.17.E requires any construction or extension of any water main or water system in the unincorporated areas of the county to have fire hydrants installed at intervals not to exceed 1000 feet in residential areas and 300 feet in commercial or industrial areas. Fire hydrants shall be installed so as to be accessible by fire apparatus at ALL intersections.

Access Road w/i 150 feet to all portions of building

The 2018 International Fire Code, section 503.1.1 requires approved fire apparatus access roads to be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Dead End access road exceeding 150 feet Turnaround

The 2018 International Fire Code, section 503.2.5 requires dead end fire apparatus access roads in excess of 150 feet in length to be provided with an approved area for turning around fire apparatus.

Site Plan Required

A site plan must be submitted to confirm compliance with the 2018 International Fire Code requirements for water supply and fire apparatus access.

If further information is needed regarding this portion of the plan review, please call The York County Department of Fire Safety at 803-620-2270.