



These guidelines shall be followed when a building, facility, residential subdivision, or multi-family dwelling units, within the City of Keller, is provided with an entry and exit access control/security gate for vehicular traffic that crosses a fire lane, access drive(s) into a subdivision or other approved access point into a building, facility or multi-family project.

All access control criteria for the purposes of this guideline and any other guidelines or requirements of the Fire Department shall conform to the 2021 International Fire Code, as amended and adopted by City of Keller.

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

Security Gates. When mechanically operated gates or barriers are provided, or required, across a fire apparatus access road, an approved emergency vehicle traffic preemption device shall be provided compatible with the fire department's apparatus. The installation of security gates across a fire apparatus access road shall be approved by the Fire Marshal. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. [Reference 2021 IFC Section 503.6 as amended and adopted].

Access Control/Security Gates Requirements

1. Where a single gate is provided the gate width shall be not less than 24 feet. Where a fire apparatus access road consists of a divided roadway, the gate width shall not be less than 16 feet. When the gate is fully open it shall not obstruct any portion of the fire apparatus access road. (2021 IFC Section 503.2.1, 503.6 and D103.5 as amended and adopted in its entirety.
2. The gate shall clear the entire drive, as required above, when open, not just the direction of vehicular travel.
3. A secondary/emergency power source must be available and brought online automatically upon loss of primary power to the access gates. The secondary/emergency power source shall automatically open the gates.

4. All main gates shall be electrically operated. A secondary/emergency power source must be available and brought online automatically upon loss of primary power to the access gates. The secondary/emergency power source shall automatically open the gates. A manual disconnect is required in the event of complete power failure. The manual disconnect shall be placed in a weather tight box, with a piano-type hinge on one side and a Knox Box PL-1 padlock and hasp on the other side. [Reference 2021 IFC Section 503.6.1.2 as amended and adopted]
5. All main gates shall open with the fire department Knox K.S. #2 key operated switch. The Knox key-operated switch shall be provided and installed by the owner. **The key-operated switch shall be located 10 feet from the gate, on the left side of the approach, placed on a pedestal with the key switch facing the fire lane or road. The key switch shall be no closer than 4 feet 6 inches, or no farther than 5 feet 5 inches, from the ground.** [Reference 2021 IFC Section 503.6.1.3].
6. Optically controlled emergency entry devices. All electronic security gates, commercial properties and residential subdivisions, shall be equipped with an optically controlled emergency override device (Opticom or equivalent) that is compatible with the optical activation device installed on fire apparatus. The devices shall be placed in both directions of travel to provide for the opening of gates as the fire apparatus approaches and exits the property. Permits for installation are required, and the Fire Marshal shall test and approve the installation upon completion, to determine compliance. [Reference 2021 IFC Section 503.6.1.6 as amended and adopted]. **Permits for installation are required, and the Fire Marshal shall test and approve the installation upon completion, to determine compliance. [Reference 2021 IFC Section 105.6.25.]**
7. You are required to request a variance for the location of the gate. Gates currently require that the gate be located on private property a minimum of 30 feet from the property line being crossed by the drive or 50 feet from the nearest edge of roadway, whichever is greater. You cannot meet that requirement and shall request a variance to allow the gate to remain in its present location. [Reference 2021 IFC Section 503.6.1.5 as amended and adopted].
8. Gates shall remain open long enough for fire department apparatus and vehicles to clear the opening and may close upon loss of the Opticom signal.
9. It shall be the owner's responsibility to program the security gate and provide the fire department with the access code and to maintain Keller Fire-Rescue's accessibility through the assigned access code. [Reference 2021 IFC Section 503.6.1.4].

To expedite the plan review and inspection processes, please refer to the information listed below.

Submittal Requirements

10. All submittals require a completed Permit Application Signed Checklist and a copy of the signed executed contract for the scope of work.
11. Provide a written description of the operation of the access control/security gates in normal, emergency, and manual modes.
12. Site plan drawings of the installation location and layout, including primary and emergency power hookups.
13. Equipment location drawings of the actual configuration of the access gate(s).
14. A full equipment listing.
15. Manufacturer documentation for all parts and materials used in the project.
16. Plan drawings shall be generated by the installing company, and shall not be copied.
17. Installation, fabrication or otherwise construction of the system **is prohibited** without approved plans and permit.
18. Plans approved by the Fire Marshal's Office give authorization for construction. Final approvals are subject to field verification. Any approval issued by the Fire Marshal's Office does not release the contractor or property owner from the responsibility of full compliance with all applicable codes and ordinances relating to the construction project.
19. All installations must concur with the approved plans. Any deviation from the approved plans requires a re- submittal to the Fire Marshal's Office.
20. All fire department inspection forms and permits shall be kept in a permit packet on the job site until final inspection has passed.
21. Installing contractor is required to complete a Contractor Documentation form and provide copies of licenses.