

Commercial Development Comments – Keller Fire-Rescue

All projects must comply with the 2021 International Fire Code (IFC) as amended and adopted.

Fire lane – 2021 IFC Section 503 as amended and adopted

- ✓ Provided to within 150' of all points on exterior of buildings, measured as hose lays
- ✓ 30' minimum inside radius, 54' outside radius
- ✓ **24' minimum width, 26' if the building is over 30 feet* in height *Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. 2021 IFC Section D105**
- ✓ 150' maximum dead end length without turnaround

Fire hydrants – UDC Article 5.16 / 2021 IFC Appendix C103.1/ Section 912.2.and 912.2.3 as amended and adopted

- ✓ Generally at street intersections
- ✓ 300' maximum spacing and located adjacent to the Fire Lane
- ✓ 8" minimum main size [dead end 300' to 600' minimum 10"]
- ✓ Located within 100' of the Fire Department Connection as the fire hose lays. *With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus.*

Fire sprinklers – 2021 IFC Section 903 as amended and adopted

- ✓ All structures 6,000 sq ft or larger. Some occupancies at lower limits per 2021 IFC and IBC
- ✓ Backflow protection (**DCDA**) in building on riser if within 100 feet of public main. Shall be tested at installation. (**Ft. Worth water requirement**)
- ✓ Commercial & industrial installed per NFPA 13 / multi-family per NFPA 13R. **CPVC Piping is approved for Single Family Residential and Townhomes only. Reference 2021 IFC Section 903.1.3 as Amended and Adopted.**
- ✓ A-2 Occupancies with an occupant load over 100 and or 5,000 square feet
- ✓ **Fire alarms for buildings with sprinkler systems require full notification throughout; A/V devices and pull stations at required exits.**
- ✓ Riser Room shall be a minimum of 36 square feet with a minimum dimension of 6 feet and exterior access door
- ✓ Fire department connections shall be facing *approved* fire apparatus access roads, fully visible and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access.

Access – 2021 IFC Section 503, 509 912 and Appendix D102.1 / UDC Articles 5.07 / 5.24 section 2g Table No.5 Pavement Design

- ✓ Buildings 6,000 square feet or larger shall provide fire apparatus access roads to allow for adequate firefighting capabilities
- ✓ Fire Lanes shall support fire apparatus of 85,000 pounds. **7" thickness, compressive strength 3,600 psi, No. 4 Rebar, 18" longitudinal/18" traverse with a minimum subgrade treatment of 8" of lime or treated cement material**
- ✓ Vertical clearance thru trees shall be a minimum of 16 feet

Streets – UDC Section Article 5.03 [G]

- ✓ Cul-de-sac ROW diameter 120' and paved diameter 100'
- ✓ Addresses - even on south and west sides, odd on north and east sides

Street naming –

- ✓ Street names shall be approved by the Fire Marshal
- ✓ Not duplicate or cause confusion (not phonetically similar)
- ✓ Appropriate suffix [Street, Drive, Place, Court, Circle, Boulevard, Parkway, etc.]

For questions or additional information, please contact:

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