

Marietta Fire Department

<p>Fire Marshal's Office</p>  <p>Plan Review</p>	<p>Site Development Plan Checklist^{1,2}</p> <p>Job Name: _____ Date: _____ Address: _____ Bldg: _____ Suite: _____ City: _____ Zip: _____ Responsible Party: _____ Phone: _____ Engineering Firm: _____ Email: _____</p> <p>PROPOSED BUILDING/IMPROVEMENT INFORMATION: Area: _____ Number of Stories _____ Occupancy Type _____ State Fire Marshal Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>Comments Y <input type="checkbox"/> N <input type="checkbox"/> Attachments Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>* Elevation Drawings may be required where a building is proposed. *</p>
<p>KEY: (please use this document as a self-check) ✓ = Applies and drawing or note provided, X = Applies but no drawing or detail submitted, NA = Not applicable</p>	
<p>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 <i>fire lane, public street, private street, parking lot, and access roadway.</i></p>	
<p>1) Fire Apparatus Access Roads shall extend to within 150 feet of all portions of the building unless protected by automatic sprinkler system, then may be extended by Fire Code Official [IFC 503.1.1]</p>	
<p>2) New Commercial Developments with buildings > 30-feet above the grade plane at the greater of the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls <i>or</i> 3-stories <i>or</i> gross building area of 124,000 SF; Multi-Family Developments having > 200 dwelling units; One-or-Two-Family Residential Developments with > 30 dwelling units not protected by an approved fire sprinkler system, shall be provided 2 separate Fire Apparatus Access Roads, and they shall be placed a distance apart equal to not less than ½ of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. [IFC 503.1.1 - Appendix D]</p>	
<p>3) Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm). One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. [IFC 503.1.1 - D105]</p>	
<p>4) Fire Apparatus Access Roads shall have a minimum unobstructed width of not less than 20 feet EOP to EOP, and vertical clearance of not less than 13'-6". Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). [IFC 503.2.1; D103.1]</p>	
<p>5) Fire Apparatus Access Roads shall be designed and maintained to support the loads of all apparatus in all-weather driving capabilities [IFC 503.2.3, Marietta Ordinance 710.06]</p>	
<p>6) Fire Apparatus Access Roads shall provide a 35-foot turning radius relative to the curb [IFC 503.2.4, Marietta Ordinance 710.06]</p>	
<p>7) Dead-ends in Fire Apparatus Access Roads between 151 - 500 feet shall be provided with a 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac; those roads 501 - 750 feet in length shall provide any of the aforementioned turnarounds in addition to providing 26-feet of road width; roads having lengths over 750-feet shall provide 26-feet of road width and a 96-foot diameter cul-de-sac as the approved turnaround in accordance with table D103.4 [IFC 503.2.5 - Appendix D]</p>	
<p>8) Fire Lanes shall be provided where required and shall comply with the Marietta Fire Lane Ordinance. Use Sign Type 'D', 7-feet AFF, bi-directional and facing the direction of the travel lanes at the beginning, end, and every 50 linear feet [IFC 503.3, Marietta Code Chapter 2-10]</p>	

9) Grades shall not exceed 10%.	
10) Approach and departure angles shall not exceed 8°.	
11) Where a bridge or elevated surface is designed in a Fire Apparatus Access Road then the bridge shall be constructed and maintained to AASHTO HB-17, and designed for a maximum load of fire apparatus weighing up to 75,000 pounds (34 050 kg).	
12) Traffic calming devices shall be prohibited except when approved by the Fire Code Official	
13) Gates must be set back a min. of 50 feet from public ROW. Min. gate width must equal the required road width plus the width of any utility easements present, but in no case shall the width be less than 30 feet. 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 F2200. Powered gates shall be provided with and maintain a Knox Key Switch, model 3502 keyed on the Marietta Fire Dept. System, and installed at the common callbox. Manual gates may be required to have a Knox Box installed on a vertical gate/fence post to provide access. [IFC 503.6, Marietta Ordinance 726.03(C) and (D)]	
14) Minimum radii of horizontal curvature of the centerline shall be not less than 100 feet. [Marietta Ordinance 730.01(H)(1)]	
FIRE PROTECTION	
15) Fire Sprinkler protection is required for all new commercial buildings [Marietta Code 2-6-140(B)]	
16) Fire Sprinkler protection is required for all new multi-family residential buildings [Marietta Code 2-6-140(C)]	
17) Fire Sprinkler protection is required for all new one- and two-family dwellings built closer than 10 feet to a property line or closer than 20 feet to another structure [Marietta Code 2-6-140(D)]	
18) In certain cases, a request may be made or an administrative variance may be granted as it pertains to the City's fire protection sprinkler ordinance. Any request to utilize the "Modified Fire Sprinkler System" (NFPA 13R) for buildings < 5,000 SF, must come in writing from the property owner to the Fire Code Official. If such a request is granted, the letter of request and the approval letter must be imaged onto the plan set. This application is a RED TILE in SagesGov.	
19) Please include the following Fire Protection notes for commercial construction: <ol style="list-style-type: none"> 1. New underground piping serving private fire hydrants or sprinkler systems shall be inspected by the Marietta Fire Department. Failure to schedule an underground pipe inspection shall be cause for the pipe to be uncovered, regardless of the stage of construction. Schedule inspections at www.mariettafire.com. 2. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during construction. A Fire Access inspection may be required BEFORE vertical construction begins. 3. Provide and maintain a permanent address on buildings clearly visible to the Fire Access Road 4. No system appurtenances (i.e.: private fire hydrants, post indicator valves, nor fire department connections) are to be located in the water easement. 5. The approved arrangement for the FDC and PIV is as follows: City main to PIV to FDC to building. 6. Shutting a PIV shall not interrupt water flow to/from fire hydrants. 7. Control valves are not permitted between the PIV and the building. 8. There shall be no shut-off valves between the FDC and the sprinkler riser. 9. FDCs shall have permanent identification signs with engraved or raised letters ≥ 1 in 10. Transformer pads may be no less than 14'-0" from any door, 10'-0" from any building, overhang, canopy, exterior wall, balcony, exterior stair, walkway, or wall opening. 11. Site plan approval does not include the installation of fuel tanks. The installation of fuel tanks shall be permitted through the Marietta Fire Marshal's Office. 	
20) Please include the following Fire Protection notes for residential construction: <ol style="list-style-type: none"> 1. New underground piping serving private fire hydrants or sprinkler systems shall be inspected by the Marietta Fire Department. Failure to schedule an underground pipe 	

<p>inspection shall be cause for the pipe to be uncovered, regardless of the stage of construction. Schedule inspections at www.mariettafire.com.</p> <ol style="list-style-type: none"> 2. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during construction. A Fire Access inspection may be required BEFORE vertical construction begins. 3. No system appurtenances (i.e.: private fire hydrants, post indicator valves, nor fire department connections) are to be located in the water easement. 4. Provide and maintain a permanent address on buildings clearly visible to the Fire Access Road 5. Streets and roads shall be identified with approved signs at each street intersection, including during construction once the street allows for the passage of vehicles. 6. The Fire Access Road shall be maintained and provide at least a 20-foot wide all-weather drivable surface for fire apparatus with min vertical clearance of 13'-6". 7. Fire hydrants and water service shall be installed to within 300 feet of units under construction before proceeding with framing. 8. New buildings shall comply with the Marietta Fire Protection Sprinkler Ordinance 9. Access through gates is subject to review for approval by the Fire Department (see item 13 - this checklist). 	
<p>21) If building (proposed) exceeds 12,000 SF, or has any floor or portion thereof below grade, or is 3-floors or greater, please include the following note: This building (prospective building) will require needs assessment testing for the installation of an Emergency Responder Radio Coverage system. Testing must be by authorized contractors. A signed acknowledgement form is required. [IFC 510]</p>	
<p>22) Fire hydrants must be provided:</p> <ol style="list-style-type: none"> 1. within 300 feet of a building before framing; and, 2. if any portion of a building is more than 400 feet from a fire hydrant, as measured by an approved route around the exterior [Marietta Ordinance 710.06, IFC 507.5]. 3. Fire hydrants shall be painted as follows: <ol style="list-style-type: none"> a) New public fire hydrants - silver with a blue 1" retro reflective band applied circumferentially to the bonnet. b) New private fire hydrants (located on the customer side of the meter) - red with a blue 1" retro reflective band applied circumferentially to the bonnet. 	
<p>23) Fire flow information shall be provided by the owner or contractor [IFC 507.3]. Requests for a fire flow test can be made on the Marietta Power and Water website, www.mariettaga.gov. Once the report is received, please image the fire flow report onto the plan set. A fire flow test is valid for 6 months from the test date. Marietta has adopted IFC Appendix B, fire flow requirements for buildings – Residential Min. 1000 GPM @ 20 PSI – Commercial Min. 1500 GPM @ 20 PSI</p>	
<p>24) Fire flow information shall be provided by the owner or contractor [IFC 507.3]. Cobb County Water System (CCWS) provides service to some customers within the city. Cobb Water Service area customers will also require a plan review by Tim Davidson – Timothy.Davidson@cobbcounty.org. CCWS's approval stamp must be on the plans, and the "CCWS" stamp must be on the utility/water plan. Stamped sheets must be provided digitally. Once the report is received, please image the fire flow report onto the plan set. A fire flow test is valid for 6 months from the test date.</p>	
<p>25) Show 3 feet of clear space around all fire hydrants [IFC 507.5.5]</p>	
<p>26) If fire hydrants are subject to impact by motor vehicle, guard posts shall be erected in an approved manner [IFC 507.5.6]</p>	
<p>27) Post indicator valves shall be provided at least 40 feet from the nearest point of the building.</p>	
<p>28) FDC required by NFPA 13 [13-8.17.2] shall be freestanding 2-½ inch Siamese NST, with permanent identification signs, and at least 40 feet from the nearest point of the building.</p>	
<p>29) FDC serving a building with an <i>approved</i> Modified Fire Sprinkler System (NFPA 13R) may elect to utilize a wall mounted single 1-½ inch NST inlet with permanent identification signs.</p>	
<p>30) Where a new fire hydrant is to be installed, it is highly desirable that a freestanding FDC be within 50 feet of a fire hydrant, without roadway crossings; or wall mounted FDC within 100 feet.</p>	

31) Show the DIP Fire Line and diameter. 6-inch (nominal) minimum (8-inch minimum if serving a fire sprinkler system and fire hydrant). The size of the fire main should be determined by a licensed fire sprinkler contractor based on hydraulic calculations.	
32) Private fire service mains supplying fire protection systems within the building shall be permitted to extend no more than 10 feet (3.0 m), as measured from the outside of the building, under the building to the riser location	
33) Please include the following standard details, when if/when each applies to your project: 1. Marietta Water Standard Detail 401-02 – Typical Fire Hydrant Installation 2. Marietta Water Standard Detail 401-07 – Detector/Water Meters and Vault 3. Marietta Water Standard Detail 401-10 – Concrete Blocking Detail 4. Marietta Water Standard Detail 401-15 – Typical Valve Installation 5. Marietta Water Standard Detail 402-16 – Pipe Class 'C' Bedding	
GEORGIA ACCESSIBILITY CODE	
34) Show an accessible route from site arrival point [120-3-20(A) - §206.2]	
35) Parking that serves a building shall be located on the shortest possible accessible route from parking to an accessible entrance [120-3-20(A) - §208.3.1]	
36) Where parking is provided, provide accessible parking [120-3-20(A) - §208.2, §502]	
37) The minimum number of accessible parking spaces shall comply with Table 208.2 [120-3-20(A) - §208.2]	
38) One in every six, or at least one, accessible parking space(s) shall be a van accessible space [120-3-20(A) - §208.2.4]; 132" with a 60" access aisle or 108" with a 96" access aisle [§502.2].	
39) Parking space identification signs shall be provided for each accessible space (van spaces shall be designated "Van Accessible" by a blue metal reflective sign that is at least 12-inches in width and 18-inches in length, and is erected at a height of seven feet from the bottom of the sign to its ground surface and in such manner that it will not be obscured by a vehicle parked in the space and bearing the following words: "Permit Parking Only," "Tow-Away Zone," and the international symbol for accessibility. The warnings required in this subparagraph shall be centered on the sign, printed in white, and shall occupy not less than 75 percent of the surface area of the sign. [120-3-20(A) - §502.6; Georgia Code 40-6-221]	
40) Vertical clearance of ≥ 98 inches shall be maintained along the vehicular and accessible routes [120-3-20(A) - §502.5]	
41) Provide individual parking spaces with dimensions not less than 9 feet wide and 20 feet deep, exclusive of passageways. [Marietta Ordinance 716.08(C)(4)]. Accessible parking spaces shall be provided with minimum one 96 inch wide access aisle per two nine (9) foot accessible spaces [120-3-20(A) - §502.3]	
42) Accessible parking spaces and access aisles shall be level <i>or</i> with a slope of ≤ 1:48 [120-3-20(A) - §502.4]	

¹The above is not an all-inclusive list; all applicable fire and life safety provisions must be met.

²Please upload this completed checklist with a site development submittal.

Notes: _____

Reviewer: _____ Date: _____

4/29/2020