


## Marietta Fire Department

<p><b>Fire Marshal's Office</b></p>  <p><b>Plan Review</b></p>	<p><b>Site Development Plan Checklist<sup>1,2</sup></b></p> <p>Job Name: _____ Date: _____</p> <p>Address: _____ Bldg: _____ Suite: _____</p> <p>City: _____ Zip: _____</p> <p>Responsible Party: _____ Phone: _____</p> <p>Engineering Firm: _____ Email: _____</p> <hr/> <p><b>PROPOSED BUILDING/IMPROVEMENT INFORMATION:</b></p> <p>Area: _____ Number of Stories _____</p> <p>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><b>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</b></p>	
<p><b>FIRE APPARATUS ACCESS ROAD:</b> 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) Fire Apparatus Access Roads shall have unobstructed width of not less than 20 feet EOP to EOP, and vertical clearance of not less than 13'-6". [IFC 503.2.1, Marietta Ordinance 710.06]</p>	
<p>3) 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>4) 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>5) Any dead-ends in Fire Apparatus Access Roads ≥ 150 feet shall be provided with an approved fire apparatus turn around (use table D103.4) [IFC 503.2.5]</p>	
<p>6) 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>	
<p>7) Grades shall not exceed 10%.</p>	
<p>8) Approach and departure angles shall not exceed 8°.</p>	
<p>9) 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 tread patch load</p>	
<p>10) Traffic calming devices shall be prohibited except when approved by the Fire Code Official</p>	
<p>11) 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. 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)]</p>	
<p>12) Minimum radii of horizontal curvature of the centerline shall be not less than 100 feet. [Marietta Ordinance 730.01(H)(1)]</p>	
<p>13) Single-family developments containing more than 51 dwelling units, multi family developments containing more than 100 dwelling units and non-residential developments containing greater than 51,000 gross square feet shall provide at least 2 access points to arterial or collector streets. [Marietta Ordinance 730.01(A)]</p>	
<p><b>FIRE PROTECTION</b></p>	

14) Fire Sprinkler protection is required for all new commercial buildings [Marietta Code 2-6-140(B)]	
15) Fire Sprinkler protection is required for all new multi-family residential buildings [Marietta Code 2-6-140(C)]	
16) 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)]	
17) 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.	
18) Please include the following Fire Protection notes for <b>commercial</b> construction: <ol style="list-style-type: none"> <li>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 <a href="http://www.mariettafire.com">www.mariettafire.com</a>.</li> <li>2. Provide and maintain a permanent address on buildings clearly visible to the Fire Access Road</li> <li>3. No system appurtenances (i.e.: private fire hydrants, post indicator valves, nor fire department connections) are to be located in the water easement.</li> <li>4. The approved arrangement for the FDC and PIV is as follows: City main to PIV to FDC to building.</li> <li>5. Shutting a PIV shall not interrupt water flow to/from fire hydrants.</li> <li>6. Control valves are not permitted between the PIV and the building.</li> <li>7. There shall be no shut-off valves between the FDC and the sprinkler riser.</li> <li>8. FDCs shall have permanent identification signs with engraved or raised letters <math>\geq 1</math> in</li> <li>9. 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.</li> <li>10. 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.</li> </ol>	
19) Please include the following Fire Protection notes for <b>residential</b> construction: <ol style="list-style-type: none"> <li>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 <a href="http://www.mariettafire.com">www.mariettafire.com</a>.</li> <li>2. No system appurtenances (i.e.: private fire hydrants, post indicator valves, nor fire department connections) are to be located in the water easement.</li> <li>3. Provide and maintain a permanent address on buildings clearly visible to the Fire Access Road</li> <li>4. 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.</li> <li>5. The Fire Access Road shall be maintained and provide a 20-foot wide all-weather drivable surface for fire apparatus with min vertical clearance of 13'-6".</li> <li>6. Fire hydrants and water service shall be installed to within 300 feet of units under construction before proceeding with framing.</li> <li>7. New buildings shall comply with the Marietta Fire Protection Sprinkler Ordinance</li> <li>8. Access through gates is subject to review for approval by the Fire Department.</li> </ol>	
20) Only when specifically called for, 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 will be required.	
21) Fire hydrants must be provided: <ol style="list-style-type: none"> <li>1. within 300 feet of a building before framing; and,</li> <li>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].</li> <li>3. Fire hydrants shall be painted as follows:</li> </ol>	

<p>a) New public fire hydrants - silver with a blue 1" retro reflective band applied circumferentially to the bonnet.</p> <p>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>	
<p>22) 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, <a href="http://www.mariettaga.gov">www.mariettaga.gov</a>. 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>23) 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 – <a href="mailto:Timothy.Davidson@cobbcounty.org">Timothy.Davidson@cobbcounty.org</a>. 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>24) Show 3 feet of clear space around all fire hydrants [IFC 507.5.5]</p>	
<p>25) 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>26) Post indicator valves shall be provided at least 40 feet from the nearest point of the building.</p>	
<p>27) FDC required by NFPA 13 [13-8.17.2] shall be freestanding 2-1/2 inch Siamese NST, with permanent identification signs, and at least 40 feet from the nearest point of the building.</p>	
<p>28) FDC serving a building with an <i>approved</i> Modified Fire Sprinkler System (NFPA 13R) may elect to utilize a wall mounted single 1-1/2 inch NST inlet with permanent identification signs.</p>	
<p>29) 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; or wall mounted FDC within 100 feet.</p>	
<p>30) Show the DIP Fire Line and diameter. 6-inch (nominal) minimum. The size of the fire main should be determined by a licensed fire sprinkler contractor based on hydraulic calculations.</p>	
<p>31) 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</p>	
<p>32) Please include the following standard details, when if/when each applies to your project:</p> <ol style="list-style-type: none"> <li>1. Marietta Water Standard Detail 401-02 – Typical Fire Hydrant Installation</li> <li>2. Marietta Water Standard Detail 401-07 – Detector/Water Meters and Vault</li> <li>3. Marietta Water Standard Detail 401-10 – Concrete Blocking Detail</li> <li>4. Marietta Water Standard Detail 401-15 – Typical Valve Installation</li> <li>5. Marietta Water Standard Detail 402-16 – Pipe Class 'C' Bedding</li> </ol>	
<p><b>GEORGIA ACCESSIBILITY CODE</b></p>	
<p>33) Show an accessible route from site arrival point [120-3-20(A) - §206.2]</p>	
<p>34) 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]</p>	
<p>35) Where parking is provided, provide accessible parking [120-3-20(A) - §208.2, §502]</p>	
<p>36) The minimum number of accessible parking spaces shall comply with Table 208.2 [120-3-20(A) - §208.2]</p>	
<p>37) 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].</p>	
<p>38) 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]</p>	
<p>39) Vertical clearance of ≥ 98 inches shall be maintained along the vehicular and accessible routes [120-3-20(A) - §502.5]</p>	

40) 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]	
41) Accessible parking spaces and access aisles shall be level <i>or</i> with a slope of $\leq 1:48$ [120-3-20(A) - §502.4]	

<sup>1</sup>The above is not an all-inclusive list; all applicable fire and life safety provisions must be met.  
<sup>2</sup>Please upload this completed checklist with a site development submittal.

Notes: \_\_\_\_\_  
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Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

2/1/2019