

**Fire Marshal's
Office**



Plan Review

Site Checklist (commercial and residential)¹

SITE PLAN REVIEW FEE: \$100.00 (Payable at ONE STOP (check or money order ONLY) or Fire Headquarters (credit card, check, cash, or money order))

Checks payable to: **Cobb County Fire and Emergency Services**

Payment is required before site plans will be stamped by the Cobb County Fire Marshal's Office.

Site plan review contact: FMOinspections@cobbcounty.org

GENERAL REQUIRED ITEMS

- 1) Provide building / project name on the plans.
- 2) Provide site location map, address and parcel number
- 3) Required sheets for plan sets at a minimum: cover, site (plat), and utility sheet.
- 4) Provide SPR/LDP number or project location reference on cover sheet.
- 5) Provide payment for site plans at one stop or fire headquarters. (SEE IN TITLE ABOVE)
- 6) Fire Flow Test within 6 months of plan submittal showing a minimum of 1500 gpm @ 20 psi (commercial) or 1000 gpm @ 20 psi (single family residential) including a map of tested hydrants. Flow test shall be performed, furnished and certified by a registered Engineer (CCWA, P.E. or an FMO approved hydrant vendor). (CCDS 410.05.02)
- 7) **PRIVATE FIRE HYDRANTS:** Provide or conduct the required 1 year required inspection and 3 year required flow testing when site work is being submitted. (Sec 54-59)
- 8) IFC 510 acknowledgement form signed by the owner or developer scanned to the plan set. Contact CCFMO for PDF copies of each. (SEE DETAILS)
- 9) IFC 510 exceptions table provided as a general note or scanned to the plan set. Contact CCFMO for PDF copies of each. (SEE DETAILS)

FIRE ACCESS (fire access plan may be required)

- 10) Provide at least 10' level access to all parts of building for ladder access.
- 11) Fire apparatus access roads shall extend (hose pull from fire truck around the building) to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1.1). **(SEE DETAILS)**
- 12) Provide details of all access roads required to meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb Section 118-231)
- 13) Parking structures exceeding a height of 50 ft or having parking levels below grade shall be provided with a Class I standpipe system in accordance with NFPA 14.
- 14) All retaining walls or other steep grades must be clearly marked on the site and utility sheets to ensure that there will not be any impedance to fire department appurtenances.
- 15) Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC 503.2.5)
- 16) **HAMMERHEAD TURN-AROUND:** total of 120 feet needed (60 feet + 60 feet from centerline) or equivalent alternative. (IFC 503) **(SEE DETAILS)**
- 17) **CUL-DE-SAC** (with or without an island): minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions.
- 18) **FIRE ACCESS DRIVE SURFACES:** The all-weather surface must be specified and if other than asphalt or concrete requires individual approval by CCFMO.
- 19) All gravel Fire Lanes require a concrete ribbon curb at a minimum and may be required to be painted or stained for appropriate markings. **SEE DETAILS**
- 20) Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. (IFC Appendix D)

21) Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.0% accounting for a maximum of 8 inches of ground clearance and a wheel base of 20 ft.

22) Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

23) No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02)

24) Speed humps shall meet the approved requirements when placed within Fire Lane Access:

SINGLE-FAMILY DETACHED RESIDENTIAL ONLY

25) All developments with less than 10-foot side setbacks requires a complete lot layout plan to substantiate that 20 feet between building lines as defined by Section 134, Article I of the Cobb County Code is obtainable.

26) PROVIDE A GENERAL NOTE on the Cover, Site, Plat, and Utility Sheets stating: **"NO STREET PARKING HAS BEEN APPROVED FOR THIS SITE"**. See details for example.

27) When projects provide less than 20-foot separation between units, emergency vehicle access can be accomplished by installation of parking spaces as required by zoning in addition to .50 guest parking per unit.

28) Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. **(SEE ITEM 17)**

FIRE LINE SERVICES \ FIRE SPRINKLER SYSTEMS

29) **Post Indicating Valves (PIV):** The PIV must be located at least 40 feet from building and shall not control any hydrant(s). Note the top of Post shall be at 36" above final grade. (NFPA 24-6.2)

30) Show electrical conduit from PIV to the building for monitoring.

31) **Fire Department Connections (FDC):** If the building is equipped with a fire sprinkler system, show the Fire Department Connection (FDC) facing the Main Street (FDC cannot be blocked by a parked car within 20 feet (sec. 118-216) or other vegetation - Signage is required). FDC shall not supply hydrants. To Stop Recirculation: A Check Valve shall be installed to stop the flow of water (NFPA 24-6.2.3) and a Control Valve shall be installed on each side of Check Valve (NFPA 24-6.2.5). FDC(s) supplying a standpipe system shall be within 100 feet of a hydrant (NFPA 14-6.4.5.4).

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33) **FIRE HYDRANTS:** Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants in a commercial setting and 6" in detached single-family developments. (CCDS 107.07 & 410.05.02) Control Valves are required to be within 20' of installed hydrants. (NFPA 24:7.1.1.1)

34) **TRANSFORMERS:** Provide dimensions from the building to the transformer. Show transformer pads no less than 14 feet Provide dimensions for visual compliance reference. (State Modifications IFC 605.11)

35) Note which type of sprinkler system will be installed per NFPA 101 as either NFPA 13 or 13R system.

36) When fire hydrants are required to be installed the minimum size is 8" DIP except for single-family detached 6" fire line notes

37) **TOWNHOMES:** Provide a driveway length of 24' with roll back curbs and no grass pavers permitted.

REQUIRED FIRE DEPARTMENT GENERAL NOTES

38) Projects with demolition that contain structures will need to maintain the following:

a. Maintain access for fire apparatus to all buildings under construction including times of rain or mud. Roads shall be maintained and minimally provided with crushed stone base at 20' wide.

b. Access to buildings with a FDC or standpipes shall be within 40' of access. (NFPA 1141 3-1).

39) For private fire lines note and show all fire lines as ductile iron (DIP) conforming to ANSI A21.51 or AWWA C151 (CCDS 503.01.02)

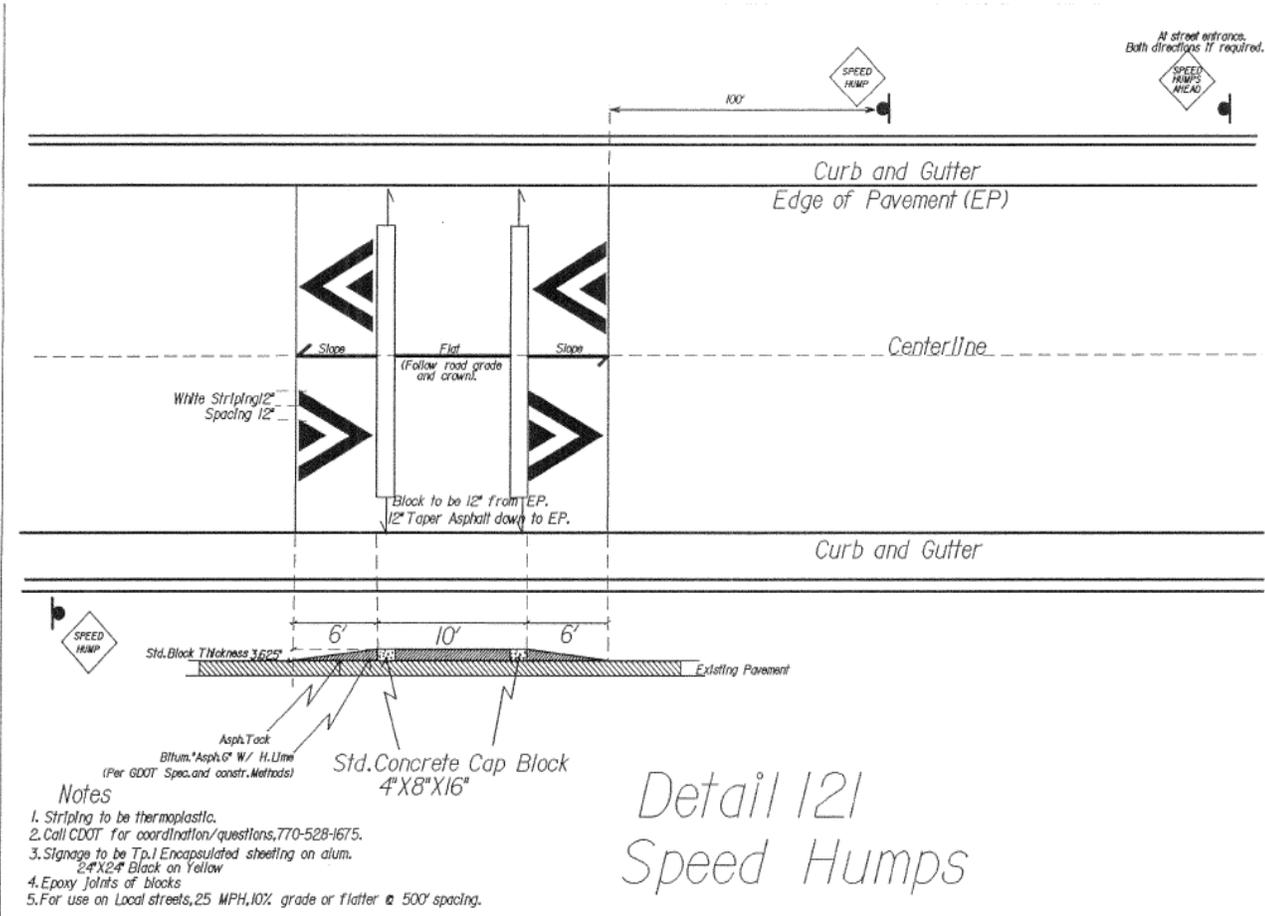
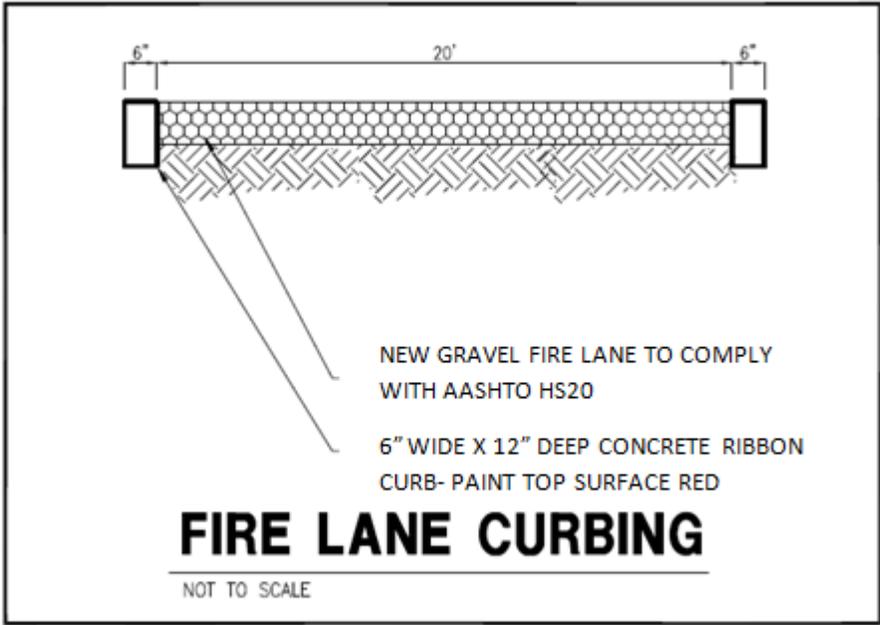
40) Control valves are not permitted between the PIV and the building. All intermediate control valves on the fire line shall be equipped with a roadway box

41) Fire lines shall not extend under the building more than 10 feet as measured from the outside edge of the building to the center of the vertical pipe. (NFPA 24-10.6.3.1)

<p>42) SITES WITH A DEMO PERMIT / CONSTRUCTION</p> <ul style="list-style-type: none"> a. Maintain access for fire apparatus to all buildings under construction including times of rain or mud. Roads shall be maintained and minimally provided with crushed stone base at 20' wide. b. Access to buildings with a FDC or standpipes shall be within 40' of access. (NFPA 1141 3-1).
<p>43) COMMERCIAL FIRE LANES: Clearly show red painted curbing and location of all fire lane signage.</p> <p>Fire Lanes Required to Meet the Following Requirements:</p> <ul style="list-style-type: none"> a. Both sides of signs shall read "No Parking, Fire Lane" b. Letters shall not be less than 2 inches in height c. One sign shall be posted at the beginning of the fire lane and one at the end of fire lane with signs not more than 100 feet apart d. Signs shall not be more than 4 feet from edge of curb and shall be visible from both directions of driving surface e. Height of sign face as measured from bottom of sign shall be a minimum of 4 feet and a maximum of 7 feet from ground level f. Decorative signage may be used with separate Fire Marshal's approval g. Lanes 20 to 28, feet marking and signs will be required on both sides h. Lanes 29 to 37 feet, signs and markings will be required on one side i. Lanes in excess of 37 feet, no signs or markings required j. Curbing or lineage delineating fire lane shall be painted red and the top and face of curb shall be painted (Cobb County Code Section 118-231) k. The Life Safety Inspector will make final determination of Fire Lanes before Final Inspection is made.
<p>44) All Cobb County Fire Marshal Office inspections are required to be scheduled online at www.cobbfmo.org.</p>
<p>45) Site plan approval does not include tanks. Tanks shall be permitted separately at CCFMO. Inspections are required to be scheduled online at www.cobbfmo.org.</p>
<p>46) GATES: No gate will be installed at this time. Access to gates and through gates shall be in a direct straight path without curvature for at least 45 feet on either side. Gates securing fire apparatus access shall provide at least 14 feet in clear width for a single lane and 20 feet for a double lane. Gates shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access (Knox Switch from www.knoxbox.com) and operations upon power failure. Multiple gates on site may require interconnection and simultaneous operation. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.08.02)</p>

¹ The above is not an all-inclusive list; all applicable codes must be met.

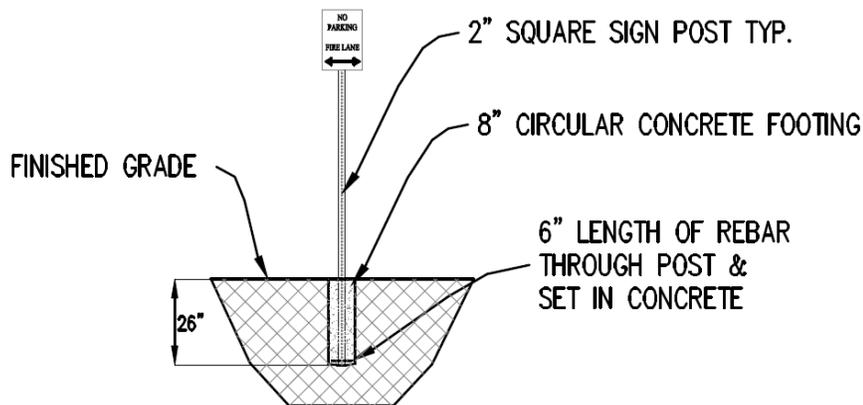
PROVIDED DETAILS



NO STREET PARKING HAS
BEEN APPROVED FOR THIS
DEVELOPMENT.



20 feet between buildings as defined by Section 134, Article I of the Cobb County Code is required due to the exclusion of guest parking.



REINFORCED SIGN POST DETAIL: NTS

Application: All new (proposed) construction and any substantial renovation(s) to existing buildings as defined in OCGA 25-2-14 (O) (d) approved after January 30, 2014. Existing buildings as required by IFC 1103.2 when ordered by the Fire Marshal. Wired systems as identified in IFC 510.1 exception 1 will not be accepted in lieu of an ERRC.

Exceptions: (As permitted by IFC 510.1 (2))

The following structures are not required to comply with the requirements of IFC Section 510.

1. Buildings with no more than two occupiable stories, no more than 12,000 total square feet, and no floors below grade.
2. Temporary buildings including tents when permitted by the fire marshal.

For additions to buildings, unless the exceptions above are met for the area of the addition, the entire building being expanded must meet IFC 510 requirements.

Randy Crider *Fire Chief*
Jay Westbrook *Fire Marshal*

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Cobb County Fire & Emergency Services

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Rock Toles *Deputy Fire Marshal*
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IFC 510 Compliance Acknowledgment

Before a Fire Safety Codes Release (Certificate of Occupancy) is issued, compliance with International Fire Code Section 510 is required by means of an Emergency Responder Radio Coverage System (ERRCS) installed, tested, and accepted **OR** through field testing by a FCC licensed radio contractor to verify that an ERRCS is not warranted. A critical element to compliance with this standard is preliminary testing once the building is dried-in.

By signing below, I acknowledge that I have read the above statement on IFC 510:

Signature:
Print Name:
Association with Project:
Date:
Project Name:
Project Address:

4/12/17