

This review sheet is required to be completed and submitted with plat documents. Failure to submit completed review sheet will result in a project being tabled.

## 1 SITE PLANNING & DESCRIPTION

### THE PROJECT KNOWN AS

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ ST: \_\_\_\_\_

### CONTACT INFORMATION - REQUIRED

NAME: \_\_\_\_\_

COMPANY OR FIRM: \_\_\_\_\_

CONTACT NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SINGLE OCCUPANCY **FOR MIXED OCCUPANCY ONLY 508.3 / 508.4 IBC 2018**

MIXED OCCUPANCY **SEPARATED USE** **NON-SEPARATED USE**

TYPE OF CONSTRUCTION: \_\_\_\_\_ **(CHAPTER 6 IBC 2018)**

HEIGHT OF BUILDING: \_\_\_\_\_ # OF FLOORS: \_\_\_\_\_

GROSS SQUARE FOOTAGE: \_\_\_\_\_

### ELEVATIONS WITH DIMENSIONS SHOWING BUILDING HEIGHT ARE REQUIRED

LIST BELOW THE PURPOSE/USE OF THE BUILDING OR AREA BEING REVIEWED. INCLUDE DETAILS ON THE PRODUCTS/MATERIALS BEING STORED/FABRICATED AND NOTE HOW THEY ARE BEING PACKAGED.

## 2 OCCUPANCY TYPE AND LOAD

### CHAPTER 2, 3 & TABLE 1004.5 IBC 2018

#### OCCUPANCY CLASSIFICATION TYPES

A-1	A-2	A-3	A-4	A-5	B	E
F-1	F-2	H-1	H-2	H-3	H-4	H-5
I-1	I-2	I-3	I-4	M	R-1	R-2
R-3	R-4	S-1	S-2	U		

**FOR ASSEMBLY OCCUPANCY ONLY**  
LIST TOTAL OCCUPANT LOAD: \_\_\_\_\_

## 3 FIRE APPARATUS ACCESS

### CHAPTER 5 / APPENDIX D IFC 2018

Developments of one- or two-family dwellings where the number of dwelling units will exceed 60 units shall be provided with two separate fire apparatus access roads, subject to approval from the fire code official that meet the requirements of D107.1 (D107.2 see city ORD)

#### Exceptions and conditions:

a. Where all dwelling units are or will be equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3.

b. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

## TECH PLAT FIRE CODE REVIEW SHEET **(IFC/IBC shall mean City Of Kerrville Fire Prevention Code)**

# City of KERRVILLE, TEXAS **(Updated 7/2022)**

c. Where there are or will be more than 60 but less than 120 dwelling units on a single public or private fire apparatus access road and the access road is built as a collector street, as approved by the City. All single access (non-looped) streets within the subdivision must be built and approved as collector streets.

Multi-family residential projects with more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. For Exception see D106.1.

Multi-family residential projects with more than 200 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads/ regardless of being equipped with an approved automatic sprinkler system.

Fire apparatus access roads shall have an unobstructed width of no less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches, unless a greater width is required as listed herein.

The fire apparatus access road shall be designed with an approved driving surface to provide all-weather driving capabilities and capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds and not exceed 10% in grade.

The minimum turning radius shall allow for the largest apparatus to turn onto an adjacent street without entering into on-coming traffic and without going over a curb. (25 feet inside and 50 feet outside radius)

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. See Appendix D and Local Amendments.

The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.

\*\*Exception: Fire code official is authorized to increase the dimension of 150 feet where: 1) The building is equipped throughout with a fire sprinkler system. 2) Road cannot be installed because of location on the property, topography, non-negotiable grades or other similar conditions and an approved alternative means of fire protection is provided. 3) There are not more than two Group R-3 or Group U occupancies. See Local Amendments.

Gates securing the fire apparatus access road(s) shall comply with all of the following criteria: See Local Amendments to 503.6.

- The minimum gate width shall be 20 feet
- Gates shall be of the swinging or sliding type
- Construction of gates shall be of materials that allow manual operation by one person
- Electric gates shall be equipped with a means of opening the gate by Fire Department personnel for emergency access. These devices shall be approved by the fire code official.
- Locking device specifications shall be submitted for approval by the fire code official.

## 4 AERIAL APPARATUS ACCESS

**REQUIRED FOR ALL BUILDINGS IN EXCESS OF 30 FEET IN HEIGHT FROM FIRE DEPARTMENT ACCESS**

Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion of the building.

Overhead utility lines shall not be located within the aerial fire apparatus access road.

Buildings exceeding 30 feet in height or three stories shall have at least two means of fire apparatus access for each structure.

At least one of the required access routes shall be located within 15 feet and 30 feet from the building and shall be positioned parallel to one entire side of the building.

Submitted required building elevations showing demensions of building height.

## 5 FIRE PROTECTION SYSTEMS

### CHAPTER 9 IBC & IFC 2018

#### AUTOMATIC FIRE SPRINKLER SYSTEM

REQUIRED PER SECTION 903

NOT REQUIRED PER SECTION 903  
IF EXCEPTIONS PER SECTION 903 ARE USED, PLEASE LIST THE EXCEPTIONS IN BOX BELOW. (ie: FIRE SEPERATION, FIRE BARRIER CONSTRUCTION)

#### FIRE DEPARTMENT CONNECTIONS

FIRE DEPARTMENT CONNECTION MEETS LISTED REQUIREMENTS AND IS SHOWN ON SUBMITTAL PLANS  
(FDC SHALL COMPLY WITH SECTION 912 IFC 2018 and local Amendments)

#### FIRE DEPARTMENT CONNECTION REQUIREMENTS:

- shall be a freestanding, 4-inch diameter minimum sized pipe with a 5-inch Storz hose thread connection. It shall also include a 30 degree turn down and a Knox Box brand locking cap.
- A dedicated hydrant shall be located within 75 feet of the FDC on the same side of the street or driveway to prevent fire hose from blocking access.
- The FDC shall be located on the street side of the building, fully visible and recognizable from the street, and shall be located no closer than 1 1/2 times the height or at least 40 feet away from the building, whichever is greater, in a remote location approved by Fire Marshal. In special cases, the FDC can be located at the corner of taller structures.

## 6 WATER SUPPLY (FOR FIREFIGHTING)

### CHAPTER 5, APPENDIX B & C IFC 2018

GROSS SIZE OF BUILDING IN SQUARE FEET  
(INCLUDE ALL OVERHANGS UNDER ROOF)

#### PUBLIC WATER SUPPLY WITH HYDRANTS

NUMBER OF HYDRANTS WITHIN 400 FT (NON-SPRINKLED) OR 600 FT (SPRINKLED) OF BUILDING: \_\_\_\_\_

REQUIRED GPM: \_\_\_\_\_ DURATION: \_\_\_\_\_  
(TABLE B105.1(2) IFC 2018)

75% REDUCTION FOR SPRINKLER SYSTEM? YES NO  
(MUST MAINTAIN MINIMUM OF 1,500 GPM)

Meets fire hydrant spacing in accordance with Table C102.1

Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed, subject to Fire Marshal approval.

Hydrant(s) locations are shown on submittal plans

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site and going vertical with construction.

Where a fire hydrant is located on a fire apparatus access road. Follow IFC Sec 507.5.1 through 507.5.6, Appendix C, and Local Amendments.

## 7 FIRE LANE ACCESS

### CHAPTER 5, SECTION 503.3 (Local Amendments)& APPENDIX D IFC 2018

All areas not designated as parking spaces shall be identified as "No Parking Fire Lane" following the requirements listed in Chapter 5, Section 503.3 (Local Amendments) & Appendix D in the IFC 2018.

## ADDITIONAL NOTES

Note: The code items in this review are not intended to be a complete listing of all possible fire code requirements adopted by the City of Kerrville. Additional information may be required prior to building permit approval and/or building occupancy.

## OFFICIAL USE ONLY

PROJECT NUMBER: \_\_\_\_\_

The Kerrville Fire Marshal's office has completed the initial review of the subject development application. Items not meeting the requirements of the fire code must be resolved prior to approval from the Fire Department.

APPROVED BY THE KERRVILLE FIRE MARSHALS OFFICE

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TABLED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

THE PROJECT WAS REVIEWED, HOWEVER, THIS DOES NOT MEAN THE ENTIRE PROJECT, INCLUDING ALL SUPPORTING DATA AND CALCULATIONS, HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THESE DRAWINGS ARE SIGNED, DATED AND SEALED BY A PROFESSIONAL ENGINEER/ ARCHITECT LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH THEREFORE CONVEYS THE PROFESSIONAL'S RESPONSIBILITY AND ACCOUNTABILITY. THIS ACCEPTANCE DOES NOT RELIEVE ANY PARTY FROM COMPLYING WITH ANY OTHER LEGAL ADOPTED REGULATION OR ORDINANCE RELATED TO LAND DEVELOPMENT.

OFFICIAL USE ONLY: RECORD OF PREVIOUS TECH PLAT SUBMITTALS			REVIEWER
DATE	APPROVED/DENIED	DESCRIPTION	

