



## Kerrville Fire Marshal

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## Section 6 Fire Lane Guidelines

These guidelines are intended to be resource for when a building, structure, or facility, within the City of Kerrville, is required to be provided with fire apparatus access roads or emergency access easement, commonly referred to as "Fire Lane" for Fire Department Access.

All fire lanes for the purposes of these guidelines and any other guidelines or requirements of the Fire Marshal shall conform to the *International Fire Code* as adopted and amended by the City of Kerrville.

This guide does not replace, nor supersede any codes and/or ordinances adopted by the City of Kerrville, or determinations and positions of the Fire Chief or Fire Marshal.

### Fire Access Roads

1. Fire access roads are required when any portion of a building, structure or facility's first story exterior wall is located more than 150 feet from a point of fire department access as measured by an approved route (as the hose lays) around the exterior of the building, structure or facility.
2. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least three means of fire apparatus access for each structure.
3. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m<sup>2</sup>) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m<sup>2</sup>) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.
4. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

### Aerial Fire Apparatus Access Roads

5. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
6. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.
7. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

### Multiple-family Residential Developments

8. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with the International Fire Code 2018 Section 903.3.1.1 or 903.3.1.2.

9. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

#### **One--and--Two Family Residential Developments**

10. Developments of one--and--two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads. Exceptions: (1) Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with the *International Fire Code*, Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required. (2) 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.
11. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

#### **Fire Apparatus Access Roads during Construction**

12. When fire apparatus access roads and water supplies for fire protection are required to be installed, such protection shall be installed and made serviceable prior to vertical construction, and shall remain serviceable during the time of construction.

#### **Specifications**

13. Fire lanes must meet the following criteria:
  - a. Fire lanes must have a minimum width of 20 feet; with the exception of aerial fire apparatus access lanes required for building 30 feet or more in height which must be 26 feet wide;
  - b. An interior turning radius of 25-feet;
  - c. A exterior turning radius of 50-feet;
  - d. Minimum clear vertical height clearance of 13 feet 6 inches feet.
  - e. Cannot exceed 10 percent in grade slope and not exceeding 5 percent on cross-slope.
  - f. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
  - g. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).
14. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm).
15. Where a fire hydrant is located on a fire apparatus access road, a blue reflective street marker will be installed in the middle of the access road to indicate the location of a fire hydrant.

#### **Marking**

16. Striping — Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on both the vertical and horizontal faces of the curb.
17. Signs — Signs shall read "NO PARKING FIRE LANE" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

### Fire Lane Turnarounds

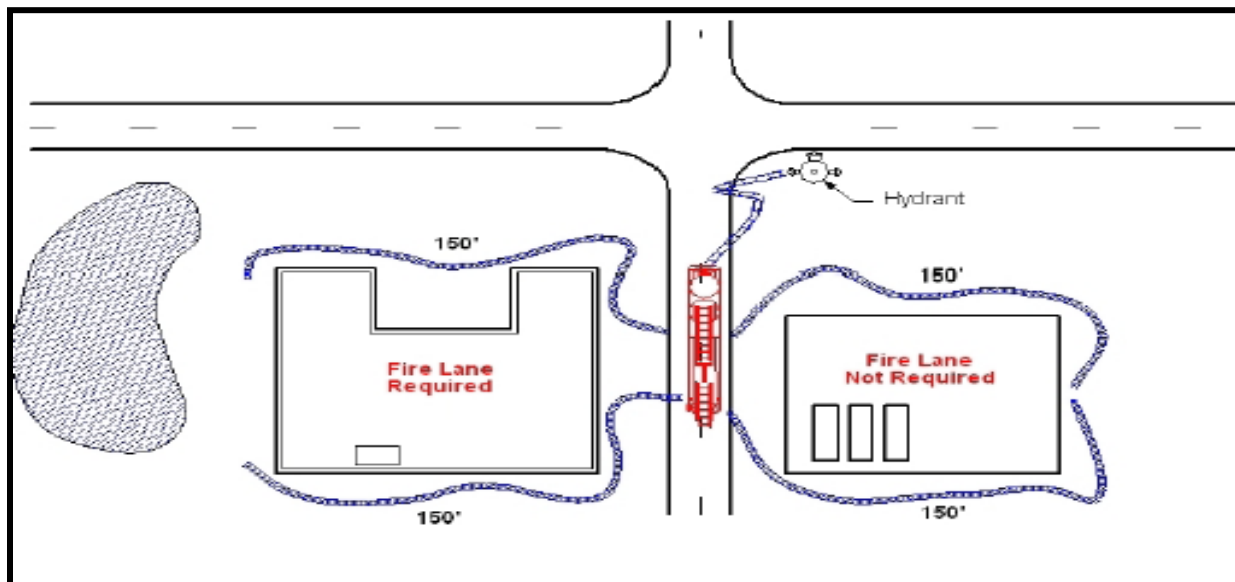
18. An approved hammerhead, cul-de-sac, or dead-end hammerhead turnaround must be provided for all dead end fire access roads in excess of 150 feet in length. Unless specifically approved by the Fire Department, parking or other obstruction within the required turnarounds is prohibited.
19. All approved turnarounds shall be marked and platted as fire lanes.
20. Cul-De-Sac. 50 foot minimum radius/ 100 foot diameter. Corner radius shall be per the fire lane width required.
21. Hammerhead. 75 foot minimum legs along the "T," as measured from centerline of the fire lane. Corner radius shall be per the fire lane width required.
22. Please see the *Approved Fire Lane Turnarounds* for representative graphics.

### Plan Review

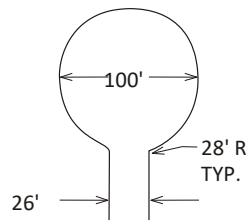
1. Fire lanes provided during the platting process shall be so indicated on the plat as an easement. Where fire lanes are provided and a plat is not required, the limits of the fire lane shall be shown on a site plan and placed on permanent file with the Fire Marshal and City Planning Department.
2. Plans for fire lanes must be submitted to the fire department for review and approval prior to construction.
3. Fire lane and access easements shall be provided to serve all buildings through parking areas, to service entrances of buildings, loading areas and trash collection areas, and other areas deemed necessary to be available to fire and emergency vehicles. The Fire Chief is authorized to designate additional requirements for fire lanes where the same is reasonably necessary to provide access for fire and rescue personnel.

### 150 ft. Rule Example

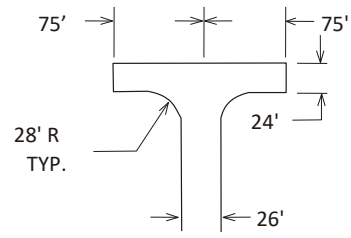
Below is a **representative example** of a method to determine if a fire lane is required, based upon the 150 ft. rule.



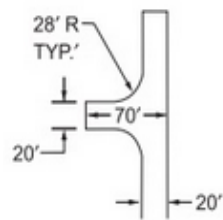
## Approved Fire Lane Turnarounds



100 FOOT DIAMETER  
CUL-DE-SAC

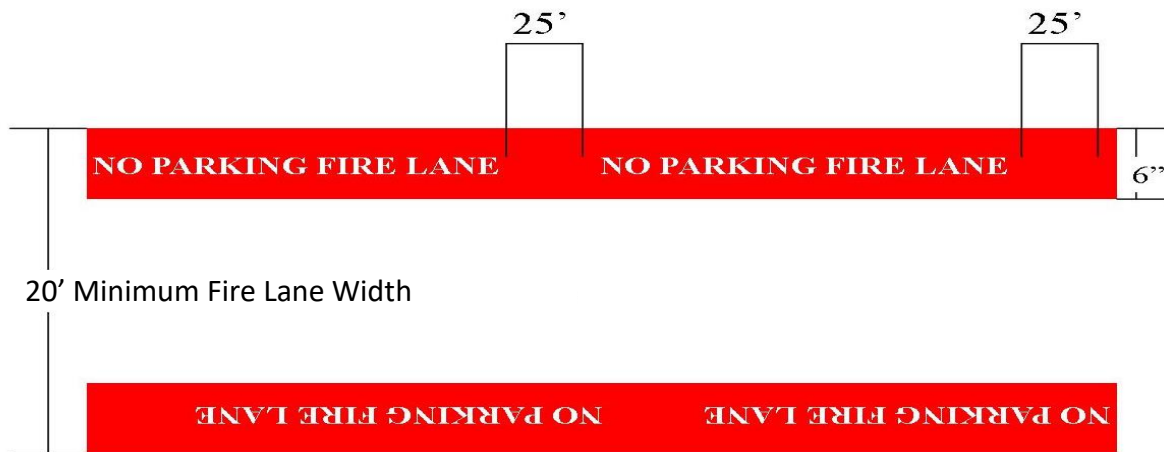


150 FOOT HAMMERHEAD



ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD

## FIRE LANE MARKING



- All fire lane markings must be legible from the center of the fire lane.
- 6-inch red strip with 4-inch white letters
- “NO PARKING FIRE LANE”  
—spaced every 25-feet