

YORK COUNTY DEPARTMENT OF FIRE SAFETY SITE PLAN REVIEW REQUIREMENTS

The York County Department of Fire Safety reviews all commercial site plan submittals for compliance with the 2015 International Fire Code and referenced standards. The following is a list of common code requirements which should be shown on the plans, if applicable. (This should not be considered all of the requirements and any applicable section of the 2015 International Fire Code should be documented).

Apparatus Roadway Access Width and Height

The 2015 International Fire Code section 503.2.1, as modified by the SC Codes Council, requires fire apparatus access roads to have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please re-submit a site plan showing an approved access road that would meet these requirements.

Hydrant w/i 500 feet to all portions of building

The 2015 International Fire Code section 507.1 (as amended by the SC Building Codes Council) states: The location and number of hydrants shall be designated by the fire official, but in no case, shall distance between installed fire hydrants exceed 1000 ft (305 m). Fire hydrants shall be located within 500 ft (152 m) of all firefighter access points when measured along the normal routes of fire department vehicle access which conforms to the requirements of Section 503. No point on the exterior of a building shall be located more than 500 ft (152 m) from a fire hydrant accessible to fire department vehicles as provided in Section 503. Please re-submit a site plan showing a proposed or existing hydrant that would meet this requirement.

Hydrant w/i 100 feet to FDC

The 2015 International Fire Code section 912.2 allows the fire code official to designate the location of the sprinkler system's "fire department connection" with respect to fire hydrants. The York County Dept. of Fire Safety requires the "fire department connection" to be located within 100 feet to a fire hydrant connected to a public water supply.

Hydrant Spacing Ordinance

York County Ordinance 51.17.E requires any construction or extension of any water main or water system in the unincorporated areas of the county to have fire hydrants installed at intervals not to exceed 1000 feet in residential areas and 300 feet in commercial or industrial areas. Fire hydrants shall be installed so as to be accessible by fire apparatus at ALL intersections.

Access Rd w/i 150 feet to all portions of building

The 2015 International Fire Code, section 503.1.1 requires approved fire apparatus access roads to be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Please re-submit a site plan showing a proposed access road that would meet this requirement.

Dead End access rd exceeding 150 feet Turnaround

The 2015 International Fire Code, section 503.2.5 requires dead end fire apparatus access roads in excess of 150 feet in length to be provided with an approved area for turning around fire apparatus. Please re-submit a site plan showing an approved turnaround that would meet this requirement.

Site Plan Required

A site plan must be submitted to confirm compliance with the 2015 International Fire Code requirements for water supply and fire apparatus access.

Re-submittal Information

To expedite the review of the re-submitted documents, in addition to the revised drawings, please submit a letter outlining the changes made to each of the items listed above. If further information is needed regarding this portion of the plan review, please call The York County Department of Fire Safety at 803-620-2270.