

WEST METRO FIRE PROTECTION DISTRICT

Fire & Life Safety Site Plan

The West Metro Fire Protection District requires a '*Fire & Life Safety Site Plan*' be submitted as a part of the development review process through the appropriate city or county. The purpose of this site plan is to consolidate all the information relevant to a fire department review into one location limiting the need to cross reference multiple drawings, specialties, and/or trades. The plan must be neat, clear and legible. Inaccurate, incomplete, or poorly drawn plans may be rejected. The size of the plan sheet shall match the size requirements established by the municipality through whom the development application is being submitted. For complex projects, use additional pages as needed if legibility is questionable. West Metro Fire Protection District approval will be granted through the development referral process once the Fire & Life Safety Site Plan is submitted, reviewed, and approved.

The ***Fire & Life Safety Plan*** shall contain the following information:

General Information:

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| <input type="checkbox"/> Project or development name. | <input type="checkbox"/> Date prepared. |
| <input type="checkbox"/> Site or property address. | <input type="checkbox"/> North arrow. |
| <input type="checkbox"/> Designer/firm/company responsible for the life safety plan and contact information. | <input type="checkbox"/> Drawing scale. |
| <input type="checkbox"/> Project description or scope. | <input type="checkbox"/> Legend (if needed) |

Site Plan Information:

- Property boundaries and dimensions.
- Existing and proposed lots with dimensions.
- Existing and proposed topography at 2-ft maximum contour intervals.
- Existing and proposed easements with dimensions and type shown.
- Location(s) of Emergency Access Easement(s), and related easement information.
- Location and dimensions of all proposed buildings and existing buildings to remain.
- Public and private street names adjacent to the Project.
- Significant natural features (rock outcroppings, forested areas, water features, etc.).
- Proposed walkable surfaces around the building(s) with width dimensions.
- Barriers or obstructions (walls, fences, retaining structures, overhead features – balconies, awnings, utility lines, etc.) and indicate height and material/construction.
- Proposed construction laydown/staging area(s), construction trailer, and material/waste dumpster locations.

Building Information

- Footprint(s), area (in sq. ft.), height, overall dimensions of proposed building(s) and existing buildings to remain.
- Verify design intent of construction by specifying type of building per IRC/IBC definition and occupancy classification.
- Type(s) of construction based on International Building Code classifications.
- Proposed uses/occupancy classifications for all buildings.
- Fire protection features on/adjacent to the building(s) (fire dept. connection, fire hydrant(s), riser room access, FACP).
- Building Elevation(s).
- Identify proposed EV charging locations.

Fire Apparatus Access (based on chapter 5 and appendix D of the IFC including associated amendments)

- Proposed streets, drives, parking areas, etc. with dimensions and labeled public or private.
- Location and type of all traffic calming devices (speed bumps, dips, round-a-bouts, etc.).
- Surface material and grades for all drivable surfaces and fire lanes.
- Indicate all curbs or road edges that boarder a fire lane and indicate locations of 'no parking – fire lane' signs where required.
- Provide adequate information and illustration, based on West Metro Fire apparatus criteria, to demonstrate that apparatus turning movement and radii requirements of the Fire District are met. ([See website for dimensions](#))
- Show gates across all drivable surfaces and indicate gate operation, movement, and clear width opening dimensions.
- Indicate the maximum slope of all drives, roadways and fire lanes.
- Provide a statement that all drivable surfaces are designed to accommodate a vehicle design weight of 85,000lb.
- Ensure all dead-ends are provided with approved Fire Department turnarounds.
- Provide a statement or other notation that angles of approach and departure at all intersections or changes in grade are less than 8 degrees.

- Two separate and distinct apparatus access roads are provided when required by appendix D. Dimension to demonstrate remoteness requirements is achieved.

Fire Department Personnel Access (based on chapter 5 and appendix D of the IFC including associated amendments)

- Ladder access in unsprinklered residential structures - Where sleeping/bedrooms of a residential structure (SFR, townhouse, Multifamily) are above the level of fire department access, a 7-ft clear area measured perpendicular to the building, shall be located directly below windows accessing all sleeping/bedrooms. (See sample page)
- Continuous unobstructed 5-ft walkable surface around the structure(s).
- Graphic demonstration that all exterior portions of a building are reachable within 150ft of the centerline of a fire apparatus access road on an approved route around the building.

Water Supply (based on chapter 5 and appendix B & C of the IFC including associated amendments)

- Provide required fire flow and number of hydrants required for the building(s).
- Show all existing and proposed fire hydrants with spacing and dimensions to the building where relevant and as needed to demonstrate compliance with IFC Sec 507 and Appendix C.

The Fire & Life Safety Site Plan shall include the following notes regarding construction, permitting, and inspections (please copy and paste):

SITE REQUIREMENTS DURING CONSTRUCTION

1. Access during construction shall comply with IFC Chapter 33 and NFPA Standard 241.
2. When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.
3. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. West Metro Fire Rescue requires a first lift asphalt on the approved access road prior to above ground construction.
4. As amended, fire department access roads shall have an unobstructed width of not less than 24 feet of width at all times.
5. The fire apparatus access road shall extend to within 150 feet 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. Signs prohibiting parking or obstructing the designated access road(s) shall be posted conspicuously throughout.
6. Temporary street signs shall be posted conspicuously throughout the build site and premises identification (Unit addressing) shall be posted conspicuously on each individual unit.
7. Gates may be chained/ locked to prohibit access when work is not being conducted on the site.
8. Gate width shall provide 20' of clear space. Vertical clearance shall not be less than 13 feet 6 inches.
9. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections.
10. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to the delivery of any combustible construction materials.
11. Prior to requesting a final building inspection, the following site elements must be installed and available for inspection:
 - a. Final landscaping in the vicinity of all fire protection features (FDC, fire hydrants, etc.)
 - b. Required fire lane markings and signage
 - c. Building address, monument signs, street signs, and all other wayfinding elements.
 - d. Gates, fences, and other barriers that may obstruct building access
 - e. Bollards and other exterior protection devices.
 - f. Knox box or Knox key access features (gate access etc.)

The approved Fire & Life Safety Site Plan shall be a part of the construction documents submitted for any new building or building addition permit. An application for construction will be rejected if the associated approved Fire & Life Safety Site Plan is not incorporated into the plan set.