

Anna Fire Department Fire Marshal's Office



Pre-Con Residential Subdivision Guidelines (Civil Plans)

This guide is intended as a resource for the civil construction plan submittal requirements for commercial and multi-family projects. Please refer to the 2015 International Codes as adopted and amended by City of Anna for all requirements. To expedite the Fire Marshal's civil plan review process, please ensure the following list of items are incorporated into the proposed civil construction plans. The information provided are guidelines only and may not address all requirements.

Site Plan

- The site plan submitted in the civil construction drawings shall be the site plan approved by City Council.

Fire Access and Fire Lane Coverage

- Fire lanes must be installed and identified per requirements *prior* to vertical construction.
- Two (2) points of access shall be provided for each subdivision plan.
- Remoteness Requirement - Emergency entrances shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Exception:

- *The Fire Marshal may approve alternative layouts where 30 or more units may exist on a single public or private fire access road and all dwelling units are equipped throughout with an approved automatic fire sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code.*
- Approved fire apparatus access roads shall 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 extend to within 150 feet of all portions of the structure and all portions of the exterior walls of the first story of the building as measured by a fire hose lay (using a serpentine curved measurement; not a straight line) from a single, stationary fire apparatus around the exterior of the building.

Exception:

 - *The hose lay distance may be increased to 250 feet by the fire code official if the building is equipped throughout with an approved automatic fire sprinkler system installed per applicable codes including but not limited to NFPA 13, 13R, or 13D.*
- All fire lanes shall be concrete and installed in accordance with City of Anna requirements. Roads shall be capable of supporting apparatus weighing up to 90,000 lbs. with a compressive strength of 3,600 psi.
- All exterior walls shall be within 150 feet of a fire lane or street measured to the center of the nearest lane. The distance may be increased to 250 feet if the structure is equipped with a full fire sprinkler system.
- Minimum unobstructed width of 24 feet is required.
- Fire lanes shall not exceed 10% in grade change within the entire subdivision, 5% cross slope, and angles of approach and departure shall not exceed 6% without written approval from the Fire Marshal.
- A 10-foot unobstructed path shall be maintained around the structure.
- A 5-foot unobstructed path shall be maintained between cars or through gates.
- Required Radii
 - Fire Lane Width 24' – Radii 30'
 - Fire Lane Width 30' – Radii 10'
- 14 feet of height clearance shall exist above all fire lanes.
- Dead end fire lanes in excess of 150 feet shall be provided with an approved turnaround. Size, type, and location of turnarounds must be approved by the Fire Marshal.

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- Temporary fire lanes shall be constructed using all-weather material (typically “Flex Base” meeting TxDOT Item #247 specifications) capable of supporting fire apparatus weighing up to 90,000 lbs. Fire lanes shall be serviceable and continuously maintained.
- The length of a Cul-de-sac shall not exceed 600 feet.

Fire Hydrants

- Fire hydrants shall not be installed on the inside radii of a Cul-de-sac. A hydrant may be installed outside of the Cul-de-sac just before the point where the cul-de-sac begins to curve.
- Fire hydrants (existing and proposed) shall be indicated on the plan submittal.
- Existing Fire Hydrants Considered for Use - Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered as available where streets are not provided with median dividers which cannot be crossed by fire fighters pulling hose lines.
- Fire hydrants shall be painted to city standards.
- Approved fire hydrant manufacturers are *Mueller “Centurion”, Clow, Waterous (American Flow Control), East Jordan*, or approved equal.
- All hydrants shall be installed with permanent (sexless) 5-inch “Storz” quick connect adapters on the outlet.
- Hydrant spacing shall not exceed 500 feet.
- All hydrants must be installed 3 feet behind the curb.
- A minimum of 3 feet of clearance must be maintained around all fire hydrants.
- An 8-inch diameter water main is required for up to 2 hydrants.
- An 8-inch diameter looped water main is required for 2 hydrants or more.

Fire Sprinklers

- Underground fire main control valves shall not be installed beneath driveways.
- Location of residential backflow prevention device on the fire sprinkler water supply line shall be indicated on the plans.
- Plans must be submitted to an approved 3rd party vendor for review. Prior to installation, the Fire Marshal's Office must issue a permit based on the reviewed plans.
- **Plans are not reviewed or approved by the Fire Marshal's Office for fire protection system installation.**

Gates, Fences, and Access Control

- Fire department access points are required where gates cross over fire lanes or where approved access control systems are present.
- Gates across fire lanes must provide full fire lane width and meet all access requirements.
- Gates through fences must be located to maintain 150 feet of fire lane coverage and be a minimum of 5 feet wide.
- The City of Anna utilizes the *Knox Company* emergency access and entry system.
- A Fire Department Gate Access System permit is required through the Fire Marshal's Office.