



Fire Marshal's Office

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Cedar Park Fire Department Site Development Standards

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Required Plan Submittals

All site development plans shall include the following:

- I. Fire Protection Plan, in plain font, minimum font size of ten showing :
 - a. The site plan with a building footprint
 - b. All fire apparatus access roads, including
 - i. Radii
 - ii. Fire lane marking detail
 - iii. Fire hydrants
 - iv. Fire lines
 - v. Fire department connection
 - vi. Security gates
 - c. Any Fire Department-related site plan notes (as indicated below)

Please note that the Fire Protection Plan shall not indicate all other overlays such as landscaping, grading, other plumbing, etc.

Fire Apparatus Access Roads (Fire Lanes)

Every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction of the Cedar Park Fire Department shall provide approved fire apparatus access roads.

- I. Fire apparatus access roads shall
 - a. Comply with IFC Section 503
 - b. Comply with the Cedar Park Fire Department Site Development Standards
 - c. Be maintained throughout the construction process
 - d. Not be blocked without the approval of the fire code official
- II. **Note on plans all of the following** that fire apparatus access roads shall:
 - a. Have an inside radius of 25 feet and an outside radius of 50 feet, noted on plans

- b. Be installed such that no dead-end stretch is greater than 150 feet in length without an approved area for turning around fire apparatus*
**See diagrams of Approved Fire Access Road Turnarounds in Appendix A at the end of this document.*
 - c. Have a minimum inside radius of 28 feet
 - d. Have an unobstructed width of not less than 20 feet, except for approved security gates which shall have a minimum width of 15 feet in accordance with IFC Section 503.6
 - e. If longer than 500 feet, have an unobstructed width of not less than 26 feet
 - f. Have an unobstructed vertical clearance of not less than 13 feet 6 inches
 - g. Shall have a grade within the limits established by the fire code official based on the Cedar Park Fire Department's apparatus
 - i. Currently, Cedar Park requires that no grade shall be steeper than 8%
 - h. Be marked by lines of red traffic paint or dye a minimum of 6 inches in width to show the boundaries of the lane
 - i. The words "Fire Lane Tow Away Zone" shall appear in 4 inch white letters no greater than 35 feet apart
 - 1. These words shall be marked within the red stripe
 - ii. Fire lane striping shall be continuous throughout
 - iii. Curb facing shall be used where available
 - 1. Where there is no curb, lay down striping shall be used
- III. Be maintained in an easily distinguishable condition throughout construction*
- a. Where this is impossible or impractical, signs approved by the fire code official may be used
 - i. All construction vehicles and construction worker vehicles must be parked on site
 - ii. No vehicle shall be allowed to park or stop in the fire apparatus access roads, whether occupied or unoccupied
- *These requirements are repeated in the following section, Fire Protection During Construction*
- IV. Fire lane shall extend to within
- a. 150 feet of all portions of the facility
 - b. 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
- V. Please note that fire apparatus access roads shall be installed
- a. Prior to combustible materials arriving on site and
 - b. Prior to the onset of vertical construction
- VI. Compacted road base
- a. Contractor should plan to install first lift of asphalt.
 - b. Road base is not considered a substitute for an approved fire apparatus access road, with the following exception:
 - i. Compacted base may be used as fire apparatus access road during construction if approved by the Fire Marshal's Office.
 - 1. Permission must be granted in person
 - 2. A compaction report shall be submitted by a third-party group prior to vertical construction and at any time throughout the construction process when deemed necessary by the Fire Marshal's Office

3. Failure to maintain compacted base may result in a halt in construction until access is restored according to these standards.
4. Even with compacted base, ALL CONCRETE DRIVEWAY APPROACHES MUST BE INSTALLED.

Fire Protection During Construction

- I. **Note on plans all of the following:**
 - a. During construction, fire apparatus access roads shall*
 - i. Be maintained in an easily distinguishable condition throughout construction*
 - ii. Where this is impossible or impractical, signs approved by the fire code official may be used
 1. All construction vehicles and construction worker vehicles must be parked on site
 2. No vehicle shall be allowed to park or stop in the fire apparatus access roads, whether occupied or unoccupied

**These requirements are also listed in above section regarding Fire Apparatus Access Roads.*

- II. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to combustible materials arriving on site and prior to the onset of vertical construction
- III. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with IFC Section 906 (minimum size of 3A:40B:C) and sized for not less than ordinary hazards as follows
 - a. At each stairway on all floor levels where combustible materials have accumulated
 - b. In every storage and construction shed
 - c. Anywhere special hazards exist, including but not limited to, the storage and use of flammable and combustible liquids

Fire Hydrants

- I. A primary fire hydrant is required
 - a. Within 300 feet of all exterior portions of buildings, measured as the hose lies along an approved route
- II. A secondary fire hydrant is required
 - a. Within 500 feet of all portions of buildings
- III. With regard to all hydrants
 - a. A minimum 36 inches of clear space shall be maintained around the circumference of the hydrant.
- IV. Note on plans the following regarding fire hydrants
 - a. Where fire hydrants are subject to impact by a motor vehicle, guard posts shall be constructed as set forth in IFC Section 312 and comply with the following requirements:
 - i. Constructed of steel not less than 4 inches in diameter, filled completely with concrete
 - ii. Spaced not more than 4 feet on center between posts

- iii. Set not less than 3 feet deep in a concrete footing of not less than 15 inches in diameter
- iv. Set with the top of the posts not less than 3 feet above grade
- v. Located not less than 3 feet from the protected object

Fire Department Connections (FDC)

I. **Note on plans the following:**

- a. Fire Department Connections must
 - i. Be installed on the front of the building,
 - 1. In a location that is readily visible from the approved fire apparatus access road
 - ii. Have a minimum of 36 inches of clear space maintained around the circumference of the FDC
 - iii. Have a fire hydrant within 100 feet of the FDC and be located in such a way that the connection does not obstruct the fire apparatus access road for other arriving fire apparatus
 - iv. Not be blocked from view or use by
 - a. Structural members
 - b. Parking spaces
 - c. Trees
 - d. Landscaping, etc.
- II. Where an FDC is subject to impact by a motor vehicle
- a. Guard posts shall be constructed as set forth in IFC Section 312 and comply with the following requirements:
 - i. Guard posts shall comply with the following requirements:
 - ii. Constructed of steel not less than 4 inches in diameter, filled completely with concrete
 - iii. Spaced not more than 4 feet on center between posts
 - iv. Set not less than 3 feet deep in a concrete footing of not less than 15 inches in diameter
 - v. Set with the top of the posts not less than 3 feet above grade
 - vi. Located not less than 3 feet from the protected object
- III. A remote FDC may be used where approved by the fire code official
- a. Detailed plans shall be required in this case

Flammable/Combustible Waste and Storage

I. **Note on plans the following:**

- a. Flammable and Combustible liquid storage areas shall
 - i. Be maintained clear of combustible vegetation and waste materials
 - ii. Not be used for the storage of other combustible materials.
- b. Combustible debris, rubbish, and waste material shall
 - i. Not be allowed to accumulate within buildings
 - ii. Be removed from buildings at the end of each shift or work day
 - iii. Not be disposed of by burning on site*

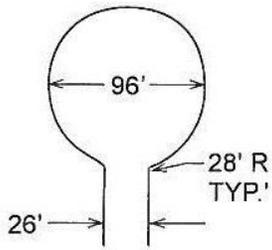
**Note that open burning of any type is prohibited on construction sites within the jurisdiction of the Cedar Park Fire Department*

- II. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a UL listed disposal container
 - a. Contents of such containers shall be removed and disposed of daily
 - b. Storage of combustible rubbish shall not produce conditions that will create a nuisance or be a hazard to public health, safety or welfare
- III. Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures, or on premises
- IV. Outside storage of combustible materials shall not be located within 10 feet of a property line

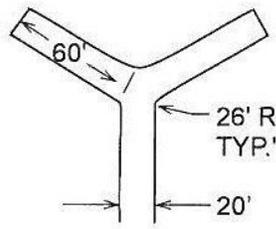
Security Gates

- I. The installation of security gates across fire apparatus access roads shall
 - a. Be located in a manner that allows the entire fire apparatus to be clear of the street before needing to stop to operate the gate
 - b. Be approved by the fire code official
 - c. Have an approved means of emergency operation
- II. Mechanical gates require a Knox key switch
- III. Manual gates require an exterior grade Knox pad lock
- IV. The security gates and emergency operation components shall be maintained operational at all times

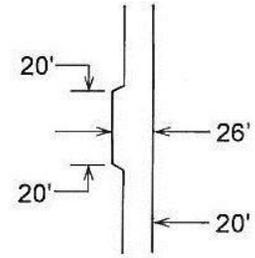
**Appendix A:
Diagrams of Approved Fire Apparatus Access Road Turnarounds**



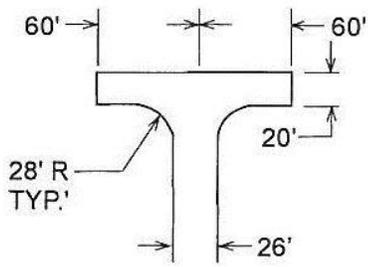
96' DIAMETER
CUL-DE-SAC



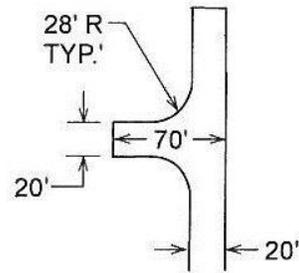
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD