



Commercial Site Plan Submission Minimum Information Required

All supporting documentation showing items listed below are based on the 2011 Ohio Fire Code with BST&G Joint Fire District specific provisions.

Plan Submittal: Paper Media: One (1) full set of shop drawings 11" X 17" of standard engineered scale (1:10, 1:20, 1:30, 1:40, 1:50, 1:60), shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code relevant laws, and specific provisions.

Electronic Media: One (1) AutoCAD base w/ TIFF image of each sheet, PDF or Jpeg on a Compact Disc in a hard plastic protective case.

Fee: A \$300 construction inspection permit made payable to B.S.T.&G. Joint Fire District is required. Construction inspection fee includes but is not limited to: Plan review, onsite inspections and final inspection for occupancy by fire prevention bureau.

ADD TO STANDARD NOTES

Pre Construction Conference Note: All prime contractors maybe required attend a pre-construction meeting. This meeting shall take place a minimum of fifteen (15) business days prior to any work on the site.

All Buildings – Landscaping- Fire Apparatus Access Roads Note: The following shall be added to the general and landscaping notes: "No landscaping at maturity shall encroach on the fire apparatus access road, which is either Twenty Feet (20') or Twenty-Six Feet (26') in width and Thirteen-Six Feet (13'6") in height, **2011 Ohio Fire Code Section 503.4** with specific provisions for twenty-six foot (26') Aerial Fire Apparatus Roads. Per 2011 Ohio Fire Code Section D-105.

All Buildings – Landscaping- Around Existing or Proposed Fire Protection Equipment Note: Landscaping shall be of a type that will not encroach within a three feet (3') radius at maturity. **2011 Ohio Fire Code, Section 507.5.4 Obstructions.**

All Buildings - Shall have a "Knox Box(s) ®" Note: When a property is protected by the B.S.T.& G. Joint Fire District a Knox® Box shall be required for all A, B, E, I, M, S, F, H, U use groups and each tenant space, including the sprinkler room door and the rear of the above structures as required by the Code Official. Additionally, a Knox® box shall be required for all R

use groups where multiple residents reside off one (1) common locked entrance. The Knox® Box/Vault shall be located to the right side of the main/public entrance (facing the door from the outside) and shall be sixty inches (60") top of box off finished grade.

The approved type is Knox® Box 3200 Series with hinged door or 4400 Knox ® Vault. BST&G Fire Prevention Bureau shall approve the location **prior** to installation.

2011 Ohio Fire Code Section 506.1.

All Structures and Buildings – Hydrant Note: Prior to above ground level construction, permanent fire hydrants shall be installed, in service, and a letter received from Del-Co Water Company, **2011 Ohio Fire Code, Section 507.5.1.**

Buildings with Sprinkler Systems - Acceptance Note: The following shall be added to the general notes on plans for buildings equipped with an automatic fire sprinkler system and/or standpipe system: **“Approval of site plan does not include the design of the fire sprinkler system underground piping”** from backflow prevention device to one foot (1’) above finish floor level. A separate detail sheet(s) shall be submitted to BST&G Fire Prevention Bureau for review and approval.

WATER / HYDRANT INFORMATION

Minimum Required Fire Flow Note: The minimum required fire flow for protection purposes shall be Fifteen Hundred Gallons per minute (1500GPM). The approved method that shall be used is Appendix B Table 105.1 of the **2011 Ohio Fire Code, Section 507.3.**

Water Flow Test Data Note: Provide water flow test data obtained from the Del-Co Water Company verifying the required water flow for fire protection is available for the site. The water flow test results and graph shall be shown on the submitted plan. The minimum required fire flow for all buildings is 1500 GPM (sprinkler protected or non-sprinkler protected) in accordance with the **2011 Ohio Fire Code, Section 507.3.** Show the node map and results table for the proposed or existing hydrants on site showing that the required fire flow can be achieved.

Fire Hydrants:

- The submitted plan shall clearly indicate the location of all required and/or existing fire hydrants.
- Fire hydrant(s) located on a fire apparatus access road shall be located not less than Forty Feet(40’) from the buildings to be protected. **2007- NFPA-24 Section 7.2.3.**
- Vehicle parking or other obstructions shall not be permitted in front of / or access to fire hydrants. These parking stalls shall be bollard blocked. **2011 Ohio Fire Code, Section 507.5.4.**
- Landscaping shall be of a type that will not encroach within a three feet (3’) radius at maturity. **2011 Ohio Fire Code Section 507.5.5.**
- The **MAXIMUM SPACING** between fire hydrants for all commercial and multi-family buildings is three hundred feet (300’).
- A fire hydrant shall be located with-in One Hundred fifty feet of the terminus of a dead end,stub street cul-de-sac, or cul-de-loop.
- A fire hydrant shall be located with-in Fifty feet (50’) of intersecting streets.

- Fire hydrants shall be of an approved type and have not less than a six inch (6") diameter connection with the main. **2007 NFPA 24 Section 7.1.1.**
- Fire Hydrants shall be per Del-Co Water Co. specifications.
- Fire Hydrant Nozzles shall be 2 -2.50 NST and 1-5 inch Storz w/blind cap.
- Del-Co Water Co. fire hydrants shall be painted Safety Yellow in Berkshire, Trenton and Galena and red for Sunbury
- Private fire hydrants shall be painted Safety Green.

SITE ACCESS

Timing of Installation Note: Prior to the construction phase of all A,B,E,I,M,S,F,H and U use groups. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be **installed and made serviceable prior to any above ground construction.** These fire apparatus access roads shall be provided to within one hundred fifty feet (150') of all portions of the first story as measured by approved route around the exterior of the facility or building. **2011 Ohio Fire Code Section 501.4.**

During the construction phase these road(s) the roads shall be constructed of hard packed gravel, asphalt, or concrete and be capable of supporting an aerial ladder weighing seventy thousand pounds (70,000 lbs.) under all weather conditions. The 4 aerial ladder stabilizing jacks must be supported by the sub-pavement surface of **90 pounds per square inch (two to total 480 and two to total 308) for a total of 788 square inches of jack pad.**

This road(s) shall be maintained throughout construction. These apparatus access roads shall be kept clear of construction material, debris, dumpsters, and vehicles.

Access Road(s) full completion prior to occupancy- Prior to the occupancy of any use group structure, all required access road(s) shall have fully completed.

Aerial Access: 2011 Ohio Fire Code Appendix D-105

Buildings or portions of buildings or facilities exceeding thirty feet (30') in height above the lowest level of fire department vehicle access shall be provided with an aerial fire apparatus access road. The aerial fire apparatus access road shall be a minimum of twenty-six feet (26') unobstructed clear width in the immediate vicinity of the building. Overhead obstructions in form of utility or power lines shall not be located within the aerial fire apparatus access roadway. At least one aerial fire apparatus access roadway shall be located a minimum of fifteen feet (15') and a maximum of thirty feet (30') from the building and positioned parallel to one entire side of the building.

Grade: The grade shall be a maximum of Ten Percent (10%) for all apparatus access roads and entrances. **2011 Ohio Fire Code, Section 503.2.7**

Angles of approach and departure for fire apparatus access roads shall be Ninety Degrees (90°) for all roads. **2011 Ohio Fire Code, Section 503.2.8**

Turning Radius: The minimum turning radius to be provided shall be forty seven feet (47') outside and twenty seven feet (27') inside. **2011 Ohio Fire Code, Section 503.2.4.** The turning radius shall be demonstrated on the plan by template.

Dead Ends: Fire apparatus access roadways and fire lanes in excess of One Hundred Fifty Feet (150') dead end, shall be provided with an approved turn-around. Dimensions of the approved turn-around shall be in accordance with **2011 Ohio Fire Code, Section 503.2.5.** All dimensions of the turn-around shall be shown on the plans.

Fire Lane Markings:

The approximate location of all required fire lane signs markings shall be indicated on the plan. Fire lanes that are twenty feet (20') in width shall be posted and marked on both sides of the roadway. Aerial Fire Lanes of Twenty Six feet (26') in width shall also be posted on both sides. The location of and the method of marking fire lanes shall be clearly indicated on the submitted site plan. All fire lane signs shall be double faced. A twelve inch (12") wide by eighteen inch (18") high white aluminum sign with red letters stating "NO PARKING FIRE LANE" shall be installed as directed by the fire official. **2011 Ohio Fire Code Section 503.3,** and in accordance with local zoning.