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Office of the Fire Marshall

Guidance Document for Firefighting Access and Roads

The Black Forest Fire/Rescue Protection District as a title 32 Special Fire District which has the responsibility to oversee fire code adherence within its legal boundaries in accordance with current laws and standards established by the state and local county government. The purpose of these codes is to provide for the safety of the public and ensure that the fire district and its firefighters can safely and effectively perform their job to protect life, property and the environment.

Under current El Paso County (EPC) Land Development Code effective date 01/09/2018 and International Fire Code (IFC) 2015, Black Forest Fire Rescue Protection District (BFFRPD) has a responsibility and duty to ensure that proper firefighting access roads and driveways are constructed within the fire protection district as development occurs. Without proper access to include turnarounds and turn outs the safety of the public and the firefighters is unduly put in jeopardy.

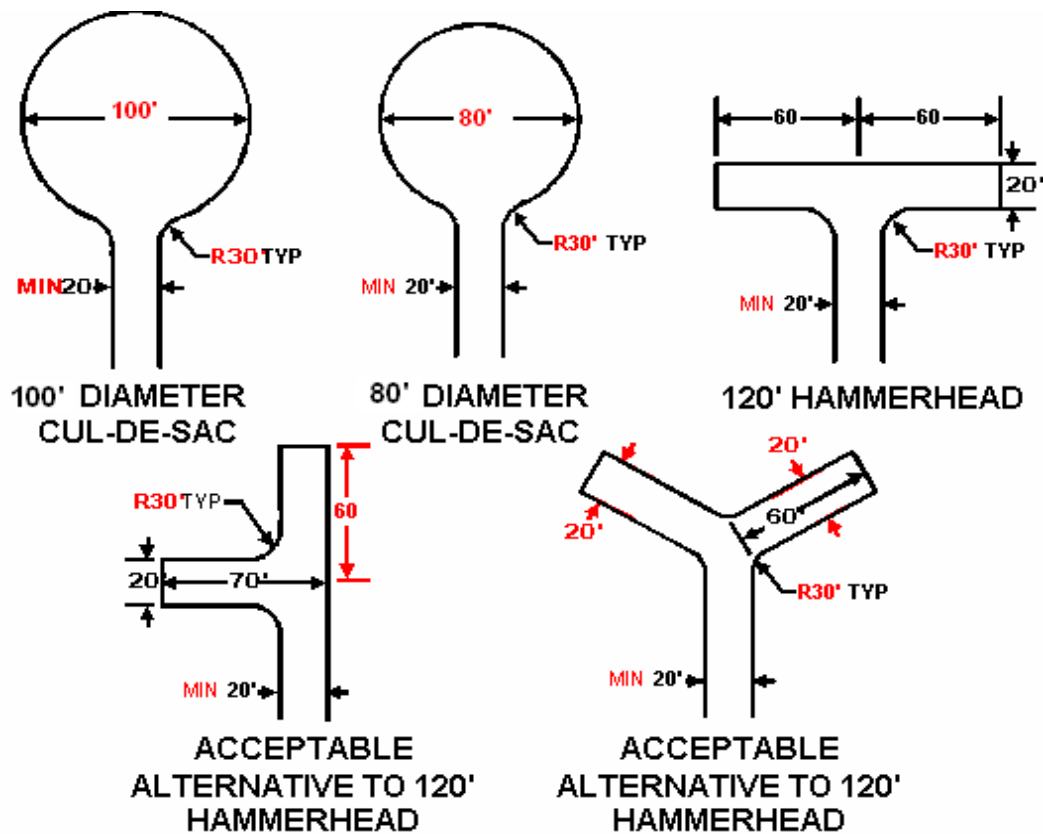
Our goal with this document is to give all developers or residents wanting to subdivide their property, guidance and information on the requirements of the BFFRPD, as it pertains to firefighting access and roadways within the boundaries of the Black Forest Fire/Rescue Protection District.

Requirements for roads and driveways that will handle fire access (2015 IFC D103.4) shall be as follows in table 1;

DEAD-END LENGTH (FEET)	MINIMUM ROAD WIDTH (FEET)	APPROVED TURNAROUND OPTIONS (See Figure D103.1)
0 - 150	20	NONE REQUIRED
151 – 500	20	1) 120-FOOT HAMMERHEAD 2) 60-FOOT “Y” 3) 80- FOOT DIAMETER CUL-DE-SAC FOR DEAD-ENDS WITH CURB AND GUTTER 4) 100-FOOT DIAMETER CUL-DE-SAC FOR DEAD-ENDSWITHOUT CURB AND GUTTER
501 – 750	20	100-FOOTDIAMETER CUL-DE-SAC (ADDITIONAL INTERMEDIATE TURNAROUNDS MAY BE REQUIRED)
OVER 750		SPECIAL AHJ APPROVAL IS REQUIRED

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See acceptable construction type diagrams on next page.



Minimum Vertical Clearance

All roads and driveways must have a minimum vertical clearance height of 13 feet 6 inches.

Grades

Fire apparatus access roads shall not exceed 10 percent in grade.

- Grades steeper than 10 percent must be approved by the fire code official or Fire Chief.

Fire Apparatus Access Road Gates

Gates securing the fire apparatus access road shall comply with the following criteria:

1. The minimum gate width shall be 2 feet wider than the traveled way. (EPC-LDC)
2. Gates shall be swinging (shall not open outward) or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall always be maintained in an operative condition and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. All emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys

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to the lock in installed at the location. Knox padlock system is preferred when locking with a padlock.

7. Locking devices shall be approved by the fire code official.
8. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of American Society for Testing and Materials, ASTM-F 2200.

Driveways in the WUI (IWUIC Sec 403)

1. Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road. (403.2)
2. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm). (403.2.1)
3. Driveways more than 150 feet (45 720 mm) in length shall be provided with turnarounds. (403.2.2)
4. Driveways more than 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds. (403.2.2.)
5. A driveway shall not serve more than five dwelling units. (403.2.3)
 - **Exception:** When such driveways meet the requirements for an access road in accordance with the International Fire Code sec 503.
6. Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). (403.2.4)
7. Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds. (403.2.4)
8. Driveway turnouts shall be an all-weather road surface at least 10 feet (3048 mm) wide and 30 feet (9144 mm) long. (403.2.5)
9. Driveway turnouts shall be located as required by the code official (403.2.5)
10. Address markers shall be posted at each driveway entrance and visible from both directions of travel along the road. Driveway address markers shall be posted at the beginning of construction and be maintained thereafter. (403.6)
 - If multiple address uses the same driveway additional signs shall be posted where the driveway divides. (403.6.2)
11. Black Forest Fire Rescue provides a driveway sign program to assist with compliance of this code.

**Questions should be directed to the fire code official at 719-495-4300 or
firemarshal@bffire.org**

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