

Fire Lanes & Fire Hydrants

The requirements herein are the most common and are not representative of all conditions you may encounter.

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Under Chapter 5 of the Fire Prevention Code and the Public Facilities Manual, the Office of the Fire Code Official is authorized to designate fire lanes on public streets and on private property where necessary. This is to prevent parking in front of or adjacent to fire hydrants and to provide access for fire fighting equipment. Additional areas may be designated as fire lanes as conditions warrant. Markings and signs are to be provided by the owner or agent of the property involved. Parking or otherwise obstructing such areas is prohibited.

For **existing projects**, fire lanes will be designated at the request of the property owner, or agent, or if conditions warrant. The owner will be required to submit scaled site plan drawings for designation by the Office of the Fire Code Official.

For **new projects**, fire lanes will be designated during site plan approval. All fire lane information must be applied in a clear and orderly manner to the original drawings. All fire lanes must be shown on a site plan that is part of the site plan submittal set and all sets must have the fire lane plan included. The site plan scale can be no smaller than 1" = 30'. Street names and building addresses are to be shown. Plans submitted must indicate fire lanes designated in accordance with Fire Prevention criteria. A summary of the information necessary to create fire lanes acceptable to Powhatan County Fire and Rescue follows.

FIRE LANES

Fire Lanes shall be installed where required by the Office of the Fire Code Official. Fire lanes shall be marked with both sign and curb delineation. Parking and traffic flow patterns shall be required as follows:

Street Width Curb to Curb	One-Way Traffic	Two-Way Traffic
Less than 24 Feet	No parallel parking on either side of street.	No parallel parking on either side of street.
24 Feet to 30 Feet	Parallel parking on one side as decided by Powhatan County Office of the Fire Code Official	No parallel parking on either side of street.
30 Feet to 36 Feet	Parallel parking allowed on both sides of street.	Parallel parking on one side as decided by Powhatan County Office of the Fire Code Official.
36 Feet or Greater	Parallel parking allowed on both sides of street.	Parallel parking allowed on both sides of street.

HYDRANTS

- A. Parking is prohibited within 15 feet of a fire hydrant located along the curb line or edge of any public or private roadway. No special curb marking is required for enforcement.
- B. Fire hydrants installed in parking lots are to be located within a fire lane. Curb and/or roadway marking is required.

FIRE LANE PLANS REVIEW CHECKLIST

The following checklist is provided to serve as a general guideline for the purpose of identifying major items of review by the Plans Review Section of the Powhatan County Fire Prevention Division.

- A. Building Data
 - 1. Submitter name, address, telephone number, in full
 - 2. Building name, address in full
 - 3. County site plan number
 - 4. Number of stories
 - 5. Building height in feet
 - 6. If sprinklered, show fire department Siamese

connection(s), fire-line locations and size of pipe labeled (with correct valve arrangement)

7. Fire hydrants to be shown on the site plan, water mains to be shown and size of pipe labeled

B. Emergency Vehicle Access

1. Adequate emergency vehicle access, turning radii
2. Fire lanes to be labeled for curb painting and signage
3. Buildings more than 5 stories or 50 ft. high need front and rear access
4. Dead-end fire lanes greater than 100 ft. require a turnaround
5. Emergency vehicle access to within 100 ft. of main entrance to every building
6. Swimming pool access - to be within 50 ft. of edge of pool via 12 ft. wide access lane (must be posted fire lane) w/ 8 ft. wide personnel gates
7. Height restrictions blocking emergency access (low overhead like a canopy) 15 ft. minimum clearance required
8. Multi-story parking structure obstructions to access, also design live load to carry weight of fire department vehicles (450 psi live load)

C. Fire Lane Designation

Appropriate signage and curb markings indicated on all plans

NOTICES TO APPEAR ON SITE PLANS

A. The following notices must appear on the site plans.

1. Fire Official field inspection is necessary for final approval of fire lanes. Fire lanes must have final approval prior to request for occupancy permit.
2. Owner shall notify the Powhatan County Building department when fire lanes have been installed.

B. The following notices will be shown on the site plans as required.

1. To be an all weather surface designed to support fire department vehicles.
2. To be identified as a fire lane at entrance.
3. To be maintained clear and accessible all year.
4. To have a mountable curb at entrance.

5. Provide manufacturer's specifications and installation instruction for items used in access lanes to the Fire Official's Office for approval prior to installation.
6. Installation of access areas must be witnessed by the Fire Official's Office. Please call for an appointment.
7. Provide approximately 4 feet high bollards with steel chain locked between at curbside entrances to access lanes.
8. Access lanes must be clearly delineated for entire length and at ends by shrubs, lights, etc.

SIGN SPECIFICATIONS

- A. Metal construction 12 inches X 18 inches.
- B. Red letters on reflective white background with 3/8 inch red trim strip around entire outer edge of sign.
- C. Lettering on sign to be: "NO PARKING OR STANDING FIRE LANE"
- D. Lettering size to be as follows: "NO PARKING" and "STANDING" is 2 inches, "OR" is 1 inch, "FIRE LANE" is 2 ½ inches and the arrow with the solid shaft is 1 inch X 6 inches with the solid head 1 ½ inches wide and 2 inches deep.
- E. Signs are to be mounted 7 feet from the ground to the bottom of the sign unless otherwise directed by the Office of the Fire Official.
- F. Posts for signs, when required, shall be metal and securely mounted, unless written permission for alternatives is obtained prior to installation from the Office of the Fire Official. Signs should be spaced as shown on approved plans. In long stretches, the maximum distance between signs is 70 feet.
- G. Other special signs may be approved by the Office of the Fire Official.



TYPE A SIGN

Standard wording with an arrow on the bottom pointing to the right. One sign mounted parallel to



TYPE C SIGN

Standard wording with an arrow on the bottom pointing to the left. One sign mounted parallel to



TYPE D SIGN

Standard wording with no arrow. Two signs, back to back, mounted perpendicular to the

the line of curbing or pavement edge at the end of the painted area.

the line of curbing or pavement edge at the end of the painted area.

line of curbing or pavement edge.

CURB DESIGNATION

All curbs or paved spaces designated as fire lanes shall be indicated by yellow paint as approved by the Office of the Fire Code Official. In areas without curbing, a 6 inch (153mm) wide yellow stripe shall be applied to the edge of the pavement. Paint shall be highway traffic grade.

NOTE: Fire lane markings, types of signs, locations, etc. shall be subject to approval by the Office of the Fire Code Official.
