



Travis County ESD No. 12

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SITE PLAN REQUIREMENTS

Travis County ESD No. 12 is governed by the 2015 International Fire Code as amended and adopted, including Appendices B, C and D. The submittal shall conform to that, and the most current editions of any other applicable codes and standards. The use of newer editions of code references is acceptable as long as the design meets or exceeds the requirements of the current adopted editions.

THE INFORMATION IN THIS DOCUMENT IS NOT ALL INCLUSIVE OF POSSIBLE ITEMS REQUIRED PER CODE. IT IS THE RESPONSIBILITY OF THE DESIGNER AND SUBMITTING CONTRACTOR TO INCLUDE ALL THE PERTINENT INFORMATION NOT MENTIONED IN THIS DOCUMENT.

REQUESTS FOR SITE INSPECTIONS WILL ONLY BE ACCEPTED FROM THE GENERAL CONTRACTOR.

PURPOSE OF SITE PLAN REVIEW

- A site plan submittal is for the purpose of review and subsequent approval of the following bulleted items:
 - Dimensions of vertical clearance of all overhead obstructions (i.e. tree limbs, overhangs, canopies, headache bars)
 - Proposed traffic patterns of driveways on proposed site development (i.e. one or two-way operation), identification and labeling of all physical barriers to vehicular access and fire department access including gates, bollards, landscaping, etc.
 - All driveway dimensions, grades, turn radii and design specifications to include materials and bearing load capacity
 - All roadways, driveways, overpasses, bridges, culverts and decorative/pervious pavers
 - Dimensions of all existing and proposed buildings, parking lots and vehicular use areas, landscape islands, peninsulas and medians, amenities, walls, fences, sidewalks and any other land improvements
 - Location of proposed and existing structures, landscaping, public fire hydrants (within 500 feet of the site measured along the means of fire department access), proposed private fire hydrants and the fire department access roads
 - Information for each structure on site:
 - 1. Proposed use
 - 2. Number of stories
 - 3. Proposed height to the top occupied floor
 - 4. Finished floor elevation(s)
 - 5. Square footage of structure footprint
 - 6. Total square footage of structure
 - 7. Available fire flow information

INFORMATION ABOUT SITE PLAN SUBMITTALS

- An approval of the site plan is NOT an approval for other sheets the engineer chooses to include with the site plan submittal. These include, but are not limited to, the mechanical, structural, wastewater, electrical, plumbing, landscaping, and utility sheets.
- The approved site plan shall be on site at all times for Travis County ESD No. 12 inspections. The Travis County ESD No. 12 inspector will not perform the site inspection without the Travis County ESD No. 12 approved site plan.
- The cover page shall include:
 - Name of the project
 - Address of the project/buildings
 - Vicinity map
 - North arrow

- Project description/Scope of work
 - Travis County ESD No. 12 Reviewer Signature Block
 - Signature line for the Travis County ESD No. 12 Fire Marshal
 - Name, professional seal, and license(s) of registered professional engineer
 - Contact information for property owner
 - All applicable codes referenced and applied for the project
 - Sheet index corresponding to all pages of the submittal
 - Revision table
 - Building square footage and construction type
- A specific site plan fire protection page shall be added to the plan set. The page shall be one page, with no match lines, and show the following:
 - All fire lanes/fire apparatus access roads
 - Dead end fire lanes and access roads in excess of 150 feet
 - Inside and outside turning radii
 - Access road separation
 - Additional fire access roads as required in Appendix D, Sections D104.2, D106.2, or D107.1
 - Fire apparatus access road design (curbed, flat, rolled)
 - Location of all turnarounds
 - Load bearing capacity of fire lane and verification of all-weather surface
 - Line drawings indicating hose pull measurements
 - Hose lay measurements
 - Location of gates across fire lane
 - Location of all fences and pedestrian gates
 - Fire lane markings
 - Required fire flow for project
 - Location of fire hydrants
 - Location of FDC(s) in relation to a fire hydrant and riser room
 - Location of riser room
 - The Travis County ESD No. 12 Site Plan Notes shall be on the plan.
 - Where applicable, a TNR and/or TDLR number shall be provided with the permit application.
 - Any required detail images shall be included with the plan. This includes items such as fire hydrants, fire lane markings, gates, etc.
 - FEMA Flood Plain information (if applicable) shall be provided. This includes a graphic map of current FEMA Floodplain requirements as they apply to the project.

FIRE FLOW

- The minimum required fire flow shall meet or exceed the requirements of Appendix B of the 2015 International Fire Code.
- The maximum fire flow reduction for a sprinkler system shall be **50%**.
- Provided fire flow information must be dated within 6 months of the site plan submission.
- Travis County ESD No. 12 may request to witness a fire flow by a licensed third party if the project conditions warrant further verification of water availability.

UNDERGROUND WATER MAIN AND PRIVATE FIRE HYDRANTS

- The utility contractor shall consult Travis County ESD No. 12 regarding any requirements for utility contractors.
- The appropriate individual shall consult with Travis County ESD No. 12 (the AHJ) for requirements related to the underground water main pipe and installation of the water main/private fire hydrant line. Submitting an underground water line (utility) sheet the site plan does not alleviate the need to have a separate underground fire line plan submitted to and approved by Travis County ESD No. 12. The approval of a site plan does not constitute the approval of an underground system.

- Underground mains feeding private hydrants shall be installed and tested in accordance with NFPA 24, the fire code and Travis County ESD No. 12 adopted amendments, by a contractor licensed to perform the installation. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.
- Travis County ESD No. 12 considers the piping from the point of connection at the municipal water supply to the private fire hydrants and the base of any fire sprinkler riser part of a fire protection system.
- The presence of domestic water supply taps off of the main water line or a shared supply line with fire sprinkler riser does not override any requirements of Travis County ESD No. 12 or NFPA 24. NFPA 24 shall apply to all underground installations and installations shall be permitted and inspected by Travis County ESD No. 12.
- The utility contractor shall consult Travis County ESD No. 12 regarding any jurisdiction requirements for utility contractors. The approval of a site plan is NOT an approval for any underground piping supplying private fire hydrants or fire sprinkler risers.
- The appropriate individual shall consult with Travis County ESD No. 12 (the AHJ) for requirements related to the underground water main pipe and installation of the water main/private fire hydrant line.

FIRE HYDRANTS

- All fire hydrants that are approved and installed as a part of the proposed project shall be considered to be part of a fire protection system.
- Fire hydrants shall meet the minimum standard of the City of Manor and Travis County ESD No. 12. (M511S-17A) and painted red.
- The 4.5" fire hydrant outlet must face the fire lane.
- The hydrants shall be installed with the center of the 4.5" opening at least 18" above finished grade.
- Hydrants shall be placed within 100 feet of an FDC.
- Hydrants shall be located so that a hose line running between the hydrant and the fire department connection(s) will not cross driveways, obstruct roads or fire lanes, or otherwise interfere with emergency vehicle response and evacuation of a site.
- All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location.
- Hydrants shall be placed at no more than 500 feet apart, unless otherwise approved by Travis County ESD No. 12. (2015 IFC, Table C102.1)
- Hydrants and fire department connections shall not be located behind parking stalls or in other locations where they are likely to be blocked by vehicles or other objects. Whenever possible, hydrants shall be placed in landscape islands/peninsulas, street and drive aisle intersections in preference to mid-block locations.
- Hydrants must be located within three to six feet of the edge of a fire access roadway.
- Hydrants shall not be located in areas where they will be visually or operationally obstructed (behind fences or walls, in bushes, behind parking spaces, etc).
- A minimum 3-foot clearance shall be provided around the circumference of the hydrant.
- Any fire hydrants that have not passed an acceptance test in the presence of a Travis County ESD No. 12 inspector or temporarily inoperative should be wrapped with a black bag.

FIRE LANE(S)/FIRE APPARATUS ACCESS ROAD(S)

- The fire lane/fire apparatus access road shall be constructed to support the imposed load of a fire apparatus weighing 75,000 pounds.

- The fire lane/fire apparatus access road shall provide fire department access to all parts of combustible structures within 150 feet of the fire lane.
- Phased installation of fire lanes/fire apparatus access roads shall require an access phasing plan approved by Travis County ESD No. 12.
- Where a fire hydrant is located on a fire lane/fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. If no fire hydrant is provided, the minimum road width shall be 25 feet.
- Fire lane width is measured from top face of curb to top face of curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g. rolled, ramped).
- Fire lanes shall be marked with FIRE LANE - TOW AWAY ZONE. The curbs shall be painted red and the lettering shall be 4" in height and painted white. The stencil shall be placed at intervals of 35 feet.
- The developer is responsible to verify that all approved public works, street improvement and precise grading plans conform to the minimum fire lane width requirements set forth by the fire code and adopted by Travis County ESD No. 12.
- If building exceeds 30 feet in height from grade plane, an aerial fire apparatus road, located 15-30 feet parallel to one entire side of the building, shall be in place. (2015 IFC, Appendix D105)
- A minimum vertical clearance of 14' shall be provided for all fire lanes/fire apparatus access roads.
- Inside turning radius of fire lanes/fire apparatus access roads shall be a minimum of 25 feet. The outside radius shall be 50 feet.
- Dead-end fire lanes/fire apparatus access roads in excess of 150 feet shall be provided with approved turnaround per 2015 IFC Appendix D, Table D103.4.
- The diameter of a cul-de-sac shall be 100 feet minimum per City of Manor specifications.
- The proposed location of any turf block/pavers along the fire access roads/fire lanes shall be shown. The specifications of the turf block shall accompany any submittal. Final approval for the use of turf block/pavers is at the discretion of Travis County ESD No. 12.

FIRE SPRINKLER RISER ROOM

- Fire sprinkler riser rooms shall be provided with exterior access. No interior access shall be provided. The exterior access door shall face a designated fire lane, unless otherwise approved by Travis County ESD No. 12.

ADDRESSING OF BUILDING(S)

- The building address shall be clearly visible from the street to which it is addressed. Final numbers have to be at least 6" in height and of contrasting color with the background upon which they are placed.
- Consult Travis County ESD No. 12 for requirements on address monuments or additional addressing requirements.

ADDITIONAL INFORMATION

- Temporary fuel tanks of 60 or more gallons shall be inspected by Travis County ESD No. 12 to ensure the appropriate requirements are met.
- Detail sheets pertaining to signage and other Travis County ESD No. 12 requirements are available on the Travis County ESD No. 12 website.
- Approval of this plan submittal does not constitute a verification of all data, codes, information, and calculations supplied by the applicant. The licensed designer and/or professional engineer of record is solely responsible for the completeness, accuracy, and adequacy of the submittal whether or not the plan submittal is reviewed and approved for code compliance by Travis County Emergency Services District No. 12.