

6.3.3. Fire Protection and Wildfire Mitigation
(C)Design Standards.

- (3) **Non-Road Access.** The following minimum standards shall apply to emergency vehicle lanes, driveways, and parking lot drive lanes serving as emergency vehicle lanes.
- (a) **Emergency Access Provided.** Access for emergency responders, ingress, egress, and evacuation shall be provided for all buildings.
 - (b) **Driveways Required.** Where any point of a building is greater than 150 feet from a road, a driveway meeting these standards shall be provided to within 150 feet of the furthest point on the building.
 - (c) **Emergency Vehicle Lanes Required.** The Fire Authority may recommend emergency vehicle lanes be provided. Emergency vehicle lanes shall be provided as required by the approval authority.
 - (d) **Emergency Access Lane Design.** An emergency vehicle lane shall be designed and constructed to enable fire-fighting apparatus to maneuver broadside or directly forward within a minimum of 5 feet and a maximum of 25 feet of structures.
 - (e) **Width of Driveway and Emergency Vehicle Lanes.** Where the driveway is greater than 150 feet in length, it shall be not less than 10 feet in unobstructed width. Emergency vehicle lanes providing one-way travel shall be a minimum of 16 feet in width, and fire lanes with two-way travel shall be a minimum of 24 feet in width.
 - (f) **Vertical Clearance.** At least 13 feet 6 inches of vertical clearance shall be provided and maintained over the full width of an emergency vehicle lane or driveway.
 - (g) **Turns.** Required driveways shall be designed, constructed, and maintained to accommodate the turning radius of the largest apparatus typically used to respond to that location. A turn in an emergency vehicle lane shall be constructed with a minimum radius of 25 feet at the inside curb line and a minimum radius of 50 feet at the outside curb line.
 - (h) **Grades.** Road grades steeper than 10 percent may be permitted where the Fire Authority and ECM Administrator recommend that the mitigation measures are adequate and the approval authority approves the mitigation measure.
 - (i) **Emergency Vehicle Lanes Connecting to Roads.** Emergency vehicle lanes connecting to roads shall be provided with curb cuts extending at least 2 feet beyond each edge of the fire lane.
 - (j) **Turnouts and Turnarounds Required.**
 - (i) Driveways. Where the required driveway is greater than 300 feet, it shall be provided with turnouts or turnarounds at locations approved by the approval authority with recommendation from the Fire Authority.
 - (ii) Turnarounds Required. The fire authority may provide a recommendation regarding turnarounds. Dead-end emergency vehicle lanes in excess of 300 feet in length shall be provided with turnouts and turnarounds as approved by the approval authority. The turnaround at the terminus shall have a minimum radius of 50 feet. The approval authority shall be authorized to approve, as an alternative, a "hammerhead" turnaround to provide emergency vehicles with a three-point turnaround.
 - (k) **Load Design.** Emergency vehicle lanes and required driveways shall be designed, constructed, and maintained to accommodate the load of the largest apparatus typically used to respond to that location.
 - (l) **Bridges or Drainage Crossings.** A bridge or drainage crossing on an emergency vehicle lane or required driveway shall be designed to accommodate the load of the largest apparatus typically used to respond to that location. The load limit shall be clearly posted at the approaches to the bridge.
 - (m) **Landscaping Maintained.** Landscaping or other obstructions shall be maintained in a manner that provides unobstructed access for fire department operations.
- (4) **Gates.**
- (a) **Gate Location and Dimensions.** Gates shall be located a minimum of 30 feet from the public right-of-way and shall not open outward. The opening provided through a gate shall be 2 feet wider than the traveled way.
 - (b) **Locks.** Fire department personnel shall have ready access to locking mechanisms on a gate restricting access to a fire line. Proposed changes to access shall be approved by the Fire Authority.