

FIRE DEPARTMENT ACCESS REQUIREMENTS FOR GROUP DWELLING SITES

Submission Requirements

Signed and sealed site plans are required for group dwelling sites where the fire department access (FDA) route is a private roadway (ie on the property and not on a City street). A site plan shall be signed, dated and sealed by a design professional licensed to practice in the province of Saskatchewan. The sealed site plan will be reviewed to ensure the requirements of the National Building Code (NBC) are met.

Any changes to the approved site layout, including the number of buildings or building locations on site, drive aisles and FDA route changes, require an updated signed and sealed site plan to be submitted for review by Development Services and Building Standards (BSD).

* Please note site plans submitted after approval of civic addressing are required to be updated to reflect approved civic addressing. See Addressing Key Plan for Group Dwelling Sites handout.

Site Plan Review Scope

The signed and sealed site plan is reviewed for site layout including building size and locations, fire department access route design, spatial separation requirements and addressing approval.

Drawing Requirements

The signed and sealed site plan shall be prepared to professional drafting standards in accordance with the Building Standards Drawing Requirements handout.

- The site plan shall be scalable and dimensioned in order to measure FDA and building footprint.
- The site plans shall detail the approved civic addressing or the proposed addressing.
- The site plan shall dimension the FDA access route including clear width and turn radius as well as hydrant locations (City and private).

FDA Route Design Requirements

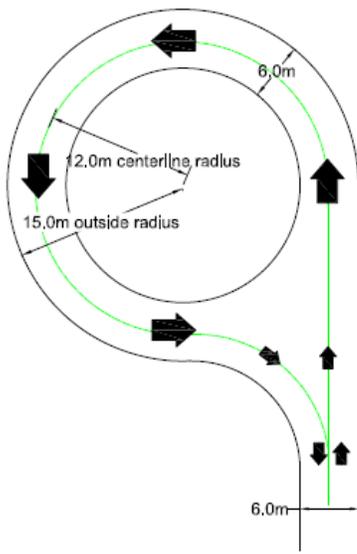
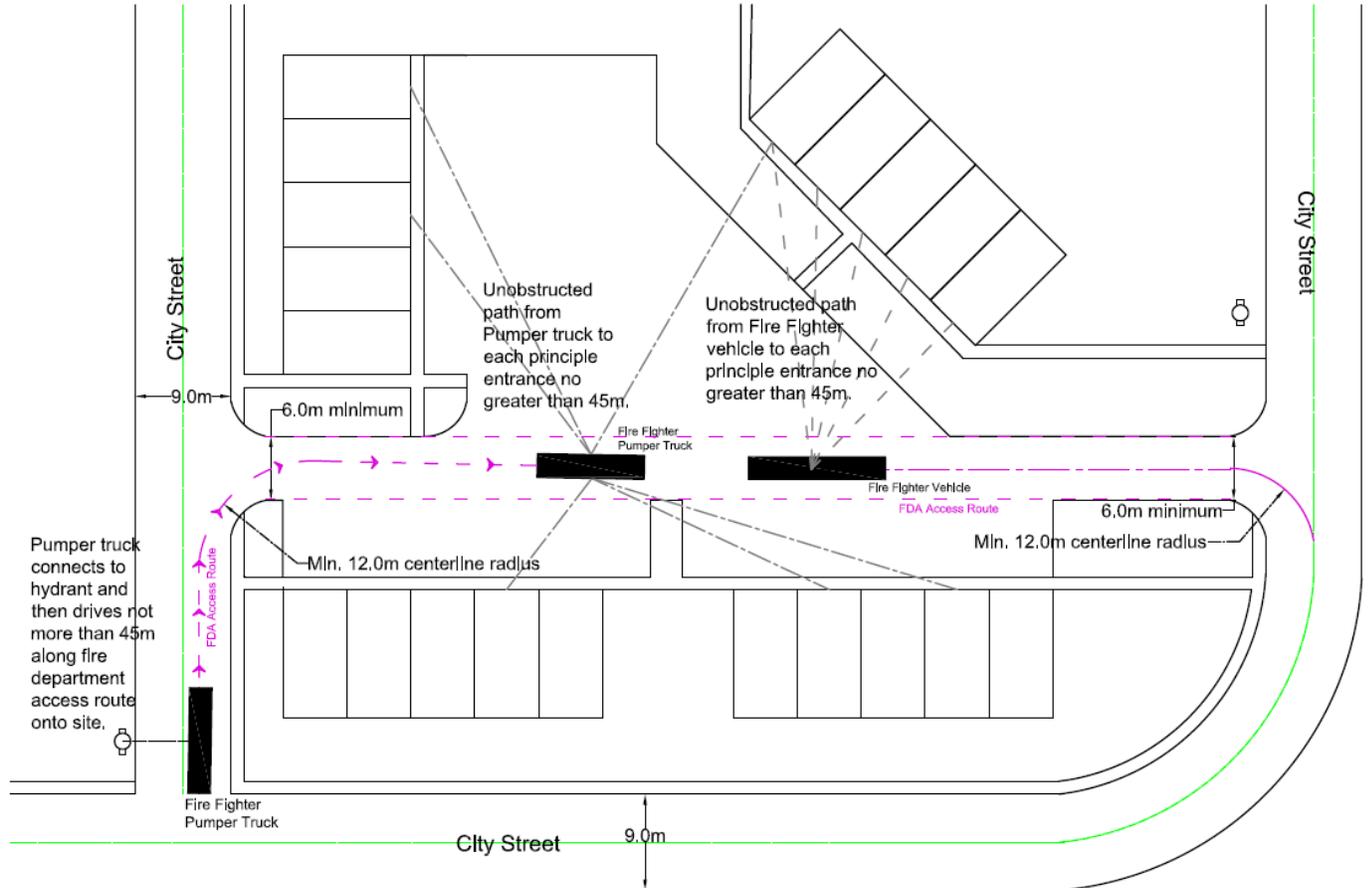
The access route shall be designed to meet the following NBC requirements as outlined in Article 3.2.5.6:

- Clear width not less than 6 metres,
- Centreline turning radius not less than 12 metres,
- Overhead clearance not less than 5 metres,
- Change in gradient not more than 1 in 12.5 over a minimum distance of 15 metres,
- Designed to support expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,
- Turnaround facility for any dead-end portion of the access route more than 90 metres long and
 - Bulbs/circles – the radius shall include the clear 6 metre width and a 12 metre turning radius (15 metre outside turning radius) or
 - Hammer head turns may be approved at the discretion of BSD
- Connected to public thoroughfare
 - Main entrance to the site for FDA shall be off a public street or
 - Access off an alley/lane may be approved at the discretion of BSD.

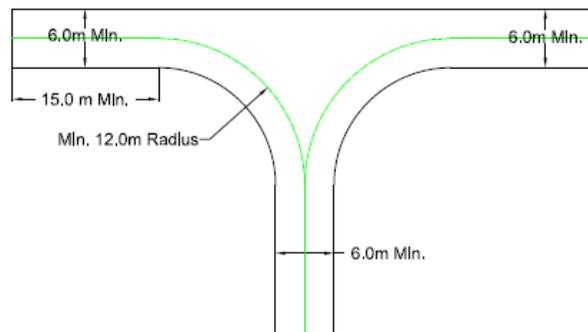
Please note owners are responsible for keeping FDA route clear of snow and debris.

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Sample FDA Routes



FDA Turn-Around Facility



Hammerhead Turn-Around