



Subdivision and Street Development Standard

Standard

2018 International Fire Code,
Appendix D RMC Title 20 & 21

Practice

Proposals, plan reviews and final inspections of subdivisions and streets shall be reviewed for:

- Road width, inside curb to curb measurement
- Minimum 20 foot roads width without hydrants
- Minimum 26 foot road width for fire apparatus access roads
- Less than 26 feet road width – requires No Parking Signage on both sides of the street
- Less than 32 feet road width - requires No Parking signage on one side

- 13 feet 6 inch minimum roadway height clearance

- Roadway turning radius of 27 feet inside curb radius, 44 foot 7 inches outside curb radius and 48 feet 9 inches clear turning radius overhang.

- Road slope not exceeding 12% longitudinal or 2% cross-slope without AHJ approval.

- Turnarounds for dead-end roads in excess of 150 feet – see IFC Section D

- Looped water lines

- Hydrant placement
 - Residential zoned areas shall have a maximum hydrant spacing of 600', with less than 300' to any residence. Any residence that does not have a hydrant within 300' will require to be fire sprinklered.
 - Commercially zoned areas shall have a maximum hydrant spacing of 400'. All commercial buildings require a hydrant within 200' of the building and 100' from an FDC.

- Hydrant Storz fittings on all hydrants
- Street names, no parking, fire lane, emergency egress route and SEVA designation signage must meet city requirements and be installed within 4 calendar days of finished road surfacing and/or before any construction is started.
- Street name signs installed at all intersections
- Secondary Emergency Vehicle Access (SEVA) requirements. See SEVA standard.

Guide

Comments about possible wildland impact requirements to future buildings may be required to be noted in the subdivision plans as determined by the Fire Marshal's Office. Wildland impact requirements, if any, will be noted on the individual dwelling plan review.

