



This guide is intended as a resource for the civil construction plan submittal requirements for one- or two-family subdivision projects. Please refer to the 2021 International Codes as adopted and amended by City of Rockwall for all requirements. In an effort to expedite the Fire Marshal's civil plan review process, please ensure the following list of items are incorporated into the proposed civil construction plans.

General Comments

- 1) Site plan in the civil construction drawing set shall be the site plan approved by City Council.

Fire Access

- 2) Two means of fire apparatus access shall be provided for developments of one or two-family dwellings where the number of dwelling units exceeds 30.
(Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.)
- 3) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- 4) A temporary fire lane, if provided as a second point of fire apparatus access, shall meet the following criteria:
 - a) Clearly identified and marked as Fire Department Emergency Vehicle Access Only.
 - b) Construction and arrangement must be approved by the Fire Marshal.
 - c) Upon completion of the subdivision, a permanent second point of access must be provided.
- 5) Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. (Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: the building is equipped throughout with an approved automatic sprinkler system; or where there are not more than two Group R-3 or Group U occupancies.)
- 6) Dead end fire lanes in excess of 150-feet shall be provided with an approved turnaround. Size, type and location of turnarounds are required to be approved by the Fire Marshal.
- 7) Gated access that cross fire lane and/or access to the exterior building walls shall be reviewed & approved by the Fire Marshal. (See *Access Control Gates Guidelines*)

Fire Hydrants and Water Lines

- 8) Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays.
- 9) Fire hydrants shall be located at every street intersection.
- 10) Fire hydrants shall be located 6 feet behind the edge of the pavement. Unless otherwise specifically approved.
- 11) Fire hydrants are required to have (2) 2-1/2" connections and (1) 4 1/2" steamer connection. (NST)
- 12) See *Fire Hydrant Guidelines* for additional information.

Fire Protection Systems

- 13) Presence of automatic fire sprinkler system shall be indicated on the site plan. (Fire sprinkler protection required for all 1 & 2-family homes exceeding 5,000ft², and all townhomes. Note that this is provided to the applicant as information only)