

Check List
Hartford Planning Commission Fire Protection Policy
For Site Development Plan Approval and Subdivision Approval

Site Development Plan Approval

In reviewing applications for Site Development Plan Approval, the Planning Commission shall require the following standards for fire protection.

1. The width of travel lanes:

Any two-way private street* exceeding 50 feet in length must have a minimum of a 12' travel lane in each direction. Any one-way private street exceeding 50 feet in length must have a minimum of a 16' travel lane. In addition, 20' of vertical area above the one-way street must be kept clear of all obstructions including vegetation. (See exhibit A)

2. Minimum Radius

Any private street exceeding 50 feet in length must be constructed with a minimum radius of 20' at the inside curb. Any public street must be constructed with a minimum radius of 35' at the inside curb. (See Exhibit B)

3. Drive-through capability:

When drive-through capabilities are not feasible, a cul-de-sac with a 50 foot turning radius will be required. Hammerheads may be permitted if topographical constraints prohibit construction of a drive-through or cul-de-sac. (See exhibit C)

4. Fire lanes:

A 35' wide fire lane within 30' of the building is required for two-family and multi-family dwellings and commercial developments. The length of the fire lane must be at least the length of the building. (See exhibit D)

5. Fire protection during construction:

- a. Fire department and emergency vehicle access to all structures under construction shall be provided at all times.
- b. The fire protection water supply system including fire hydrants, shall be installed and in service prior to placing combustible building materials for structure or fabricated building assemblies on the project site or utilizing them in the construction of building a structure.
- c. If phased construction is planned, coordinated installation of fire protection water systems may be permitted.

* Any street providing access to three or more lots.

Subdivision Approval

In reviewing applications for Subdivision Approval, the Planning Commission shall require the following standards for fire protection.

1. The grade of any proposed street:

The grade of any private street* may not exceed 12%; however, the maximum grade within 50 feet of an intersection shall be 4%.

2. The width of travel lanes:

Any two-way private street exceeding 50 feet in length must have a minimum of a 12' travel lane in each direction.

Any one-way private street exceeding 50 feet in length must have a minimum of a 16' travel lane. In addition, 20' of vertical area above the one-way street must be kept clear of all obstructions including vegetation. (See exhibit A)

3. Minimum Radius

Any private street exceeding 50 feet in length must be constructed with a minimum radius of 20' at the inside curb. (See Exhibit B)

4. Drive-through capability:

When drive-through capabilities are not feasible, a cul-de-sac with a 50 foot turning radius will be required. Hammerheads may be permitted if topographical constraints prohibit construction of a drive-through or cul-de-sac. (See exhibit C)

5. Fire hydrants:

Fire hydrants shall not be more than 500' apart for residential and commercial use. In areas where all the buildings are sprinkled, hydrants may be 1,000 feet apart.

Hydrants shall be located within 3' of the curb line on the edge of road. The base of the hydrant shall be at the same grade as the road.

The minimum flow rate shall be 1,000 gallons per minute for non-sprinkled residential developments or structures. For residential structures with sprinklers, the flow rate may be reduced to 500 gallons per minute.

For commercial developments and structures outside of the hydrant district an adequate and reliable water source shall be provided. The quantity of water shall be determined by using the formula in NFPA 1231, Water Supply for Suburban and Rural Fire fighting. The minimum quantity of water shall be 3,600 gallons. For commercial developments or structures outside of the hydrant district that are required to have or are equipped with sprinkler systems, the only water required is that which is necessary for the sprinkler system and all components meeting NFPA 13 standards.

Public water supplies and fire hydrants shall be extended to new residential and commercial developments whenever possible.

6. Sprinkler Systems

If the applicant requests a waiver from any requirement listed above, the structure(s) shall be equipped with built in fire protection sprinklers in accordance with the applicable NFPA standards.

* Any street providing access to three or more lots.