

Anna Fire Department Fire Marshal's Office



Commercial Site Development Guidelines

These guidelines are provided to assist developers of commercial properties in meeting the requirements of the City of Anna Fire Department. The information provided are guidelines only and are not intended to address all requirements.

COMMERCIAL DEVELOPEMENTS

Fire Access and Fire Lane Coverage

- Fire lanes must be installed and identified per requirements prior to vertical construction.
- Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by a fire hose lay (using a serpentine curved measurement; *not a straight line*) from a single, stationary fire apparatus around the exterior of the building or facility. This hose lay distance may be increased to 250 feet if the building is equipped throughout with an approved automatic fire sprinkler system installed per applicable codes including but not limited to NFPA 13, 13R, or 13D.
- All fire lanes shall be concrete and installed in accordance with City of Anna requirements. Roads shall be capable of supporting apparatus weighing up to 90,000 lbs. with a compressive strength of 3,600 psi.
- All exterior walls shall be within 150 feet of a fire lane or street measured to the center of the nearest lane. The distance may be increased to 250 feet if the structure is equipped with a full fire sprinkler system.
- Minimum unobstructed width of 24 feet; Servicing greater than two-story structures a minimum of 26 feet is required.
- A 10-foot path shall be maintained around the structure.
- A 5-foot path shall be maintained between cars or through gates.
- Required Radii
 - Fire Lane Width 24' – Radii 30'
 - Fire Lane Width 30' – Radii 10'
- 14 feet of height clearance shall exist above all fire lanes.
- Two (2) points of access shall be provided for each site plan.
- Temporary fire lanes shall be constructed using all-weather material (typically “Flex Base” meeting TxDOT Item #247 specifications) capable of supporting fire apparatus weighing up to 90,000 lbs. Fire lanes shall be serviceable and continuously maintained.

Fire Hydrants

- A hydrant shall be located within 100 feet of the Fire Department Connection (FDC).
- Fire hydrants shall be painted to city standards.
- Approved fire hydrant manufacturers are “Clow” and “Waterous” (American Flow Control).
- All hydrants shall be installed with permanent (sexless) 5-inch “Storz” quick connect adapters on the outlet.
- Hydrant spacing shall not exceed 300 feet.
- A minimum of 2 hydrants must be present for each site plan.
- All hydrants must be installed 3 feet behind the curb.
- A minimum of 3 feet of clearance must be maintained around all fire hydrants.
- An 8-inch diameter water main is required for up to 2 hydrants.
- An 8-inch diameter looped water main is required for 2 hydrants or more.

Anna Fire Department Fire Marshal's Office



Commercial Site Development Guidelines

Fire Sprinklers

- Sprinklers are required for structures that are 6,000 sq. ft. in size or greater OR have an occupant load of 300 persons or more in the following occupancies: Group A-1, Group A-3, Group A-4
- Sprinklers are required in private clubs that are 5,000 sq. ft. in size or greater OR have an occupant load of 100 persons or more in the following occupancy: Group A-2 (this includes banquet halls, night clubs, restaurants, taverns, and bars)
- Sprinklers are required in all mini warehouses and self-service storage facilities.
- Sprinklers are required in multi-story structures where the highest accessible floor level extends 35 feet or more above the fire lane.
- High-rise structures must also be equipped with a temporary standpipe while under construction.
- Riser rooms shall be separated from the rest of the building and used only for the purposes of fire suppression and/or fire alarm and control systems. The following are examples of prohibited equipment and/or facilities in a riser room: water heaters/boilers, mop sinks, roof access, electrical, and storage. Dimensional requirements for riser rooms are as follows: Rooms serving a single riser must be 20 sq. ft. in size with a minimum 4' wide dimension; rooms serving multiple risers may require additional square footage. All riser rooms shall be directly accessible from the exterior of the structure and the door shall be equipped with signage in accordance with the written policy statements of the Fire Department.
- Exterior vaults containing double-check valves and/or backflow prevention assemblies for underground fire water lines are not permitted. Double-check valves shall be installed in the riser room, the main sprinkler control valve room, or as directed by the fire marshal.
- All Fire Departments Connections (FDC's) must be installed remotely and outside of a structure's collapse zone.
- Fire Department Connections must be located within 50 feet of fire lanes and within 100 feet of fire hydrants. *Knox* Company FDC locking caps are required on each FDC.

Underground Storage Tanks

- UST's shall not be installed beneath the fire lane.
- A separate permit is required through the Fire Marshal's Office.

Above Ground Storage Tanks

- AST's are allowed in Light Industrial Districts only.
- The maximum amount of storage shall be 30,000 gallons per site.
- Distance to property lines, buildings, public ways
- AST's shall not be installed in the fire lane.
- Variances must be approved by the Fire Marshal in other than Light Industrial Zoning.
- A separate permit is required through the Fire Marshal's Office.

Anna Fire Department Fire Marshal's Office



Commercial Site Development Guidelines

Gates, Fences, and Access Control

- Fire department access points are required where gates cross fire lanes or where approved access control systems are present.
- Gates across fire lanes must provide full fire lane width and meet all access requirements.
- Gates through fences must be located to maintain 150 feet of fire lane coverage and be a minimum of 5 feet wide.
- The City of Anna utilizes the *Knox* Company emergency access and entry system.
- A separate permit is required through the Fire Marshal's Office.