

AERIAL FIRE ACCESS

Proximity Requirement



SALT LAKE CITY
PLANNING

WHAT IS THE ISSUE?

The International Fire Code includes an aerial access requirement that applies to buildings over thirty feet in height. The aerial access requirement includes a provision titled “proximity to building” that **requires an aerial access road to be located no closer than fifteen feet from a building and no further than thirty feet from a building**. This is typically measured from the curb to the street facing building wall.

The proximity to building requirement conflicts with the wide park strips found throughout the city, particularly in the downtown and east downtown area. **Often, the building is more than 30 feet from the street so the street cannot be used for aerial access, even though it is the typical location for fire response.**

WHAT ARE THE IMPACTS?

In order to use the street for aerial access requirements in the fire code, the following impacts are created:

- * **The curb line is relocated so that it is closer to the building, which essentially results in widening the street.**
- * **On-Street parking is removed to provide space for the fire truck in front of the building.**
- * **Increases the cost of development. For housing developments, this adds to the cost of each housing unit in a proposed development.**
- * **The widened street increases the cost to maintain the street because there is more asphalt.**
- * **Street trees and landscaped areas are reduced to make way for a relocated curb and often times a solid surface for the stabilizing arms of the truck to deploy.**

WHAT IS THE PROPOSED SOLUTION?

The proposed solution would **increase the maximum distance that the aerial fire access road can be from the building from thirty feet to fifty feet** if the building contains one of the following improvements intended to help increase fire safety:

1. **The structure is a Type I or Type II building type as defined in the International Building Code;**
2. **Stairwells and common corridors have a 2 hour fire rating;**
3. **The structure has a compartmentalized design. This includes 2 hour fire walls that extend from the ground to the roof, automatic smoke doors, and areas of safe refuge;**
4. **The structure provides enhanced smoke detection in addition to fire sprinkler systems. This includes smoke detection systems in all corridors and common spaces that are connected to the fire alarm panel;**
5. **The aerial fire apparatus road(s) are positioned parallel to one entire long axis side of the building, or**
6. **For projects that have a gross building area in excess of 124,000 square feet, there are aerial access roads positioned parallel to two entire sides of the building.**

WHAT IS THE FIRE DEPARTMENTS POSITION ON THIS PROPOSAL?

The proposal was written by the Fire Prevention Bureau and was intended to help them make decisions and improve the approval process while not jeopardizing public safety.

QUESTIONS & COMMENTS

For additional information, questions and comments please contact:
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TIMELINE

PUBLIC INPUT

NOV - DEC 2019



PLANNING COMMISSION

JANUARY 2020

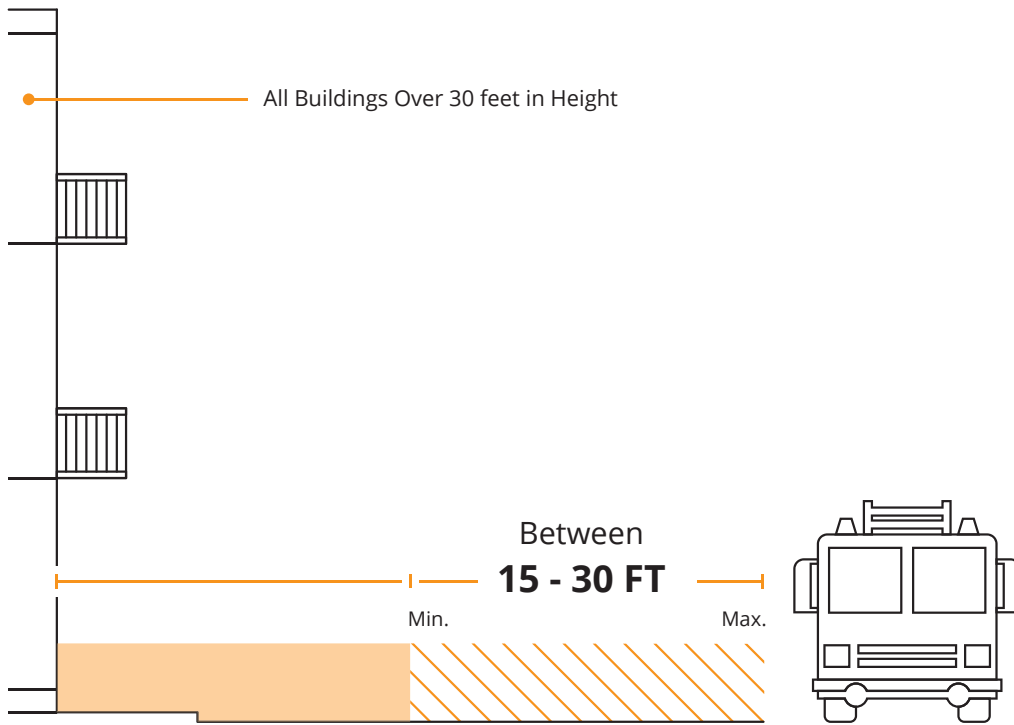


CITY COUNCIL

TBD



CURRENT CODE



PROPOSED CODE

