

City of Ypsilanti Fire Department

General Requirements for Site Plan Review

References: IFC Chap. 5 and NFPA 1 Chap. 18.

Water Supply:

- Water main sizes shall be at minimum 6 inches.

Fire Hydrants:

- Spacing: Rule of thumb is 300 feet for industrial and compact mercantile areas and 600 ft. for residential.
- Fire hydrants shall be clear from any obstruction by at least 3 ft.
- Fire flow requirement: When applicable, documentation including flow test and pressure data shall be provided prior final approval.
- Standpipe and FDC locations: Siamese with two 2.5-inch female connections or an angled 4inch Storz threadless connection. Location within 100 feet of closest hydrant. The distance shall be permitted to exceed 100 feet (30 480 mm) where approved by the fire code official.

Fire Department Access:

- Distance between at least one exterior door that can be opened from the outside and one fire department access road shall be less than 50 feet or 150ft if protected.
- All the 1st floor exterior walls of the structure shall be no more than 150ft from FD access road or 450 ft. if protected.
- Fire department access roads shall have an unobstructed width of not less than 20 ft.
- Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in.
- Fire department access road including bridges designed to support fire department vehicle load 77,200lbs
- Turning radius for ladder truck: Inside: no less than 28 ft. Outside: no less than 48 ft.
- Turning radius for fire engine: Inside: no less than 21 ft. Outside: no less than 30 ft.
- No dead end over 150Ft long.
- Grade no to exceed 1 ft. per 20 ft.
- A marked fire apparatus access road shall also be known as a fire lane.
- Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
 - minimum unobstructed width of 26 feet
 - At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

Last update July 5, 2018