



Travis County ESD No. 12

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ACCESS AND WATER REQUIREMENTS DURING CONSTRUCTION

Access and water supply during construction shall comply with Chapter 33 of the International Fire Code and the requirements listed in this guideline and, where applicable, other applicable guidelines of Travis County ESD No. 12. Construction activities at job sites not complying with these requirements may be suspended at the discretion of the Travis County ESD No. 12 fire inspector until a reasonable level of compliance is achieved.

At no time shall construction projects impair or obstruct existing fire access roadways or access to and operation of existing fire hydrants serving other structures. Should existing roadways or hydrants need to be moved or otherwise altered during the course of construction, the developer shall provide alternative access routes and other mitigation features to ensure adequate fire and life-safety protection. Such alternatives and features shall be submitted to Travis County ESD No. 12 for review and approval prior to alteration of existing conditions.

LUMBER DROP INSPECTION (COMPLETED BEFORE BRINGING COMBUSTIBLES ON SITE)

A lumber drop inspection shall be scheduled with a Travis County ESD No. 12 inspector to verify that access roadways and operable hydrants have been provided for buildings under construction.

- 1) For buildings of Type IV and V construction (and non-combustible structures that may have a portion of the exterior walls, façade, or other building elements comprised of wood or other combustible material), a lumber drop inspection shall occur prior to bringing combustible building materials on site and going vertical with construction.
- 2) For other construction types (Type I, II, III) with exterior walls built of noncombustible materials, an inspection shall occur prior to commencing interior construction involving combustible materials (e.g., wooden mezzanines or partition walls, carpet, cabinetry or other woodwork, furniture, etc.). In concrete tilt-up and masonry buildings, wooden panelized roofing systems are exempt from this requirement.
- 3) An inspection shall occur prior to construction reaching 40 feet in height for buildings of any construction type that will have four or more floors when complete.
- 4) The street address of the site shall be prominently posted at each entrance. For projects on streets that do not have a name or street signs posted yet, the sign shall include the project name and tract/lot number.
- 5) Gates through construction fencing shall be equipped with a Knox padlock or Fire Department approved lock.
- 6) When required by the Travis County ESD No. 12 inspector, fire lanes shall be posted with "Fire Lane— Tow Away Zone" signs or no parking areas shall be otherwise identified to maintain them free of obstructions during construction.
- 7) Provisions shall be made to ensure that hydrants are not blocked by vehicles or obstructed by construction material or debris. A three-foot clear space shall be provided around the perimeter of the hydrant and no parking or similar obstructions shall be allowed along the adjacent road within 15 feet of the hydrant. Inoperable hydrants shall be bagged.

TEMPORARY FIRE ACCESS ROADS

Temporary access roads (construction roads that do not match the final location and configuration of permanent roads as approved on a site plan) and temporary hydrants may be permitted for single family residential model construction or a single detached custom home less than 5500 square feet in area with the conditions listed below. They may be allowed on a case-by-case basis for other structures with additional requirements, as determined by Travis County ESD No. 12.

1) Plans for temporary access shall be submitted to Travis County ESD No. 12 and the City of Manor (where applicable) for review and approval. Plans shall be drawn to scale and show permanent (existing) roadways, proposed temporary roadway locations, location of models, space dedicated to storage of construction materials, location of lumber storage, and parking for work crews and construction vehicles. The plan shall clearly state that they have been submitted for review and approval of temporary fire department access and hydrants.

2) The plan shall be stamped and signed by a licensed civil engineer stating that the temporary access road can support 75,000 pounds of vehicle weight in all-weather conditions. The road base material shall be over soil compacted to at least 90% and be mixed or topped with a suitable binding material to provide all-weather characteristics; road base alone does not satisfy this requirement.

3) Provide a parking plan for the construction site detailing how the "Fire Lane Tow Away Zone" parking regulations will be enforced. Include a clause in the letter stating that "The job-site superintendent is responsible for informing the work crews of parking requirements and that the entire job-site is subject to shut down by the Travis County ESD No. 12 inspector if parking is in violation of fire lane posting." The letter shall be written on company letterhead and scanned onto the plan that is submitted to Travis County ESD No. 12.

4) Aboveground invasion lines are acceptable for water supply.

- Provide drawings detailing how the line will be secured in place (e.g. size, depth, and interval rebar tie-downs) and protected from vehicular damage (e.g., K-rails or bollards).
- An invasion line may be run underground if the depth of bury can support the weight of a fire apparatus.
- The temporary water line must provide the required fire flow. Calculations from a current fire flow test will be required with the submittal.
- The pipe shall be listed for fire service use.
- Fire hydrants shall consist of a minimum 6" barrel with one 2-1/2" outlet and a 4.5" outlet in accordance with the City of Manor hydrant specification (MS5117-A). This hydrant specification shall be noted on the plan.

5) All other access and water requirements shall apply (e.g., width, approach clearance, premises identification, locks, gates, barriers, etc.).

6) The approved plan for temporary access and water supply shall be available at the construction site prior to bringing combustible building materials on-site.

7) An inspection by Travis County ESD No. 12 personnel is required to verify compliance with the approved plan prior to bringing combustible materials on-site.

PHASED ACCESS

Phased access/incremental installation of permanent access roadways as shown on a site plan may be permissible for commercial and residential developments. If phased installation is anticipated, the developer, site superintendent or designee shall request a pre-construction meeting. **Phased access will not be authorized without a pre-construction meeting.** The developer, site superintendent or designee shall provide the following, depending on the complexity of the installation, size of the project, and other project-specific factors:

1) Plans for phased access shall be submitted to Travis County ESD No. 12 and the City of Manor (where applicable) for review and approval. The phasing plan may either be submitted as part of the original site plan submittal or as a revision to an approved site plan. The plan shall be drawn to scale and demonstrate that all access and water requirements are met during all phases of construction and that approval of one phase does not compromise or complicate completion of the subsequent phases. For each phase of construction, the plan shall show:

- the extent of building construction
- location of operable hydrants and fire access for affected existing buildings

- location of operable hydrants serving all buildings under construction
 - the location of construction fencing, barriers, and vehicle access gates
 - the location of all temporary or permanent “Fire Lane—No Parking” signs
 - equipment/material staging locations and
 - worker parking areas (see item 4 below)
- 2) Phasing plans shall be stamped and signed by a licensed civil engineer stating that the access road can support 75,000 pounds of vehicle weight in all-weather conditions. The road base material shall be over soil compacted to at least 90% and be mixed or topped with a suitable binding material to provide all-weather characteristics; road base alone does not satisfy this requirement. The final road section, less the final lift of asphalt topping, may be acceptable if certified by the engineer.
 - 3) The phasing plan shall identify any anticipated areas where fire department access roadways may be temporarily inaccessible due to trenching, slurry coating, striping, or other construction activities after they have been installed and inspected. The plan shall indicate the anticipated period of impairment and include provisions for providing plating over trenches and alternative access routes, notification to the fire department, and/or other forms of mitigation when such roadways are impaired.
 - 4) Provide a parking plan for the construction site detailing how the fire lane no parking regulations will be enforced. Include a clause stating that “the job-site superintendent is responsible for informing the work crews of parking requirements and that the entire job-site is subject to be shut down by the OFD inspector, if parking is in violation of fire lane posting.”
 - 5) The approved phasing plan shall be available at the construction site prior to bringing combustible building materials on-site. A lumber drop inspection by a Travis County ESD No. 12 inspector will be required prior to the commencement of each phase; additional inspection fees will be due for each phase.
 - 6) All other access and water requirements shall apply (e.g., width, approach clearance, premises identification, locks, gates, barriers, etc.).