



## Travis County ESD No. 12

11200 Gregg Lane  
Manor, Texas 78653  
(512) 272-4502  
FirePrevention@tcesd12.com



### SUBDIVISION SUBMITTAL REQUIREMENTS

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TCESD No. 12 is governed by the 2015 International Fire Code as amended and adopted, including Appendices B, C and D. The submittal shall conform to that, and the most current editions of any other applicable codes and standards. The use of newer editions of code references is acceptable as long as the design meets or exceeds the requirements of the current adopted editions.

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**THE INFORMATION IN THIS DOCUMENT IS NOT ALL INCLUSIVE OF POSSIBLE ITEMS REQUIRED PER CODE. IT IS THE RESPONSIBILITY OF THE DESIGNER AND SUBMITTING CONTRACTOR TO INCLUDE ALL THE PERTINENT INFORMATION NOT MENTIONED IN THIS DOCUMENT.**

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- The subdivision plan shall be approved by TCESD No. 12 prior to the installation of any subdivision related project components.
- The approved subdivision plan shall be on site at all times for TCESD No. 12 inspections. The TCESD No. 12 inspector will not perform any part of the subdivision inspection without the TCESD No. 12 approved subdivision plan.
- The cover page shall include:
  - Name of the project
  - Address of the project
  - Vicinity map
  - North arrow
  - Project description
  - Travis County ESD No. 12 Reviewer Signature Block
  - Signature line for the Travis County ESD No. 12 Fire Marshal
  - Name, professional seal, and license(s) of registered professional engineer
  - Contact information for property owner
  - All applicable codes referenced and applied for the project
  - Sheet index corresponding to all pages of the submittal
  - Revision table

Additional sheets of the plan submittal shall include the following information:

- The TCESD No. 12 Fire Department Notes shall be on the plan.
- Where applicable, a TNR and/or TDLR number shall be provided on the permit application.
- The subdivision plan shall note if any part of the project is in a FEMA Flood Plain. If yes, FEMA Flood Plain information shall be provided. A graphic map of current FEMA Flood Plain requirements as they apply to the project may be required.
- All fire hydrants that are approved and installed as a part of the proposed project shall be part of a fire protection system.
- All relevant topography shall be included on the plan. This includes, but not limited to, dry creeks, wet creeks, detention ponds, lakes, stock tanks, etc.
- All bridges and water crossing shall be shown.
- If the **TOTAL** number of units in the subdivision (not per phase) exceeds 30 dwelling units, two separate and approved fire access roads shall be provided.

- The fire lane shall be constructed to support the imposed load of a fire apparatus weighing 75,000 pounds.
- The fire lane shall provide fire department access to all parts of combustible structures within 150 feet of the fire lane.
- Where a fire hydrant is located on a fire apparatus access road, the minimum fire access road width shall be 26 feet, exclusive of shoulders. If no fire hydrant is provided, the minimum fire access road width shall be 25 feet.
- Fire lane width measured from top face of curb to top face of curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g. rolled, ramped).
- The developer is responsible to verify that all approved public works, street improvement and precise grading plans conform to the minimum street width requirements set forth by the fire code and adopted by TCESD No. 12.
- A minimum vertical clearance of 13'6" shall be provided for all fire lanes.
- The inside turning radius of a fire lane shall be a minimum of 25 feet. The outside radius shall be 50 feet.
- Dead-end fire access roads in excess of 150 feet shall be provided with approved turnaround per 2015 IFC Appendix D, Table D103.4.
- Diameter of cul-de-sac shall be 100 feet minimum per City of Manor specifications.
- Access gates shall be approved prior to installation. Knox Box and Knox Gate & Key Switch locations shall be shown.
- All gates in construction fencing shall be equipped with a Knox or breakaway padlock
- Fire lanes shall be marked with FIRE LANE - TOW AWAY ZONE. The curbs shall be painted red and the lettering shall be 4" in height and painted white. The stencil shall be placed at intervals of 35 feet.
- The minimum required fire flow shall meet or exceed the requirements of Appendix B of the 2015 International Fire Code.
- TCESD No. 12 may request a to witness a fire flow if project conditions warrant further verification of water availability.
- Fire hydrants shall meet the minimum standard of the City of Manor and TCESD No. 12. (M511S-17A)
- The 4.5" fire hydrant outlet must face the fire lane.
- The hydrants shall be installed with the center of the 4.5" opening at least 18" above finished grade.
- All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location.
- Hydrants shall be placed at no more than 500 feet apart, unless otherwise approved by TCESD No. 12 Fire Marshal. (2015 IFC, Table C102.1)
- Hydrants shall not be located behind parking stalls or in other locations where they are likely to be blocked by vehicles or other objects. Whenever possible, hydrants shall be placed in landscape islands/peninsulas, street and drive aisle intersections in preference to mid-block locations.
- Hydrants must be located within three to six feet of the edge of a fire access roadway.
- Hydrants shall not be located in areas where they will be visually or operationally obstructed (behind fences or walls, in bushes, behind parking spaces, etc).
- A minimum 3-foot clearance shall be provided around the circumference of the hydrant.
- Any fire hydrants that have not passed an acceptance test in the presence of a TCESD No. 12 inspector or temporarily inoperative should be wrapped with a black bag.

- Phased installation of fire access roads shall require an access phasing plan approved by TCESD No. 12.
- Submit the signed TCESD No. 12 Subdivision Submittal Checklist and PDF copy of the plan with your submittal.