

## **St. Albans Town Fire Department Development Standards Policy**

### **PURPOSE:**

The purpose of this policy is to provide equalized fire safety development standards for all development requiring Site Plan Approval by the Development Review Board unless otherwise specified by the St. Albans Town Fire Chief. This policy is a guiding document and shall by no means be construed to disallow any specialized standards required by the St. Albans Town Fire Department on a case by case basis.

### **CUL-DE-SAC:**

Any development requiring Site Plan Approval by the Development Review Board with a 60' wide ROW to access 6 or more units shall utilize the attached cul-de-sac standards if only one ingress and egress point is being proposed.

### **HAMMERHEAD DRIVES:**

Driveways of 300 feet or more within a proposed development which are subject to review by the DRB shall utilize the attached hammerhead design for ease of exiting the driveway by fire suppression equipment, or

Roads/Streets serving less than six units may utilize the attached hammerhead design in place of a cul-de-sac.

### **KNOX EQUIPMENT:**

#### **A. KNOX BOX:**

- 1) All new commercial buildings or multi-family residential buildings with shared access points, and those commercial and/or multi-family residential projects requiring Board approved amendments to previously approved plans shall be required to install at their own expense at least one Knox box.
- 2) All residential buildings with fire protection alarms automatically dialed into a call center should have a residential Knox box installed.

#### **B. KNOX OUTSIDE LOCKING SPRINKLER CAP:**

All buildings utilizing an automatic sprinkler device shall have a Knox outside locking sprinkler cap installed on all outside connections to prevent tampering which can reduce/restrict the flow of water, damage systems and impede the suppression of fire.

**C. KNOX PADLOCKS:**

Where an entrance is proposed to be or is gated, a Knox padlock shall be installed as a link to allow both the owner and the Fire Department access to the gated area.

**All Knox equipment orders must be signed by the St. Albans Town Fire Chief or other Authorized St. Albans Town Fire Official. Please contact the St. Albans Town Fire Department for approval and order forms.**

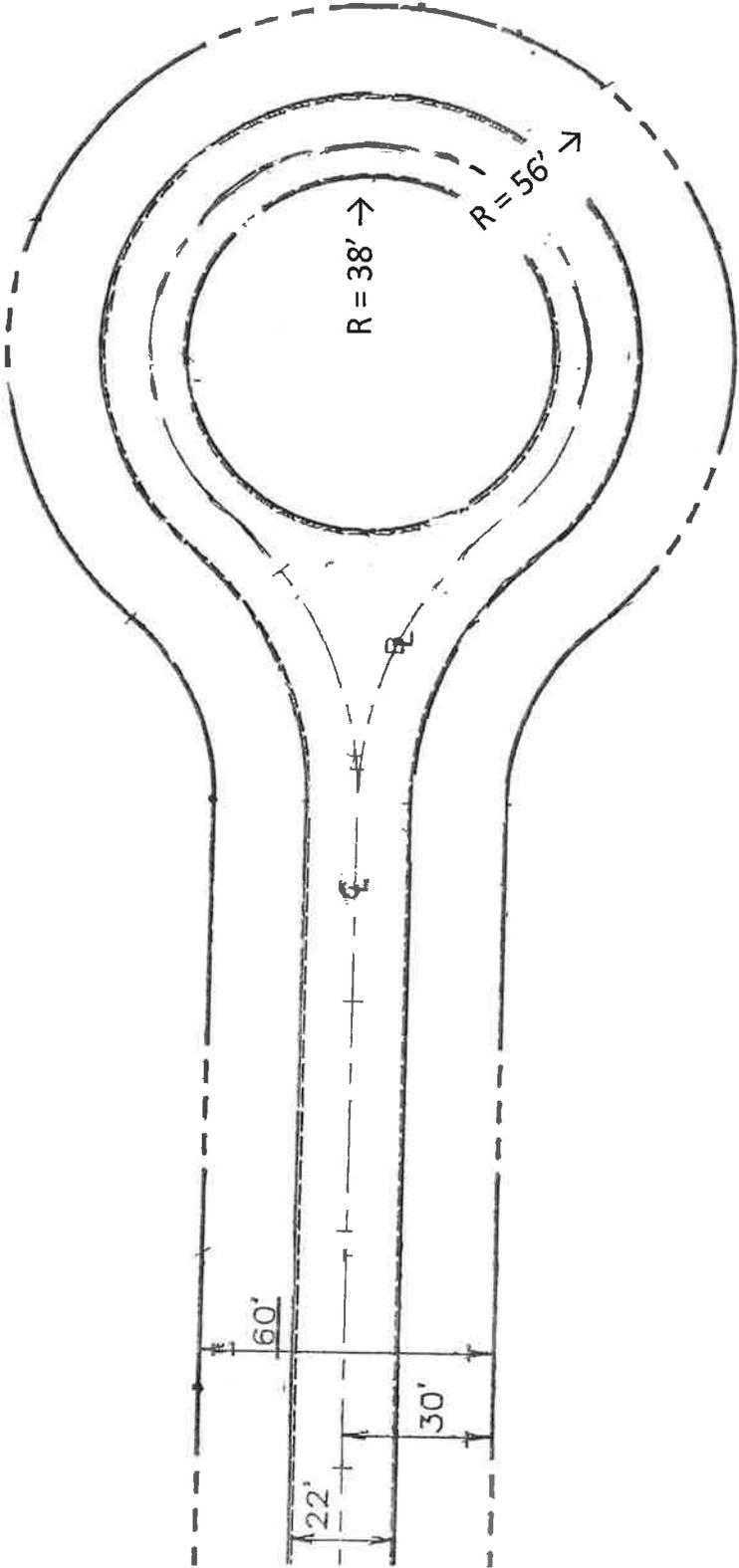
**FIRE LANES/BUILDING CIRCUMFERENCES:**

- A. Commercial fire lanes shall be at least a 16 foot wide paved area providing access to all sides of the buildings and shall be maintained year round.
- B. Residential fire lanes shall be at least a 16 wide paved/grassed area providing access to at least three sides of the structures(s) with the ability to access the fourth side with an aerial device.

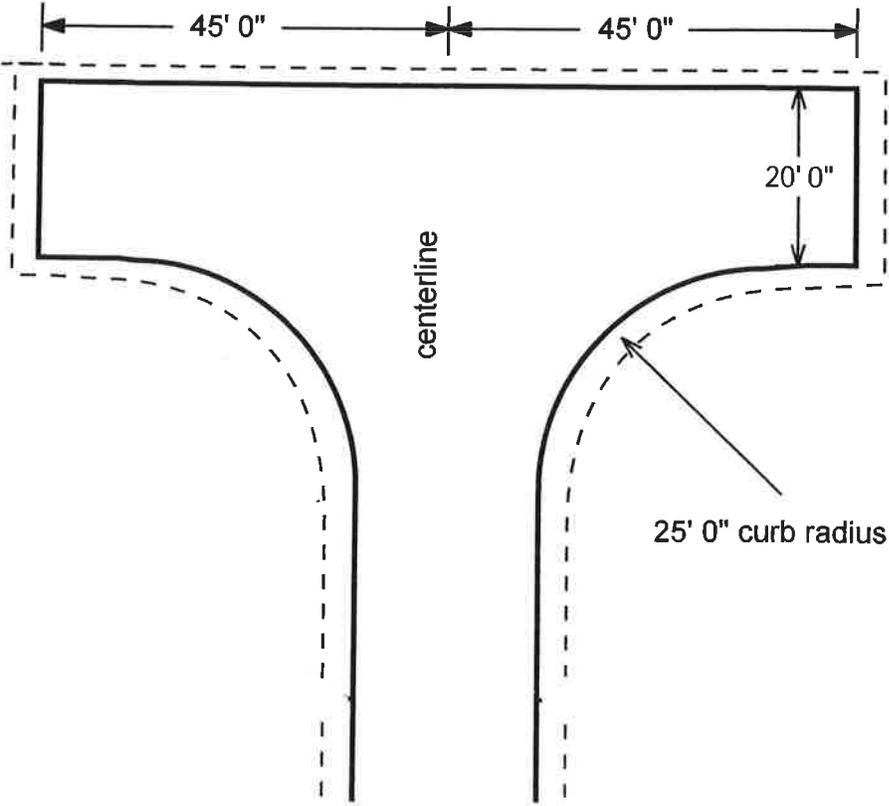
Grassed fire lanes are to be designed and constructed to withstand Fire Department apparatus weight and shall be maintained year round. All grassed fire lane construction shall be certified to by a registered engineer as to ability to withstand the weight of any Town apparatus during any season of the year.

- C. Both commercial and residential fire lanes shall be constructed to ensure fire department apparatus access to three sides of a structure with the ability to access the fourth with an Ariel device.

**CUL-DE-SAC TURNAROUND FOR STREETS SERVICING 6 OR MORE UNITS**



**HAMMERHEAD TURNAROUND FOR STREETS SERVICING LESS THAN 6 UNITS**



**HAMMERHEAD TURNAROUND FOR DRIVEWAYS 300' OR MORE**

