



Residential Plan Review Emergency Vehicle Access and Water Supply Permit Information Packet

1. Definitions

- a. **AHJ** – Authority Having Jurisdiction. The Fire Chief or Fire Marshal of a given Fire District or Fire Department. May also be considered to include designees of these officials(s). For Middleton Rural Fire District, the AHJ is the Fire Chief or his designee.
- b. **Fire Code Official** – The Fire Chief, Fire Marshal, or Fire Inspector of a given Fire District or Fire Department.
- c. **Fire Department/Fire District** – That department or district within which boundaries the project lies. If there is no such department or district, the local police agency and/or the State Fire Marshal’s office are responsible.
- d. **Building** – Any structure greater than 400 square feet in area, having a roof and at least two (2) enclosing walls.
- e. **Dwelling Unit** – Any building or portion thereof which is used or intended for people to live in.
- f. **Exposure/Exposure Hazard** – Any building (over 400 sq. ft.) which is within twenty (20) feet of another building.
- g. **Floor Area** – Usable area, finished or unfinished, inside the building, including basements, upper stories, sleeping lofts and attached garages. When calculating square footage, all areas **covered by a roof** are considered.

2. Intent and Authority

- a. The Middleton Rural Fire District’s (MRFD) Fire Chief is the Authority Having Jurisdiction (AHJ). He or she is authorized to make and enforce such rules and regulations for the prevention and control of fires and fire hazards as may be necessary to carry out the intent of 2012 International Fire Code. [IFC 103, 104]
- b. This document is intended to assure that emergency vehicle access and fire suppression water supply are sufficient to allow the fire department and other emergency services to provide a reasonable degree of protection from hazards to life and property in rural areas of the Fire District. [IFC 101.2, 101.3 (referenced in part)]

- c. It is intended that this policy shall apply to all **residential property** in the portions of Canyon County and Gem County which fall inside the boundaries of the Middleton Rural Fire District. This includes residential projects within the City of Middleton where the square footage will be greater than or equal to 3,600 sq. ft. Commercial projects must each be evaluated by the AHJ or designee.
- d. The 2012 International Fire Code (IFC) and National Fire Protection Association (NFPA) Standard #1231 are the references for this document. Other code references referred to by the above references are also included.
- e. Failure to comply with any of the applicable provisions of this document is a violation of the 2012 International Fire Code. [IFC 109.3] All such violations are each punishable as misdemeanors. [IFC 109.3] ***Building Permits, Conditional Use Permits and Certificates of Occupancy will not be issued until violations are corrected.***

3. **Issuance of Permits**

- a. Prior to the County or City of Middleton issuing a **Building Permit** or **Conditional Use Permit**, the applicant shall submit plans to the **Fire Department** showing how the **apparatus access, turnarounds, and fire suppression water supply** will be provided. These plans shall be drawn to scale and shall include building size in sq. ft. (finished and unfinished space), public road building is addressed from, driveway or road building is accessed from (including all dimensions), turnarounds for roads in excess of 150' from centerline of nearest public road, distance to centerline of nearest publicly-maintained road, and distance to all other buildings within 100'.
- b. No **Building Permit** or **Conditional Use Permit** for a residential project in unincorporated areas within Middleton Rural Fire District shall be issued without **written** Fire Department approval.
- c. No **Building Permit** or **Conditional Use Permit** for a residential project 3600 sq. ft. or more in the City of Middleton shall be issued without **written** Fire Department approval.
- d. No **Certificate of Occupancy** shall be issued until any and all required easements, maintenance agreements, dedications, user's association bylaws, etc., have been **recorded** and designated as "**permanent**."
- e. No **Certificate of Occupancy** shall be issued until the Fire Department has **inspected** and **approved** the **completed apparatus access, turnaround and fire suppression water supply**. It shall be the responsibility of the applicant to request **Fire Department** inspection in a timely manner.

4. Requirements

- a. **Buildings and Facilities.** **Approved** fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an **approved** route around the exterior of the building or facility. Driveways shall be provided and maintained in accordance with Sections 503.7 through 503.11 of the International Fire Code (IFC). [IFC 503.1.1]
- b. **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. [IFC 503.2.1]
- c. **Bridges and Elevated Surfaces.** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with nationally recognized standards. The bridge shall be designed **and certified** for a live load to carry 70,000 pounds on three (3) axles, and shall have a width of not less than twenty (20) feet wide. Engineer's certifications for bridge load capacity must be provided to the Fire Code Official. Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Code Official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the Fire Code Official. [IFC 503.2.6 (portions of)]
- d. **Driveways.** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a **minimum** unobstructed width of 12 feet and a minimum unobstructed height of 13 feet six inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
 1. **Limits.** A driveway shall not serve in excess of five single-family dwellings.
 2. **Turnarounds.** Driveway turnarounds shall have an inside turning radius of not less than 30 feet and an outside turning radius of not less than 45 feet. Driveways that connect with an access road or roads at more than one point may be considered as having a turnaround, if all changes of direction meet the radius requirement for driveways turnarounds. (see attached example)

3. **Turnouts.** Where the line-of-sight along a driveway is obstructed by a man-made or natural feature, turnouts shall be located as required by the Fire Code Official to provide for the safe passage of vehicles. Driveway turnouts shall be of an all-weather road surface at least 10 feet wide and 30 feet long.
 4. **Bridge load limits.** Vehicle load limits shall be posted at both entrances to bridges shall be the fire code official.
 5. **Address markers.** All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter. The address shall be visible and legible from the road on which the road on which the address is located. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction. Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.
 6. **Grade.** The gradient for driveways shall not exceed 10 percent, unless approved by the Fire Code Official.
 7. **Security gates.** Where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operation shall be maintained operational at all times.
 8. **Surface.** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all-weather driving capabilities.
[IFC 503]
- e. **Fire Suppression Water Supply.** An **approved** water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. [IFC 507.1]
- Type of water supply.** A water supply shall consist of water delivered by fire apparatus, reservoirs, pressure tanks, elevated tanks, water mains or other sources approved by the Fire Code Official capable of providing the required fire flow.
- Exception:** The water supply required by this code shall only apply to structures served by a municipal fire department or a fire protection district, and within 10 miles of a responding fire station. [IFC 507.2]
- f. **Premises Identification.** Buildings shall be clearly marked with the address number on the side facing the street from which the building is addressed. Numbers shall be a minimum of 4" in height and be of a contrasting color. Such

markings shall be maintained in a manner that they are easily visible from the street.

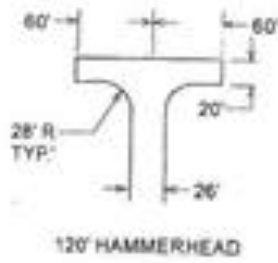
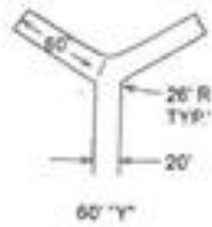
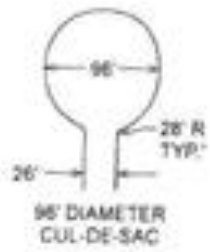
Buildings situated more than 150 feet from the centerline of the street from which the building is addressed shall also have an address marker at the entrance to the driveway/lane/access road. Such marker shall be of a dark material with reflective, light colored, contrasting numbers a minimum of 4" in height. Address marker shall be situated not less than 36" above grade, nor more than 72" above grade.

- g. **Other.** While it is not always possible, Middleton Rural Fire District (MRFD) shall strive to fulfill all permit and inspection related requests within three (3) business days of the request.

Middleton Rural Fire District's business hours are Monday through Friday from 9:00 a.m. to 5:00 p.m. Appointments are highly recommended.

The business office is located at 302 E Main Street, Middleton, ID, 83644.
Phone: (208) 585-6650 Fax: (208) 585-6340.

Example turnaround designs





Fee Schedule – Residential Construction

Plat/Plan Review

Preliminary Subdivision Plan Review	\$160 + \$1.00/lot
Final Subdivision Plan Review	\$50/hr, 1hr min
Manufactured Home Park Plan Review	\$160 + \$1.00/lot
Planned Unit Development w/ Subdivision	\$250 + \$1.00/lot
Planned Unit Development w/o Subdivision	\$250 + \$1.00/lot
SUP/CUP (any size)	\$50/hr, 1hr min
Zoning Change (any size)	\$50/hr, 1hr min
Annexation (any size)	\$50/hr, 1hr min
Administrative Split	\$50/hr, 1hr min
Residential Single Unit Plan Review	\$50/hr, 1hr min

Inspections/Consultations

Residential Fire Sprinkler Review & Inspections	\$200.00
Residential Final Inspection	\$50/hr, 1hr min
Re-Inspections	\$50/hr, 1hr min