



Forsyth County Fire Department

3520 Settingdown Road | Cumming, Georgia 30028 | 678-455-8072 | forsythco.com



ROAD CONSTRUCTION & SITE DEVELOPMENT PLAN REVIEW COMMENTS

Reviewed by: _____
Project Name: _____
Submittal Number: _____

Reviewer Contact: _____
Project Number: _____
Date of Review: _____

The following checklist items are typical for most RC and SD plans. This is not an all-inclusive list; additional comments may apply. The project must adhere to all applicable Fire, Building, Life Safety and Accessibility Codes.

Plan Requirements:

1. Identify the address on the cover sheet of the plans. Section 38-42(a)(3), Ordinance 79.
2. Plans shall be stamped by the appropriate design professional. Section 38-42(a)(4), Ordinance 79.
3. Plans shall be drawn to scale; indicate scale on plans. Section 38-42(a)(2), Ordinance 79.
4. Developments of one- or two-family dwellings, where the number of dwelling units exceeds 120, shall be provided with two separate and approved fire apparatus access roads. Appendix D107.1, 2024 International Fire Code as modified by the State Minimum Fire Safety Standards, 120-3-3
5. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. 503.1.1, 2024 International Fire Code.
6. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. 503.2.5 and D103.4, 2024 International Fire Code.
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, except for approved security gates, and an unobstructed vertical clearance of not less than 13 feet 6 inches. 503.2.1, 2024 International Fire Code.
8. Fire Apparatus access roads shall be designed to support the imposed loads of fire apparatus (80,000 pounds) and surfaced to provide all-weather driving capabilities. 503.2.3, 2024 International Fire Code.
9. Security gates installed over fire department access roadways shall be a minimum of 14 feet wide and accessible with a Knox Key or be siren activated. Section 38-51(e), Ordinance 79.
10. Fire hydrants shall be installed so that all exterior portions of all buildings shall be reached with hose lays not to exceed 500 feet by road travel. Section 38-38(k), Ordinance 79.
11. Fire hydrants shall be placed a maximum of 500 feet apart as measured along an improved roadway. Section 38-38(e), Ordinance 79.
12. Fire hydrants shall be installed within six feet of the edge of the pavement with the "steamer" connection facing the roadway. Section 38-38(g), Ordinance 79.
13. The "steamer" fire hose connection on all fire hydrants shall be above the final surface grade a distance not less than 18 inches, nor more than 24 inches. Section 38-38(h), Ordinance 79.
14. Water mains supplying fire hydrants shall be minimum 8-inch DIP; provided, however, that a 6-inch looped main may supply a maximum of 3 fire hydrants. Section 38-38(c), Ordinance 79.
15. No pipe smaller than a nominal 8 inches in diameter shall be used to supply one hydrant and automatic extinguishing systems. 2025 NFPA 24, 13.1.2 as amended by the State Minimum Fire Safety Standards.
16. The fire main supplying the fire sprinkler system shall be 6-inch minimum to the bottom of the riser. Sizes smaller than 6-inch shall be permitted to be used if hydraulic calculations are provided to show that the smaller main is able to supply the total demand at the appropriate pressure. 13.2, 2025 NFPA 24.

17. Identify the location of the Fire Department Connection (FDC) for each building's fire sprinkler system. A three-way type fire hydrant is required within 100 roadway feet of the Fire Department Connection. Section 38-38(i) & 38-38(j), Ordinance 79.
18. Identify the location of the Post Indicator Valve (PIV) or other approved indicating valve for each fire sprinkler system. PIVs shall be positioned so as not to isolate fire hydrants and control only the flow of water to the fire sprinkler system. 6.2.9, 2025 NFPA 24.
19. The PIV shall be installed not less than 40 feet from the building. For buildings less than 40 feet in height, the PIV shall be permitted to be installed closer than 40 feet but at least as far from the building as the height of the wall facing the post indicator valve. 6.2.9, 2025 NFPA 24.
20. No obstacle shall obstruct the approach or visibility of any fire hydrant or fire department connection, closer than five feet in any direction, parallel with street access. Section 38-38(L), Ordinance 79.
21. Mark fire lanes per FCFD Fire Lane Specifications. Section 38-50, Ordinance 79
22. Fire flow requirements shall be 750 gallons per minute for residential buildings and 1,500 gallons per minute for commercial and industrial buildings. Residential fire flow requirements shall be no less than 1,000 GPM when the distance between structures is less than 20 feet. Fire flow requirements shall be verified and certified to Forsyth County by a Georgia registered engineer. Section 38-38(b), Ordinance 79