

Application for Final Development Plan

City of Gahanna, Ohio ■ Planning Commission
 200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION: All correspondence will be addressed to the applicant, unless noted otherwise.**

*Name of Final Development Plan New Youth Center for GAAP
 *Address of Final Development Plan 254 Agler Road
 *Parcel ID# 025-002001-00 *Total Acreage 0.46 acre *Current Zoning Community Commercial
 *Project Description House conversion to commercial building for new Youth Center
 *Applicant Name Ken Garrett *Phone 614 291 7810
 *Applicant Address 781 Northwest Blvd., Columbus, Ohio 43212 *Email kgarrett@segnaassociates.com
 *Applicant's Relationship to Project Architect / GAAP Board Member
 *Agent Name _____ *Email _____ *Phone _____

***ADDITIONAL REQUIRED CONTACT INFORMATION: If different than applicant.**

*Property Owner Name GAAP (Gahanna Ages and Abilities Partnership) *Phone 614 428 8481
 *Property Owner Address 530 Woodmark Run *City/State/Zip Gahanna, Ohio 43230
 *Contact Name Bob Weishaar *Email bobweishaar@hotmail.com
 *Developer Name Same as above *Phone _____
 *Developer Address _____ *City/State/Zip _____
 *Contact Name _____ *Email _____

***SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.**

1. A Pre-Application Conference shall be scheduled with the Planning and Development Department.
2. Plans that comply with the Final Development Plan requirements stated in Chapter 1108. Refer to the City of Gahanna Code Ordinance (found at www.municode.com).
3. Plans that comply with the 2011 State of Ohio Fire Code Fire Service Requirements.
4. Two (2) 11x17 copies of plans and associated documents.
5. One (1) copy of plans: 24x36 size (**folded** -not rolled - to 8 1/2 X 11 size prior to submission) if necessary for legibility.
6. One (1) digital copy of completed application and associated plans. Plans to be in 11x17 format.
7. A list of contiguous property owners and their mailing addresses.
8. (2) copies of pre-printed mailing labels for all contiguous property owners.
9. Completed Final Development Plan Checklist from page 2 of this application.
10. Notarized Agreement to Construct as Approved document from page 3 of this application.
11. Application Fee of \$500.

*Applicant's Signature  *Date 10 JUN 2016

For Internal Use:

APPROVAL

In accordance with Chapter 1108 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the City of Gahanna Planning Commission on _____.

Planning & Zoning Administrator's Signature _____ Date _____

Sunguard No. 1606009
 PC File No. FDP-10-2016
 Reference file No. DR-18-2016
 Hearing Date: _____

RECEIVED **PAID**
 JUN 10 2016 (FEC 2016) JUN 10 2016 (Paid)
 BY: \$500 CK# 1011 (Accepted by PZA)
 570.72
 BY: SW

Final Development Plan Checklist

Applicant
Or Agent

Planning & Zoning
Administrator

- | | | |
|--|---|---|
| A. The Final Development Plan shall contain the following: | | |
| 1. Scale: Minimum – one inch equals 100 feet. | 1. <input checked="" type="checkbox"/> | 1. <input checked="" type="checkbox"/> |
| 2. The proposed name of the development, approximate total acreage, north arrow, and date. | 2. <input checked="" type="checkbox"/> | 2. <input checked="" type="checkbox"/> |
| 3. The names of any public and/or private streets adjacent to or within the development. | 3. <input checked="" type="checkbox"/> | 3. <input checked="" type="checkbox"/> |
| 4. Names and addresses of owners, developers and the surveyor who designed the plan. | 4. <input checked="" type="checkbox"/> | 4. <input checked="" type="checkbox"/> |
| 5. Vicinity map showing relationship to surrounding development and its location within the community. | 5. <input checked="" type="checkbox"/> | 5. <input checked="" type="checkbox"/> |
| 6. Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other significant features. | 6. <input checked="" type="checkbox"/> | 6. <input checked="" type="checkbox"/> |
| 7. Current zoning district, building and parking setbacks. | 7. <input checked="" type="checkbox"/> | 7. <input checked="" type="checkbox"/> |
| 8. Proposed location, size and height of building and/or structures. | 8. <input checked="" type="checkbox"/> | 8. <input checked="" type="checkbox"/> |
| 9. Proposed driveway dimensions and access points. | 9. <input checked="" type="checkbox"/> | 9. <input checked="" type="checkbox"/> |
| 10. Proposed parking and number of parking spaces. | 10. <input checked="" type="checkbox"/> | 10. <input checked="" type="checkbox"/> |
| 11. Distance between buildings. | 11. <input type="checkbox"/> | 11. <input type="checkbox"/> |
| 12. List of adjacent property owners for notification. | 12. <input checked="" type="checkbox"/> | 12. <input checked="" type="checkbox"/> |
| 13. Reduced site plan suitable for showing on an overhead projector. | 13. <input checked="" type="checkbox"/> | 13. <input checked="" type="checkbox"/> |
| 14. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc. | 14. <input type="checkbox"/> | 14. <input type="checkbox"/> |
| B. In addition to the aforementioned requirements, the developer shall submit a table of development calculations. This table shall include: | | |
| 1. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed). | 1. <input checked="" type="checkbox"/> | 1. <input checked="" type="checkbox"/> |
| 2. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage). | 2. <input checked="" type="checkbox"/> | 2. <input checked="" type="checkbox"/> |
| 3. Setback calculations, (if needed). | 3. <input checked="" type="checkbox"/> | 3. <input type="checkbox"/> |
| 4. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed). | 4. <input type="checkbox"/> | 4. <input type="checkbox"/> |
| (Ord. 132-96. Passed 8-6-96.) | | |
| C. The Final Development Plan should provide preliminary details regarding stormwater management, availability of utilities, necessary easements for construction, and other similar information as applicable. Details may be addressed on the plan or within a narrative summary. Information should be sufficient to demonstrate how these areas will generally be addressed. | | |
| | 1. <input type="checkbox"/> | 1. <input checked="" type="checkbox"/> |

initials of applicant



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant KENNETH
(Please print - Contractor/Applicant Name)

GARRETT for, GAAP - 254 AGLER RD
(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved.

Contractor/Applicant

Signature *Kenneth Garrett*

(Please sign)

Date 6/10/2016

Fredena L. Williams

(Signature of Notary)

6/10/2016

(Date)



Fredena L. Williams
Notary Public, State of Ohio
My Commission Expires 06-28-2017

Stamp/Seal

781 northwest boulevard, columbus, ohio 43212.3858
614•291•7810

kgarrett@segnaassociates.com e•mail

architecture • interior design • planning • consulting • project management



PROPERTY @ 254 AGLER ROAD

DATE: 8 JUNE 2016

PROJECT: **NEW YOUTH CENTER**

Exterior materials list for the facility improvements:

Roof: Asphalt dimensional shingles to match existing (Weathered Wood – 30 year)

Siding: Vinyl, double 5", standard white to match existing

Windows: Vinyl, double-hung, standard white to match existing

Door: Vinyl, french, inswinging, standard white to match existing

Adjacent Property Owners list:

David R. Metcalf
Beverly L. Metcalf
264 Agler Road
Gahanna, Ohio 43230

Darla M. Starr
267 Amfield Court
Gahanna, Ohio 43230

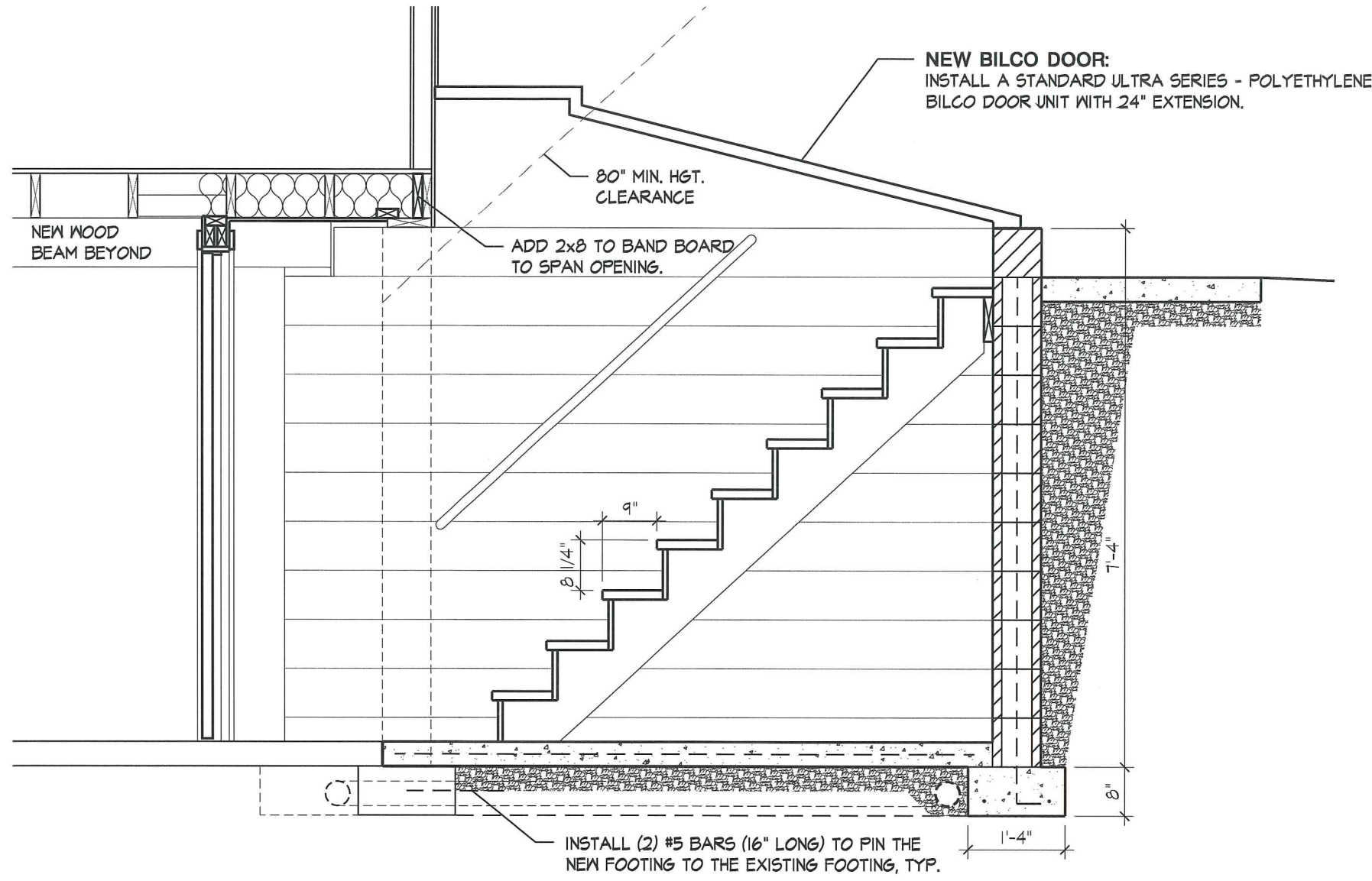
Christopher L. Clark
259 Amfield Court
Gahanna, Ohio 43230

T.E.G.Real Estate LLC
244 Agler Road
Gahanna, Ohio 43230

Cordially,
Segna Associates, Inc.

A handwritten signature in blue ink, appearing to read "Kenneth B. Garrett", with a long, sweeping flourish extending to the right.

Kenneth B. Garrett
Associate



EXTERIOR STAIR SECTION

1/2"=1'-0"

NEW BILCO DOOR:
 INSTALL A STANDARD ULTRA SERIES - POLYETHYLENE
 BILCO DOOR UNIT WITH 24" EXTENSION.

80" MIN. HGT.
 CLEARANCE

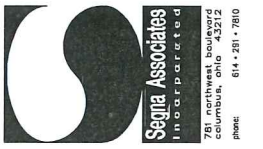
ADD 2x8 TO BAND BOARD
 TO SPAN OPENING.

8 1/4"

9"

INSTALL (2) #5 BARS (16" LONG) TO PIN THE
 NEW FOOTING TO THE EXISTING FOOTING, TYP.

NEW WOOD
 BEAM BEYOND



Segna Associates
 1110 S. F. C. F. C. D.
 781 northwest boulevard
 columbus, ohio 43212
 phone: 614.281.7810

Consultants:
AAA ENGINEERING
 Structural Engineer
DONALD K. ALLEMANG, PE
 PLUMBING, HVAC, ELECTRICAL ENGINEER

Project Reference: #15021
G.A.A.P.
EXISTING STRUCTURE IMPROVEMENTS AND ADDITION
254 AGLER RD
GAHANNA, OH 43230

Project Status:
 Planning
 Programming
 Schematic Design
 Design Development
 Construction Documents
 Design Review 7 JUNE 2016

Sheet Reference:

A6



SOUTH ELEVATION

3/16"=1'-0"



NORTH ELEVATION

3/16"=1'-0"

of public facilities, streets, or other works
 within its sphere of jurisdiction. It is not
 to be used for any purpose other than that
 for which it was prepared. The Engineer
 will be held responsible for any damage or
 injury resulting from the use of the drawings
 or specifications hereon, whether or not
 such damage or injury is caused in whole
 or in part by the negligence of the
 contractor. The Engineer's liability shall be
 limited to the amount of the fee received
 by him for the preparation of the drawings
 and specifications hereon. The Engineer
 shall not be held responsible for any
 delay or interruption of the project or
 for any expense incurred by the contractor
 in connection with any delay, interruption,
 or abandonment of the project.

Consultants:
AAA ENGINEERING
 STRUCTURAL ENGINEER
DONALD K. ALLEMANG, PE
 PLUMBING, HVAC & ELECTRICAL ENGINEER

Project Reference: #15021
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 EXISTING STRUCTURE IMPROVEMENTS AND ADDITION
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A7



VIEW OF FRONT OF PROPERTY FROM AGLER ROAD



VIEW OF REAR OF PROPERTY FROM REAR OF BUILDING

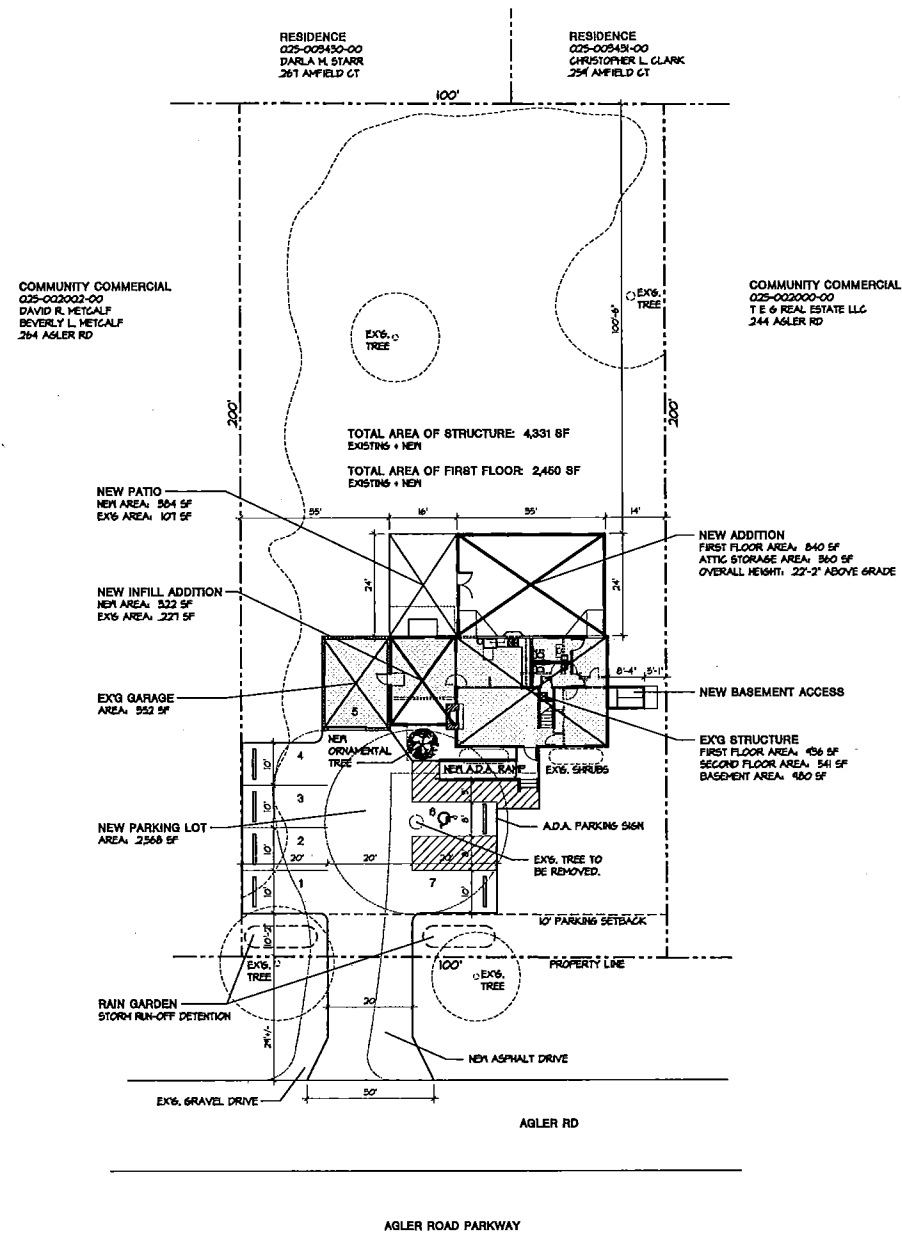
If made available, nothing is to be construed as a warranty or representation of any kind, and the user of this information shall be responsible for its own use. The user of this information shall be responsible for its own use. The user of this information shall be responsible for its own use. The user of this information shall be responsible for its own use.

Consultants:
AAA ENGINEERING
 STRUCTURAL ENGINEER
DONALD K. ALLEMANG, PE
 PLUMBING, HVAC, ELECTRICAL ENGINEER

Project Reference: #15021
G.A.A.P.
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 **OVERALL SITE PLAN**
1"=30'-0"



 **LOCATION PLAN**
N.T.S.

SITE INFO:

PARCEL NUMBER: 025-002001-00
CURRENT ZONING: COMMUNITY COMMERCIAL
PROPERTY AREA: 20,000 SF (.46 ACRE)

LOT COVERAGE:
SITE AREA: 20,000 SF
BUILDING COVERAGE: 2,450 SF
PAVEMENT COVERAGE: 2,952 SF
TOTAL COVERAGE: 5,402 SF (27%)

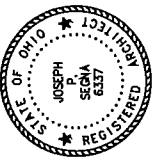
PARKING:
30 KIDS (GRADES 1 - 8) (1 SPC / 15) = 2 SPACES
10 KIDS (GRADES 9 - 12) (1 SPC / 5) = 2 SPACES
3 STAFF/TEACHERS (1 SPC / 1) = 3 SPACES
TOTAL SPACES REQUIRED 7 SPACES
TOTAL SPACES PROVIDED 7 SPACES

GENERAL NOTES - SITE WORK

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS IN FIELD BEFORE COMMENCING CONSTRUCTION WORK. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO START OF WORK. ALL CONSTRUCTION SHALL SATISFY ALL APPLICABLE BUILDING CODES.
- ALL WORK DONE BEYOND CONSTRUCTION LIMITS AND/OR OFF-SITE MUST BE REPAIRED, FILLED, GRADED, SEEDED OR PERFORM OTHER NECESSARY MEASURES TO ESTABLISH ORIGINAL CONDITIONS.
- UTILITIES PROTECTION
EACH CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE (TOLL FREE 800-362-2764) 48 HOURS PRIOR TO ANY EXCAVATING, FENCING, PLANTING OR OTHER WORK THAT DISTURBS THE EARTH FOR THE LOCATION OF EXISTING UNDERGROUND FACILITIES. ALL OTHER OWNERS OF UNDERGROUND UTILITIES WHO ARE NOT CURRENT MEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE SHOULD ALSO BE NOTIFIED TWO WORKING DAYS IN ADVANCE. THE CONTRACTOR SHALL BE FULLY LIABLE FOR ANY AND ALL DAMAGES THAT MAY BE CAUSED TO EXISTING UTILITIES UPON FAILURE TO GIVE 48 HOURS ADVANCE NOTIFICATION.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND/OR IN ACCORDANCE WITH OTHER AGENCIES HAVING LAMFUL JURISDICTION OVER THE WORK.
- CONTRACTOR WILL BE RESPONSIBLE FOR TAKING ALL NECESSARY SAFETY PRECAUTIONS, MEANS, METHODS AND TECHNIQUES FOR ALL WORK ACTIVITIES, AND SHALL ABIDE BY ALL GOVERNING LAWS AND REGULATIONS HAVING JURISDICTION.
- MAINTAIN NECESSARY BARRICADES AROUND WORK AREAS TO PROVIDE A SAFE ENVIRONMENT FOR PERSONS USING THE BLDG. & SITE.
- NO EXCAVATING, CUTTING OF STRUCTURE OR THE LIKE SHALL BE DONE TO REDUCE THE STRUCTURAL INTEGRITY OF THE BLDG. & ITS COMPONENTS.
- ADJACENT PROPERTIES SHALL NOT BE UTILIZED FOR THIS WORK UNLESS AUTHORIZATION IS OBTAINED FROM THAT OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE TO SUCH PROPERTY.
- ALL UNDERGROUND UTILITIES SERVICING THE BLDG. SHALL BE MAINTAINED DURING CONSTRUCTION ACTIVITY. CARE MUST BE TAKEN DURING EXCAVATION NOT TO DAMAGE ANY EXISTING UTILITY UNLESS APPROVED BY OWNER, ARCHITECT & UTILITY COMPANY OR AGENCY. BACKFILL AROUND FOUND UTILITIES IN ACCORDANCE WITH LOCAL UTILITY & GOVERNING CODES. ALL DAMAGED & DISCONNECTED UTILITIES TO BLDG. BY CONTRACTOR SHALL BE REPAIRED BY SAME AT NO COST TO THE OWNER.
- CONTRACTOR SHALL CLEAN UP ALL DIRT & DEBRIS ASSOCIATED WITH THE WORK, DAILY AS REQUIRED AND AT COMPLETION OF PROJECT.
- WATER & ELECTRIC WILL BE AVAILABLE AT THE SITE FOR USE BY CONTRACTOR. COST WILL BE PAID BY OWNER.
- ALL TRENCHES FOR UTILITIES SHALL BE FILLED IN ACCORDANCE WITH STANDARDS REQUIRED BY THE UTILITY AGENCY. A MINIMUM STANDARD FOR BACKFILL IS TO USE SAND BEDDING TO TOP OF PIPES WITH SELECT FILL MATERIAL, COMPACTED, TO GRADE AS REQUIRED.
- CONTRACTOR SHALL PROVIDE NECESSARY STAKING OF SITE FOR STRUCTURES, GRADES ETC. IN PERFORMANCE OF WORK.
- CONTRACTOR(S) PERFORMING WORK SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED WHETHER TEMPORARY OR PERMANENT.
- SITE INFORMATION WAS DEVELOPED BASED ON THE AUDITOR'S WEBSITE AND FIELD OBSERVATION. AN ACRUAL SURVEY WAS NOT PERFORMED.
- SITE HAS NOT BEEN INSPECTED FOR HAZARDOUS OR CONTAMINATED MATERIAL. THE CONTRACTOR(S) SHALL CONFER WITH OWNER BEFORE COMMENCING WORK. ANY HAZARDOUS OR CONTAMINATED MATERIAL KNOWN OR IDENTIFIED SHALL BE HANDLED IN ACCORDANCE WITH CURRENT GOVERNMENTAL REGULATIONS AND AGENCIES HAVING JURISDICTION.



Sigma Associates
INCORPORATED
720 Northwood Boulevard
Columbus, OH 43214
Phone: 614-291-1700



Consultants:
ALAN A. ALBRECHT
STRUCTURAL ENGINEER
DONALD K. ALLEMANG, PE
PLUMBING, HVAC & ELECTRICAL ENGINEER

Project Reference: 15021
G.A.P.
NEW YOUTH CENTER
254 AGLER ROAD
GAHANNA, OH 43230

Date: 7 JUNE 2016
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Planning
Programming
Schematic Design
Design Development
Construction Documents
Final Development Plan

Sheet Reference:

SP1



Consultants:
ALAN A. ALBRECHT
 STRUCTURAL ENGINEER
DONALD K. ALLEMANG, PE
 PLUMBING, P.E., ELECTRICAL ENGINEER

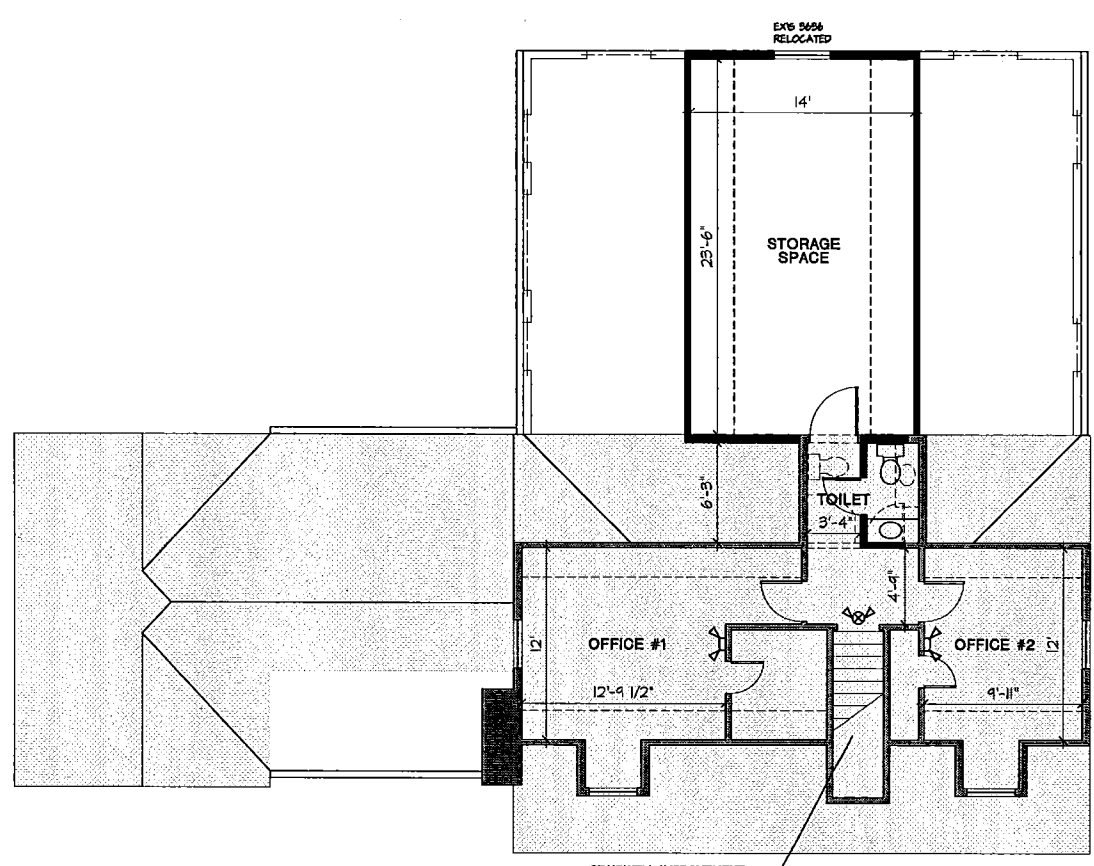
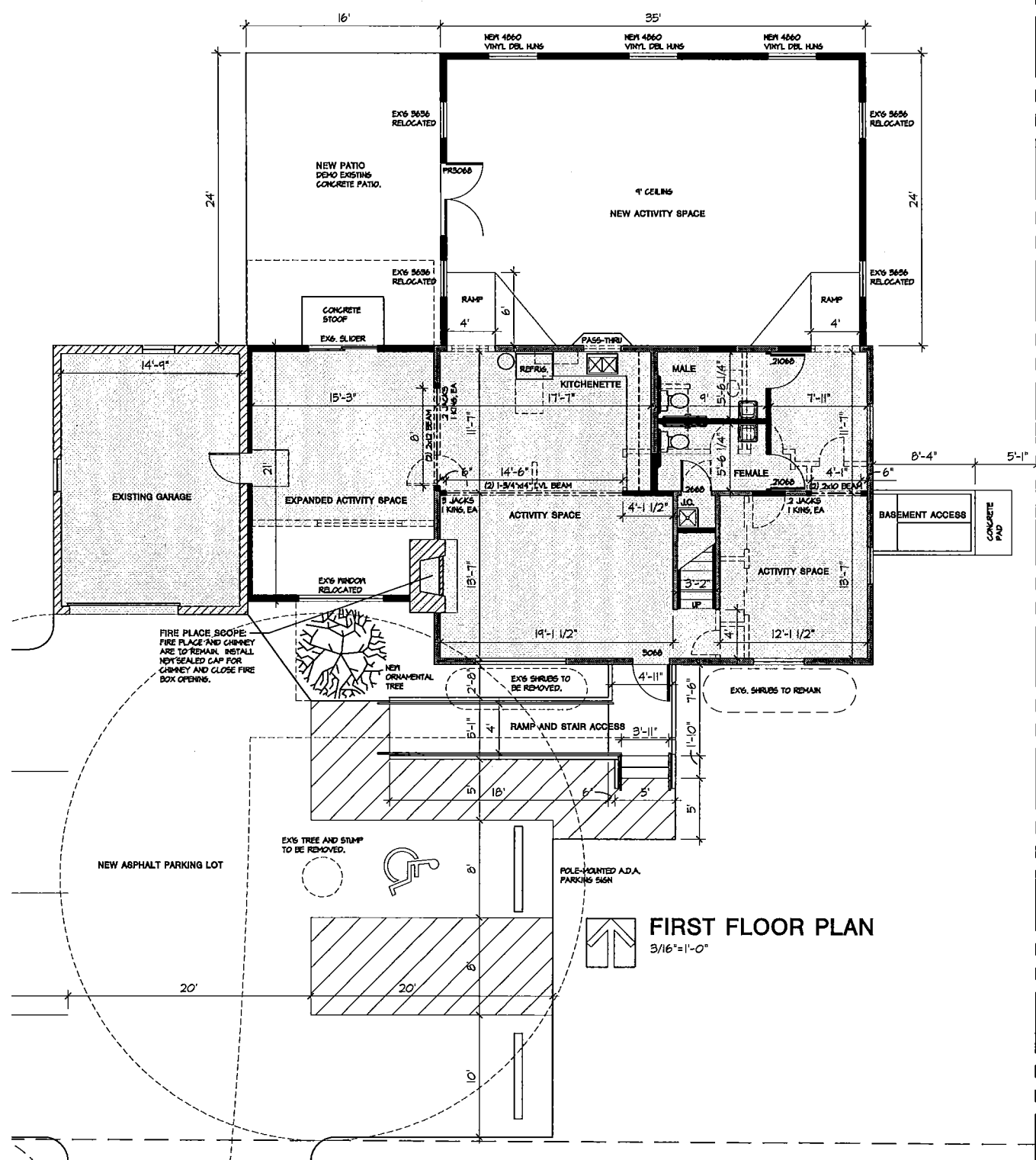
Project Reference: 15021
G.A.A.P.

NEW YOUTH CENTER
 254 AGLER ROAD
 GAHANNA, OH 43230

Date: Planning Programming Schematic Design Design Development Construction Documents Final Development Plan
 7 JUNE 2016

Sheet Reference:

A 1





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Youth Center

Project Address: 254 Agler Rd.

Planning and Development Department

FDP/DR Criteria

Planning Commission shall approve an application for Final Development Plan if the following four conditions are met:

1. The proposed development meets the applicable development standards of this Zoning Ordinance.

No variances have been requested. It appears the request meets all applicable standards within the Zoning Ordinance

2. The proposed development is in accord with appropriate plans for the area.

The site is not located within any subarea plans, however, it is located within the West Gahanna Priority Development Area (PDA), Target Site 1A and designated as mixed use. Properties designated as mixed use are appropriate for residential and commercial uses.

3. The proposed development would not have undesirable effects on the surrounding area.

The scope of the project is limited and therefore appears to not create an undesirable effect on the surrounding area.

4. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Staff believes the request is consistent with the existing development of the area. Agler Road, east of Stygler Road, consists of similarly sized parcels with similar uses. The proposed improvements and use does not appear to create any inconsistencies with existing development.

It is Planning & Development staff's opinion that the request meets the four conditions for approval.

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

1. Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Youth Center
Project Address: 254 Agler Rd.

The applicant seeks approval for a Final Development Plan and a Certificate of Appropriateness to convert an existing residential structure to a youth center. This is a .46 acre parcel. Although the property was used for residential for many years, it has been zoned Community Commercial since 1961. The total area of the structure will be 4,331 sq ft, with the total area of the first floor at 2,450 sq ft after the additions. The interior access stairs to the basement will be removed, and a new set of exterior steps will be provided for access. A new ADA ramp

The number of parking stalls, dimensions, and drive aisle width are as required by code. As the lot does not contain more than 10 spaces, it is not required to be lighted or striped. One handicapped space is required and provided.

The exterior materials will match those of the existing structure.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service
Division of Building & Zoning



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200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Youth Center
Project Address: 254 Agler Rd.

General Comments

- A formal final engineering plan review will be performed following approval of the Final Development Plan, or concurrently with the FDP process if requested by the Developer at their risk.

Site Access

- The site access for this project will be via the existing curb cut on Agler Road.

Sanitary Sewer

- There is an existing 8 inch sanitary sewer located on-site in the rear of the property that can be accessed to provide sanitary sewer service for the development. This development is currently on an on-site septic system, and will be required to tie into sanitary sewer as part of this project.

Water Service

- There is an existing 6 inch water line located along the north side of Agler Road. This line can be tapped to provide additional service to the development for both domestic and fire suppression if needed.

Stormwater Management

- Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Respectfully Submitted By: Robert S. Priestas, P.E.



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200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Youth Center
Project Address: 254 Agler Rd.

As an educational use, the structure will require many issues to be appealed to the Ohio Board of Building Appeals.

Respectfully Submitted By:

Kenneth W. Fultz
Chief Building Official.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Development Plan Review Response

Applicant Youth Center
254 Agler Road
Gahanna, OH 43230

Since the fire department access is not within 150 feet of the new addition, a fire apparatus access roadway shall comply with Section 503 of the 2011 Ohio Fire Code.

SECTION 503 FIRE APPARATUS ACCESS ROADS (C)

(1) 503.1 Where required.

Fire apparatus access roads shall be provided and maintained in accordance with *paragraphs* (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

(a) 503.1.1 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 *which are not readily accessible from a public and/or private street*. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) 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.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with *paragraph* (C)(3)(a)(i) (903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

(b) 503.1.2 Additional access.

The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

(c) 503.1.3 High-piled storage.

Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of rule 1301:7-7-23 of the Administrative Code.

(2) 503.2 Specifications.

Fire apparatus access roads shall be installed and arranged in accordance with *paragraphs (C)(2)(a)(503.2.1) to (C)(2)(h)(503.2.8) of this rule*.

(a) 503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with *paragraph(C)(6)(503.6) of this rule*, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

(b) 503.2.2 Authority.

The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

(c) 503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

(d) 503.2.4 Turning radius.

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

(e) 503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

(f) 503.2.6 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 AASHTO HB-17 *as listed in rule 1301:7-7-47 of the Administrative Code*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. 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.

(g) 503.2.7 Grade.

The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

(h) 503.2.8 Angles of approach and departure.

The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

(3) 503.3 Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING—FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(4) 503.4 Obstruction of fire apparatus access roads.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in *paragraph (C)(2)(a)(503.2.1) of this rule* shall be maintained at all times.

(5) 503.5 Required gates or barricades.

The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325 as listed in rule 1301:7-7-47 of the Administrative Code. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 as listed in rule 1301:7-7-47 of the Administrative Code.

(a) 503.5.1 Secured gates and barricades.

When required, gates and barricades shall be secured in an approved manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by *paragraph (C)(5)(503.5) of this rule* shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

(6) 503.6 Security gates.

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325 as listed in rule 1301:7-7-47 of the Administrative Code. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 as listed in rule 1301:7-7-47 of the Administrative Code.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading.

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

Additional requirements and comments could follow after plans are submitted and the review process starts

June 21, 2016

Date



Steve Welsh, Captain, Fire Marshal