



TAMARAC FIRE RESCUE DEPARTMENT
FIRE PREVENTION BUREAU
 6000 North Hiatus Road
 Tamarac, Florida 33321
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SITE PLAN REVIEW CHECKLIST

DATE:
 MASTER FILE:
 PROJECT NAME:
 DEVELOPER:
 ADDRESS:

A goal of the *Tamarac Fire Rescue Department* is to provide fire protection to people and property within the *City*.

Fire protection through site planning, building construction, early warning and suppression systems, and preplanning contribute to this goal.

The effectiveness of fully automatic fire sprinkler systems, early detection, and warning systems has been proven. The *Tamarac Fire Rescue Department* strongly recommends that you include these systems in your project.

This guide is provided to assist you in planning your development. Commonly used code sections are listed. However, this guide does not include all applicable codes and standards. If questions arise after reviewing the material that pertains to the fire protection of your project, please contact the Fire Prevention Bureau at (954) 597-3800.

The codes below are currently used in Tamarac and are referenced in this guide.

ABBREVIATION CODE	FULL CODE TITLE
FSS	Florida State Statute (2008 Edition)
UFSR	Uniform Fire Safety Rules and Standards (State of Florida as revised)
FFPC	Florida Fire Prevention Code (NFPA 1, 2006 Edition)
LSC	Life Safety Code (NFPA 101, 2006 Edition)
CC	Tamarac City Code (1989 Edition as revised)
FBC	Florida Building Code (2007 Edition)

Thank you for making Tamarac a safer place to work and live.

TAMARAC FIRE RESCUE SITE PLAN CHECK LIST

ALL NOTES AND DETAILS THAT APPLY TO THE PROJECT SHALL BE PLACED ON A “Fire Department Standard” (FD) SHEET(S). CHANGES WILL BE REVIEWED FOR APPROVAL.

The following is a critique for requirements of Plat/Site Plan Review only. Structures will be reviewed for Life Safety and FFPC requirements at the time of Building Permit Application

I. **General Requirements:** If items are circled, they are required to be on the site plan.
CC 10-47 (c) (23) (b)

1. Indicate type of fire protection (ie. Fire Sprinklers, Fire Alarm System, Smoke Detectors) to be provided.
CC 10 -47 (c) (23) (b)
2. All addresses on commercial buildings shall be placed on front and rear of all properties in minimum 6” numerals, contrasting with their background.
FFPC 10.12.1.2
3. All addresses on residential buildings and residential units shall be visible from the street in a minimum four (4) inches in height numerals, contrasting with their background.
CC 5 – 51(3)
4. T.F.R. will require placing a Knox Box on the site. FFPC 18.2.2.1

Note: Check with Tamarac Fire Rescue if a life safety plan will be required.

II. **Water Supplies**

1. Fire protection service shall be adequate to protect people and property in the proposed development. CC 10-128
2. All existing and proposed developments shall have available a public fire protection water supply system. CC 10-128 (1)
3. Water supply facilities either existing or proposed to be constructed by the developer shall be adequate to meet the fire protection needs and shall be installed prior to the issuance of a building permit other than models. CC 10-128 (1)
4. Fire flow calculations as provided by a professional engineer (calculations must be on separate, sealed sheets) shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office. CC10-47(c) 20
5. Show existing and proposed fire hydrant locations. CC 10-47(c) 20

Note: Fire Flow Test is required and to be witnessed by the Tamarac Fire Rescue and Engineering Department. Please call to schedule a time.

6. A permanent fire protection water supply system shall be functional prior to the final Certificate of Occupancy. CC 10-128 (1)

7. For residential projects, fire hydrants shall be placed on lines six (6) inches or larger in diameter and shall be spaced so that the furthest portion of all principal buildings or dwelling units therein, and all buildings areas of site plan and parcels are within three hundred (300) feet of a hydrant as a FIRE HOSE IS NORMALLY DEPLOYED. CC 10-128 (2) (a)
8. Main size for all other types of developments other than residential, hydrants shall be a minimum of 8 inches in diameter and on a looped water main.
CC 10-128 (2) (b)
9. For all other types of development other than residential, fire hydrants shall be spaced so that the furthest exterior portion of a building is within 200 feet of a hydrant as a FIRE HOSE IS NORMALLY DEPLOYED. CC 10-128 (2) (b)
10. All fire hydrants shall deliver the required fire flow gallonage with a residual pressure of 20 psi. CC 10-128 (2) (d)
11. A fire hydrant shall be installed within 50' of the exterior fire department connection, with a minimum main size of 8" in diameter. TFD
12. Clearances of 7 ½ ft. in front of and to the sides of the fire hydrant, with a 4 ft. clearance to the rear of the hydrant. FFPC 18.3.4.1
13. Landscaping or other obstructions shall not be placed around structures in a manner so as to impair or impede accessibility for fire rescue operations.
FFPC 4.1.3.1.2.4
14. No person shall obstruct in any manner, the use of any fire hydrant, or have or place or cause to be placed, any material in front thereof from the curb line to the center of the street. FFPC 18.3.3.1
15. In buildings with either a sprinkler system or standpipes or both, fire hydrants shall be installed on a minimum main size of 8 inches in diameter. CC 10-128 (2) (c)
16. Road pavement markers shall be installed per the T.F.R specifications to denote the location of all fire hydrants and fire department connections (blue for hydrants and red for fire department connections) CC 10-128 (3)
17. Standpipes shall be provided in all buildings in which the highest floor is greater than 30 feet above the lowest level of fire department vehicle access. FBC 905.1
18. Fire Department Connection shall be posted with approved sign stating: "No Parking, Fire Department Connection" and shall be designed in accordance with Florida Department of Transportation standards for information signage.
FFPC 18.3.4.3

III. **Fire Access Areas**

1. Access of emergency fire vehicles shall be in accordance with fire protection standards of the City Code and Florida Fire Prevention Code. FFPC 13.1
2. The distance of separation between the side of the building and all other habitable buildings and structures shall be a minimum of 30'. CC 24-580 (m) (1) (a)
3. A fire Department access road shall extend to within 50 ft of a single exterior door providing access to the interior of the building. FFPC 18.2.3.2.1

4. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire department access roads as measured by an approved route around the exterior of the building or facility. FFPC 18.2.3.2.2
5. When buildings are protected with an approved automatic fire sprinkler system that is installed in accordance with NFPA 13, NFPA 13D or NFPA 13R, the distance shall be permitted to be increased to 450 ft. FFPC 18.2.3.2.2.1
6. The fire access area shall be constructed of a paved surface, or sod on crushed rock with concrete grids capable of supporting vehicles weighing up to 32 tons. FFPC F-17.1
7. Fire access areas connecting to public streets, roadways, or private streets shall be provided with curb cuts extending at least 2' beyond each edge of the fire access area. CC 24-580 (m) (1) (c)
8. Fire Lanes / Fire access areas shall be provided with the inner edge of the roadway no closer than 10' or further than 30' from the building. FFPC 18.2.3.1.5
9. Fire access areas shall be free of all obstructions including but not limited to, trees, dumpsters, walls, fences, ornamental structures, plumbing devices, and parking. CC 24-580 (m) (1) (b)
10. Fire access signs shall be properly posted at the entrance to the access area and shall not be blocked by any structure or landscaping. CC 24-580 (m) (1) (e)
11. The land developer or owner shall provide to the City a recordable instrument granting perpetual access to the subject property for public safety purposes, either as a dedicated plat, if applicable, or in the form of an easement, which shall be approved by the City Attorney prior to final site plan approval. CC 24-580 (m) (3) (a)
12. Traffic limiting devices, including, but not limited to speed bumps, rumble strips and gates, must not create delays for emergency response vehicle. All traffic limiting devices must be approved through the site plan process. CC 24-580 (m) (4) (a)

IV. **Fire Access Roads**

Note: Fire Access Road is a road, path or other means developed to allow access and operational setup for firefighting and rescue apparatus.

1. A route shall be provided for all fire apparatus to have a forward means of exiting the drive with a minimum centerline turning radius of 50', clear of all obstructions. FFPC 18.2.3.4.3
2. Dead end access roads exceeding 150' shall have a turning area, no less than 100' in diameter. FFPC 18.2.3.4.4
3. All paved roads and turning areas shall have at least 13 ½' of vertical clearance, to allow for the passage of emergency vehicles. FFPC 18.2.3.4.1.2
4. Fire Access Roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than

150 feet from fire department access roads as measured by an approved route around the exterior of the building or facility. FFPC 18.2.3.2.2

5. A Fire Access Road shall extend to within 50 feet of a single exterior door providing access to the interior of the building. FFPC 18.2.3.2.1
6. The Fire Access Road shall be constructed of solid pavement, natural or concrete stones or by grass turf reinforced by concrete grids designed to accommodate fire apparatus weighing a minimum of 32 tons. Broward County Amendments to the Florida Fire Prevention Code F-17.1
7. All Fire Access Roads shall be posted with fire lane signs at every 60'.
FFPC 18.2.3.5.3
8. Striping shall be required where there is continuous curbing, on the paved surface for the length of the structure and extending 50' beyond the structure or to the edge of the pavement, whichever is less. The pavement shall be painted with parallel four-inch-wide yellow striped lines every 5' on center extending at least 3' from the edge of the pavement. CC 24-580 (m) (2) (c) (1)
9. Fire Access Roads shall be a minimum 20' wide. FFPC 18.2.3.4.1.1
10. Approved no parking fire lane signs and designation (striping) indicating that parking is prohibited shall be provided at normal emergency access points to structures and within 10' of each fire hydrant, sprinkler or standpipe riser.
CC 24-580 (m) (2) (c) (2)
11. Fire lane sign size shall be 12" by 18", white background with red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. Stating "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." FFPC 18.2.3.5.3
12. Fire Lane Sign Shall be set four feet behind hydrant, with pole set in concrete T.F.R
13. All manual security devices, if provided with locks, must have Tamarac Fire Rescue approved locking devices. CC 24-580 (m) (4) (b)
14. Automatic security devices must have a T.F.R. approved key override, an audio (yelp) override system, a numerical keypad with T.F.R approved access codes, and a back up system to allow for operation in the event of power failure.
CC 24-580 (m) (4) (c)
15. No certificate of occupancy shall be issued until an inspection reveals appropriate fire lane and fire access area designations and markings. CC 24-580 (m) (3) (b)

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