

Chapter 18 Fire Department Access and Water Supply

18.1 General. Fire department access and water supplies shall comply with this chapter.

18.1.1 Application.

18.1.1.1 This chapter shall apply to public and privately owned fire apparatus access roads.

18.1.1.2 This chapter shall apply to public and privately owned fire hydrant systems.

18.1.1.3 Existing and new one- and two-family detached dwellings and their accessory structures such as garages, carports, and sheds shall be exempt from the provisions of 18.2.3.

18.1.1.3.34 The fire apparatus access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software.

18.1.1.4 45 The fire apparatus access plans shall bear the seal and signature of the responsible registered professional engineer.

18.1.1.5 56 Nothing in this Section shall reduce the requirements established by cities or towns under MGL 40A and planning and zoning by-laws.

18.1.3.1 Fire Apparatus Access. Plans, where required, for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction.

18.2.3.1.3* Modify this requirement

18.2.3.1.3* The provisions of 18.2.3.1 through 18.2.3.2.2.1 shall be permitted to be modified by the AHJ where any of the following conditions exists:

(1) One and two-family dwellings protected by an approved automatic sprinkler system in accordance with Section 13.1

(2) Existing one and two-family dwellings

(3) (1) Private garages having an area not exceeding 400 ft²

(4) (2) Carports having an area not exceeding 400 ft²

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(5) Agricultural buildings having an area not exceeding 400 ft²

(6) Sheds and other Sheds and other-Other detached buildings having an area not exceeding 400 ft²

18.2.3.1.4 When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be permitted to accept alternatives proposed by the owner of the building to allow additional fire protection features, up to and including the installation of an approved fire sprinkler system installed in accordance with the building code, cistern(s), additional fire hydrant(s), or similar devices or systems.

18.2.3.2.1.1 Where a one or two-family dwelling, or townhouse as defined by the building code, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m).