

Staff Report

Subject: Clarify Access Management Plan, Subdivision and Fire Code for Housing
Projects
Author: Steve Candler
Department: Development Services
Meeting Date: December 3, 2024
Item Description: Amend Appendix B, Subdivision Ordinance, Fire Code, and Effingham County Access Management Plan.

Summary Recommendation

- The county requires secondary access for housing developments in certain circumstances.
- Any single-family home subdivision with 120+ units will require two separate and remote fire department access points per the International Fire Code, 2018 Edition as amended by the State of Georgia 120-3-3
- Any multifamily with 200+ units (if sprinkler system is installed) will require two separate and remote fire department access points per the International Fire Code, 2018 Edition, Appendix D
- Any multifamily with 100 – 199 units (if not equipped with a sprinkler system) will require two separate and remote fire department access points per the International Fire Code, 2018 Edition, Appendix D
- Any commercial or industrial development with structures over three stories or 30' in height or 62,000SF or 124,000SF (with sprinkler system) will require two means of fire department access points per the International Fire Code, 2018 Edition, Appendix D
- All structures that are 30'0"+ will require one adjacent road to serve as an aerial access road per the International Fire Code, 2018 Edition, Appendix D
- Fire department access roads shall be a minimum clear width of 20'0" (including the roundabout) per the International Fire Code, 2018 Edition
- All proposed structures shall meet all applicable International Fire Codes, NFPA Codes, the State of Georgia Amendments 120-3-3, and Effingham County Ordinances

Alternatives

Approve a

Deny a

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: N/A