

Staff Report

Subject: Clarify Access Management Plan, Subdivision and Fire Code for Housing
Author: Steve Candler
Department: Development Services
Meeting Date: January 21, 2025
Item Description: Amend the following:
Subdivision Ordinance, Appendix B, Section 5.2.3 Preliminary Plat for a Major Subdivision
Fire Code Chapter 36, Article 3 Fire Code 36-30
Effingham County Access Management Plan; a policy not ordinance.

Summary Recommendation

- The county requires secondary access for housing development 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 120 – 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: Recommendation

Dent:

Department Review: Development Services, Fire, Engineering, Inspections

FUNDING: N/A

Attachments: N/A