

# City of Mount Pleasant, Tennessee

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Office of Fire Prevention and Code Enforcement

Building and Planning

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**Subject:** Fire Marshal Review Comments/Site Plan Fire Access & Protection Deficiencies

To: Chris Brooks, Building and Planning Director

From: Ben Willard, Assistant Fire Chief/Fire Marshal

Re: Fire Code comments 1119 N. Main St. – 2<sup>nd</sup> Review

Date: 05/01/2026

## Overview

The following comments are provided as part of the fire code review for the submitted site plan and subsequent applicant response for the proposed development at 1119 N. Main Street. The review is based on the 2024 International Fire Code (IFC), with emphasis on fire apparatus access, water supply, and fire lane requirements.

The site plan, as currently submitted, does not demonstrate compliance with minimum IFC requirements. Additionally, the applicant's written response does not include revised plans or supporting documentation necessary to verify compliance.

Where compliance with prescriptive code provisions cannot be achieved due to site constraints, the IFC provides a process for Alternative Means and Methods under Section 104.9. To date, no such formal request or supporting documentation has been submitted.

Revisions or additional documentation will be required before approval.

## Project: 1119 N. Main Street (CBC Properties)

### Review Comments

#### 1. Fire Apparatus Access Width (IFC 503.2.1)

- o Existing/proposed access drive (approximately 12–14 feet wide) does not meet the required 20-foot minimum width.
- o IFC 503.2.1: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
- o Revise to provide compliant access or submit an alternative approach for review.

#### 2. All-Weather Surface (IFC 503.2.3)

- o Provide documentation that the proposed gravel surface meets all-weather requirements and is capable of supporting fire apparatus loads.
- o IFC 503.2.3: Fire apparatus access roads shall be designed and maintained to support imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities.

#### 3. Access and Circulation (IFC 503.1 & 503.2.4)

- o Demonstrate adequate fire apparatus circulation throughout the site.
- o Provide a turnaround if required for any dead-end condition exceeding 150 feet.
- o IFC 503.1: Fire apparatus access roads shall be provided and maintained for every facility, building, or portion of a building.
- o IFC 503.2.4: The required turning radius of a fire apparatus access road shall be determined by the fire code official. Autoturn Pro 2026 can be used to define a custom vehicle using the dimensions for the 2012 Pierce Enforcer.

- o IFC 503.2.5: Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved area for turning around fire apparatus.
- 4. **Fencing / Gates (IFC 503.6)**
  - o If access is gated, provide gate details including clear width, operation, and emergency access provisions.
  - o IFC 503.6: Security gates across a fire apparatus access road shall be approved and provided with an approved means of emergency operation.
- 5. **Fire Hydrants (IFC 507)**
  - o Provide hydrant locations and demonstrate compliance with required spacing and distances to the structure.
  - o IFC 507.5.1: Where a portion of a facility or building is more than 400 feet from a hydrant on a fire apparatus access road, additional hydrants shall be provided.
- 6. **Applicant Response – Additional Comments**
  - o The applicant has indicated that site constraints limit the ability to comply with the above requirements and has requested to maintain existing conditions utilizing the adjacent public right-of-way.
  - o While site constraints are acknowledged, they do not waive the requirements of the IFC.
  - o IFC 503.1: Fire apparatus access roads shall be provided and maintained for every building and facility.
  - o Reliance on existing conditions and public right-of-way alone does not demonstrate compliance with IFC Section 503 for fire apparatus access.
  - o No revised plans, technical data, or supporting documentation have been provided to substantiate compliance or to demonstrate an equivalent level of fire and life safety.
  - o No formal Alternative Means and Methods request has been submitted.
  - o IFC 104.9: The fire code official is authorized to approve alternative materials, design, and methods of construction where the proposed design is satisfactory and complies with the intent of the provisions of this code and provides an equivalent level of fire safety.

#### **Status**

Revisions or formal submittal of an Alternative Means and Methods request (IFC 104.9) is required before approval.

#### **General Comments**

- Provide a Fire Access Plan Sheet clearly identifying:
  - o Fire apparatus access roads
  - o Widths and turning radii
  - o Hose lay distances
  - o Fire hydrant locations
- Provide fire flow information, if applicable, and confirm water supply adequacy.
  - o IFC 507.1: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- Any request for alternative compliance shall be submitted under IFC Section 104.9 for review and approval, including supporting documentation demonstrating equivalent fire and life safety.
- Written responses alone are not sufficient; all required elements must be clearly illustrated on the site plan to allow for verification.

#### **Recommendation**

The plan should be returned to the applicant for revision to address the above fire code deficiencies. The applicant must either revise the plan to demonstrate compliance with the 2024 IFC or submit a formal Alternative Means and Methods request for review.

Approval should be contingent upon demonstrated compliance with the 2024 IFC or an approved alternative means and methods.