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Long Hill Land Use Board

Re: Fire Department Access
621 Valley Road, Long Hill, N.J.

There are two codes which address the requirements of fire department access around buildings.

First, the National Fire Protection Association's code NFPA 1 Fire Code does not require fire department truck access around all sides of a building. It does require at least one door of the building to be within 50' of the fire truck, and that no portion of the perimeter of the building can be further than 150' from the fire truck in un-sprinklered buildings, and not more than 450' in sprinklered buildings, per the code section below from NFPA 1:

18.2.2.3.1 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 (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.2.3.2 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 (137 m).

Second, The International Building Code, New Jersey Edition 2018, does not specifically state fire department access requirements around buildings, but does address the issues by allowing a bonus in the fire area of the building if the fire department is provided access to more than 25% of the building perimeter, as stated in the following code sections:

506.3 Frontage increase. Every building shall adjoin or have access to a public way to receive an area factor increase based on frontage. Area factor increase shall be determined in accordance with Sections 506.3.1 through 506.3.3.

**JOHN
SARACCO**

Architect, LLC

506.3.1 Minimum percentage of perimeter. To qualify for an area factor increase based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or open space. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane.

It is our opinion this building as proposed does meet the requirements these codes.

Respectfully,

John Saracco