



West Metro Fire Protection District

Life Safety Division

Technical Bulletin

Subject:	<i>Roof Access Requirements for Townhouses exceeding 30ft in height</i>		
Code/Standard:	<i>IFC, all editions</i>	Bulletin No:	2022-010
Bulletin Type:	<input type="checkbox"/> <i>Fire Code Interpretation</i>	Effective Date:	<i>7/1/2022</i>
	<input checked="" type="checkbox"/> <i>West Metro Fire Protection District Policy</i>	Approved By:	<i>K Brooks</i>

Scope/Purpose:

Townhouses that exceed 30 feet in height as defined in sec. D105 of the International Fire Code (IFC), must be provided with aerial apparatus access in accordance with that same section. In lieu of complaint aerial access, a townhouse project may propose an alternate means of fire protection.

Requirement(s):

Townhouses that are built to the requirements of the International Residential Code (IRC) and exceed 30 feet in height as defined in appendix D of the International Fire Code (IFC) may choose one of the following two options for approval:

OPTION 1:

Provide aerial access in accordance with the adopted International Fire Code Appendix D sec. D105- including subsections D105.2, D105.3, and D105.4.

OPTION 2:

- 1) Install an approved residential fire sprinkler system, AND,
- 2) Provide a Firefighter Roof Access Landing ('Landing') at a height no greater than 30 feet from the grade plane as defined in IFC Sec. 202 definitions, and meeting the following requirements:
 - a) The Landing shall have a minimum dimension of 8' wide by 6' deep.
 - b) Where guardrails are required by the IRC, the Landing shall be provided with an entry gate or similar mechanics to access the primary roof, deck, or occupiable area with opening hardware that requires no special knowledge to activate. The opening hardware shall operate from the Landing side only.
 - c) An elevation change from the Landing to the roof or deck surface is permitted provided it does not exceed 30 inches in height.
 - d) The dimension of the height of the structure shall be measured from the grade plane 6ft from the face of the building (in accordance with IFC Sec. 202 definitions).
 - e) A safety and work area shall be provided at the base of a ground ladder location. This area shall be a minimum size of 5ft by 5ft and shall be 7ft from the face of the building.

Reference(s):

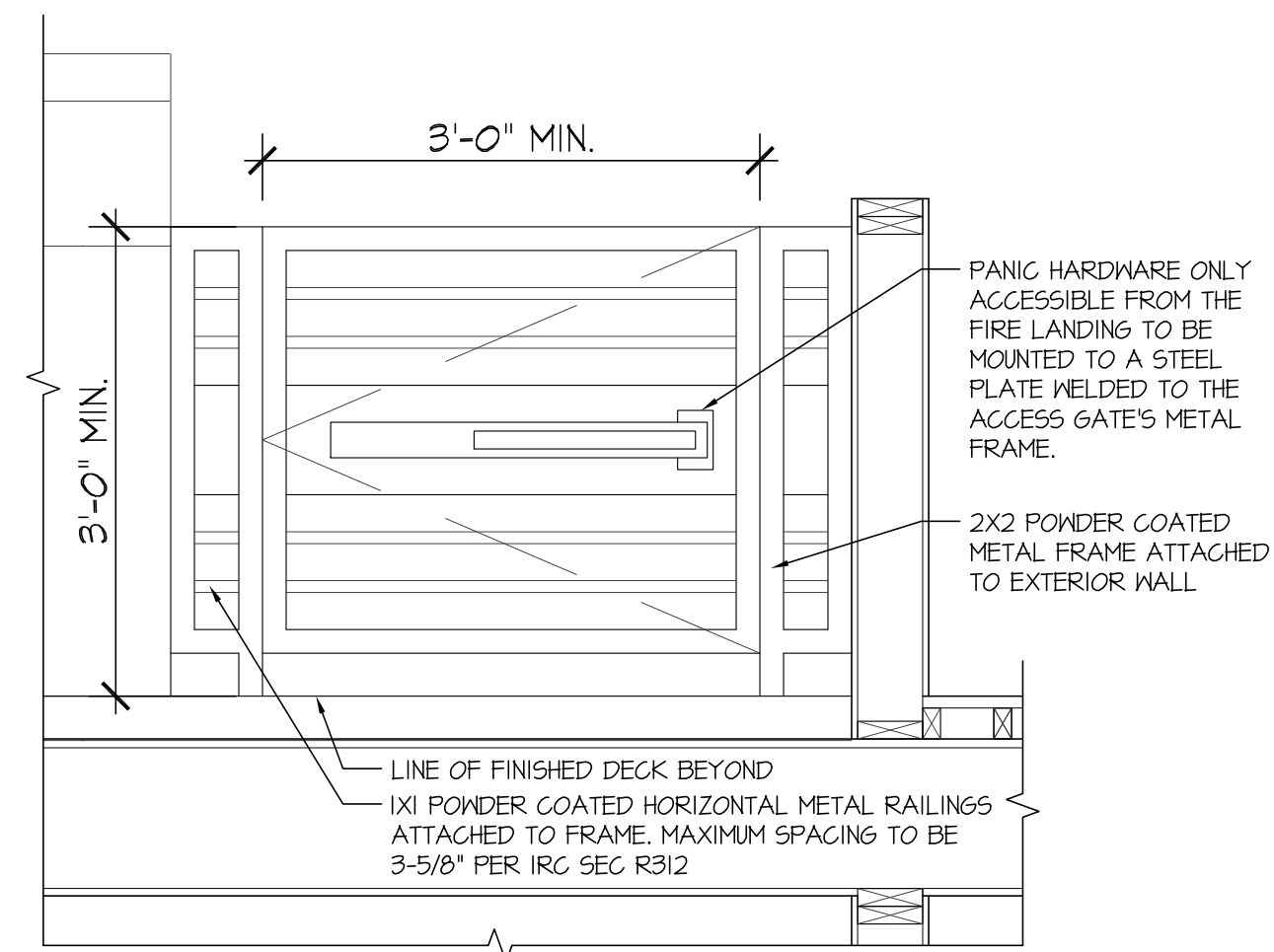
IFC Appendix D

Attachments:

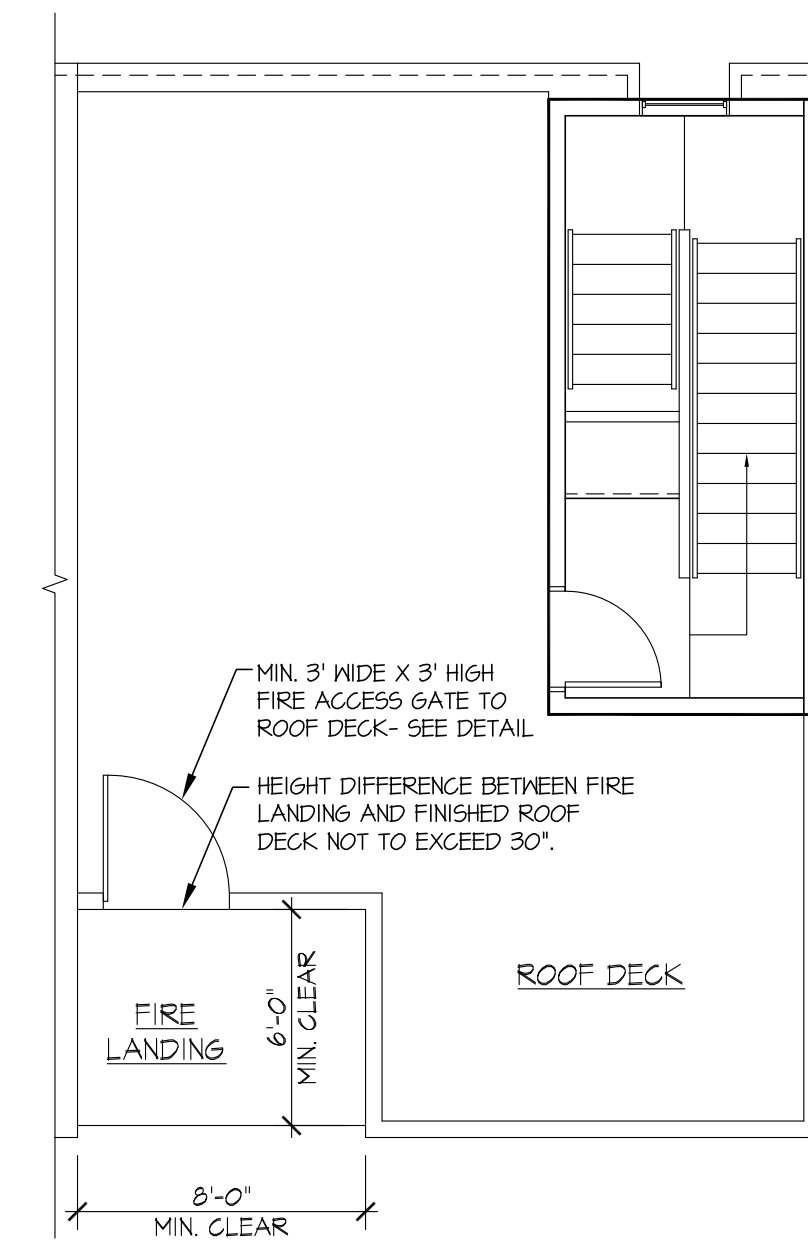
Sample Approved Roof Access Landing

FIRE LANDINGS MUST BE MINIMUM 8 FEET WIDE AND MINIMUM 6 FEET DEEP AND FREE AND CLEAR OF ANY OBSTRUCTIONS. THE EDGE OF LANDING MAY NOT EXCEED 30 FEET ABOVE FINISHED GRADE AS MEASURED FROM 7 FEET FROM THE FACE OF THE BUILDING. THE RISE FROM THE LANDING TO THE ROOF LEVEL OR TOP OF RAILING OR PARAPET MAY NOT EXCEED 30 INCHES.

GC SHALL CONTACT WEST METRO FIRE PROTECTION DISTRICT FOR FIRE LANDING INSPECTION AND APPROVAL AT FRAMING PRIOR TO INSTALLATION OF FINISH MATERIALS AND AGAIN ONCE FINISHED GRADE IS ESTABLISHED AND FINALIZED.



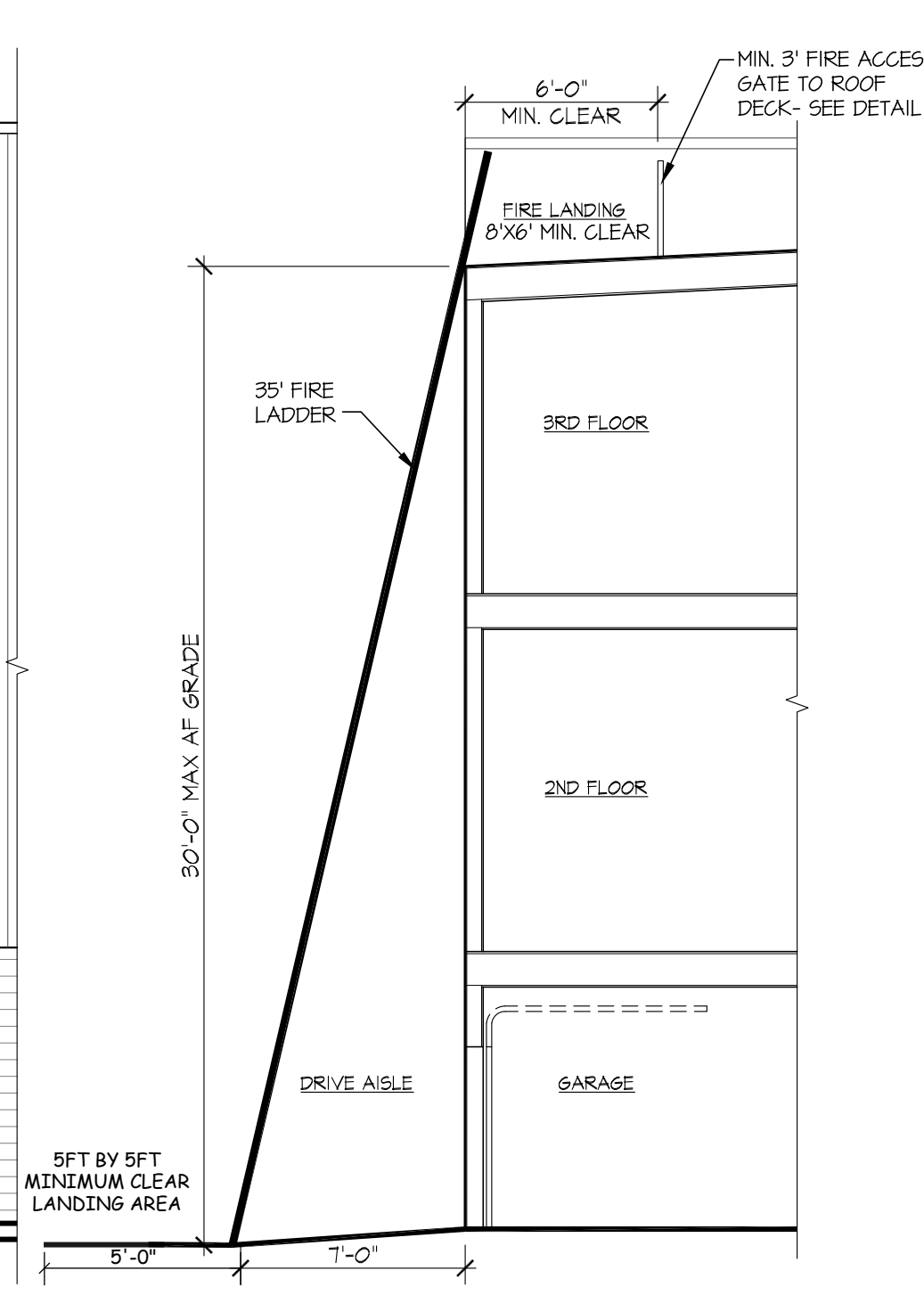
8 FIRE ACCESS GATE DETAIL
SCALE: 3/4" = 1'-0"



7 TYPICAL ROOF PLAN
SCALE: 3/16" = 1'-0"



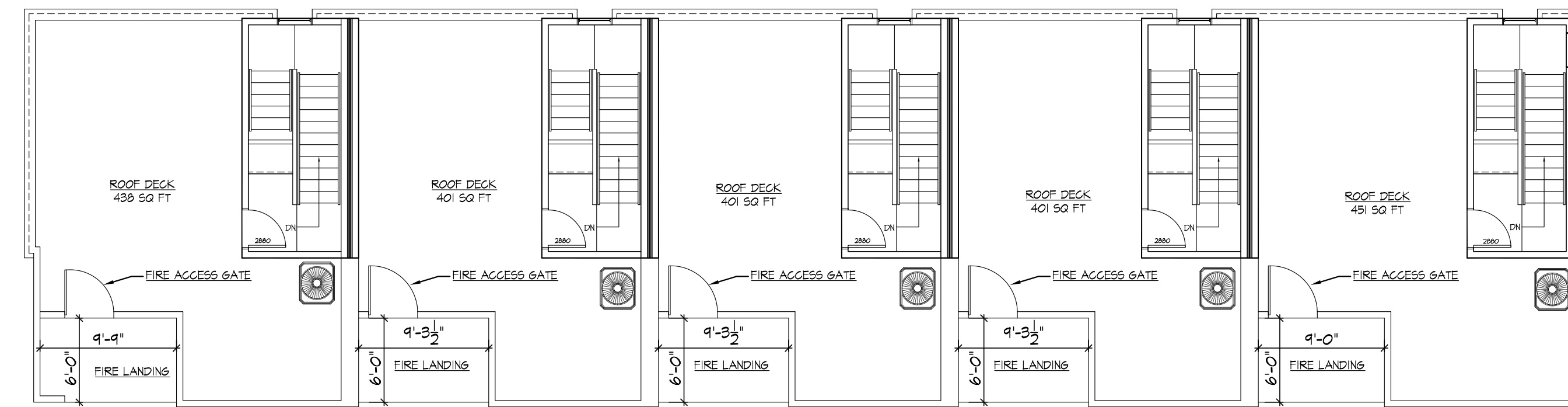
6 TYPICAL ELEVATION
SCALE: 3/16" = 1'-0"



5 TYPICAL SECTION
SCALE: 3/16" = 1'-0"



3 GARAGE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



2 NORTH BUILDING ROOF PLAN
SCALE: 1/8" = 1'-0"