

Little Elm Fire Department Fire Marshal's Office



Commercial Site Development Guidelines

These guidelines are provided to assist the developer of commercial and residential properties to meet requirements of the Town of Little Elm's Fire Marshal's Office. The information provided are guidelines only and are not intended to address all requirements.

COMMERCIAL DEVELOPEMENTS

Fire Lane Coverage

- Fire Lanes must be installed and marked per code prior to going vertical with any construction.
- All Exterior walls shall be within 150 feet of Fire Lane or street, center of nearest lane. Distance may increase to 250 feet if building is sprinkled.
- 10' path around building
- 5' path between cars or through gates
- Minimum unobstructed width of 24 feet; Servicing greater than two-story structures a minimum of 26 feet is required.
- Required Radii
 - Fire Lane Width 24' – Radii 20'
 - Fire Lane Width 30' – Radii 10'
- 14' height clearance over fire lanes
- All fire lanes shall be concrete.
- Cul-de-sac length is 500' Maximum. Any distance past 500' shall be sprinkled
- Two points of fire department access is required

Fire Hydrants

- Building Sprinkled – 500' spacing
- Building without sprinkler – 300' spacing
- Minimum 2 per property
- 2 to 6 feet behind curb
- Not located in the fire lane radii
- 50' from building or height of building + 10'
- Minimum 3' clearance around hydrants
- 12" looped main for more than 2 hydrants
- 12" for up to 2 hydrants (fire main is treated as a hydrant)
- Town of Little Elm requires all hydrants to come with 4 ½ "-5" Hydra-Storz quick connection by Hydra-Shield.
- A hydrant shall be located within 100 feet of the FDC
- Fire Hydrants shall be painted to NFPA 291 Standards

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Commercial Site Development Guidelines

Fire Sprinklers Required

- Buildings 5,000 sq. ft. or greater
- Mini Warehouses; Self-Service Storage Facilities
- Highest floor level 35' or more above Fire Lane
- Underground Fire Mains shall be a minimum of 8"
- FDC's, where required, shall be remote from the building and adjacent to the fire lane. FDC location shall be shown and label on all site plans.

Underground Storage Tanks

- Off-street/fire lane loading space
- Distance to property lines, building easements
- Out of Fire Lane
- Separate Permit required through the Fire Marshal's Office

Above Ground Storage Tanks

- In light Industrial Districts Only
- Maximum of 30,000 gallons per site
- Distance to property lines, buildings, public ways
- Off-street/fire lane loading space
- Out of fire lane
- Variances must be approved by Fire Marshal in other than Light Industrial Zoning

Gates and Fences

- Gates across fire lanes must provide full fire lane width and meet access requirements
- Gates through fences must be located to maintain 150' fire lane coverage and be a minimum of 5' wide