

Arvada Fire Protection District
Fire Marshal's Office
 Administrative Interpretation

Number	2021-01		
Subject	Dead-end Fire Apparatus Turnaround for Residential Infill Lots		
Code Reference	2018 IFC, D103.4 Dead Ends		
Jurisdiction	Arvada, Wheat Ridge, Jefferson County		
Effective Date	1/20/2021	Issued By	Steven Parker
Revision Date		Revised By	
Approval Date	1/20/2021	Approved By	Steven Parker

Purpose

To provide guidance and code interpretation for dead-end fire apparatus turnaround requirements for residential infill lots.

Scope

This administrative interpretation applies to existing residential developments where an existing dead-end fire apparatus access road exceeds 150 feet. And where the existing development does not have the required width to provide an approved turnaround in accordance with the International Fire Code. This interpretation applies when there are no more than two lots that remain undeveloped and situations where an existing single-family dwelling is demolished for the construction of a new single-family dwelling.

Description of Issue

The existence of infill lots are prevalent within the AFD. Those infill lots being developed in existing residential developments have created difficulties for property owners to provide a prescriptive application of fire apparatus turnarounds. Site constraints, and available public right-of-way are not always available to install a prescriptive fire apparatus turnaround.

Decision

It has been determined in conjunction with the Operations Division and the Fire Chief, that in these circumstances, a turnaround does not have to be installed provided that any structures on that property are protected with an approved automatic fire sprinkler system. This interpretation should not be construed to be a blanket approval for all infill lots to not provide an approved fire apparatus turnaround but provides the ability to establish an alternative solution when other solutions are viable. A review of proposed solutions shall take place prior to approval of this alternative.