



HANOVER FIRE-EMS

OFFICE OF THE FIRE MARSHAL



P.O. Box 470 Hanover, VA 23069, General Questions - (804) 365-6195, Email - fmo@hanovercounty.gov

FIRE PLANS REVIEW

Date:	4-16-2025
Subject:	Tradeport Hanover Land, Iron Horse Data Center
Jurisdiction:	Hanover
Trakit File #	REZ2025-00010
From:	Lieutenant Paul Polivka Phone: 804-365-4858 Email: ptpolivka@hanovercounty.gov
To:	Gretchen Biernot
Type of Review:	Rezoning 1 st Review
Comments:	1. The Hanover Office of the Fire Marshal has completed its review of the Rezoning of this property and has the following comments as the project advances. ○ The submitted plan shall indicate the location of all required or existing fire hydrants after determining the number and distribution of fire hydrants: VSFPC - C105.1 (2012) ○ Provide details on the method to access all exterior points of the building from within 150 feet of an approved emergency fire apparatus access roadway. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. VSFPC - 503.1.1 (2021) ○ Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). VSFPC 503.2.1. ○ Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. VSFPC - D103.1 (2012) ○ The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, terrain conditions, climatic conditions, or other factors that could limit access: VSFPC- 503.1.2 (2021)



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- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. VSFPC - 503.2.1 (2021)
- Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. VSFPC - D104.3 (2012)
- Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure. VSFPC - D104.1 (2012)
- Buildings or portions of buildings or facilities exceeding thirty feet in height above the lowest level of fire department vehicle access shall be provided with an aerial fire apparatus access road. The aerial fire apparatus access road shall have a minimum of twenty-six feet of unobstructed clear width in the immediate vicinity of the building. Overhead obstructions in the form of utility or power lines shall not be located within the aerial fire apparatus access roadway. At least one aerial fire apparatus access roadway shall be located a minimum of fifteen feet and a maximum of thirty feet from the building and positioned parallel to one entire side of the building: VSFPC - D105.1 / D1105.2 (2012)
- Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air conditioning or fire protection systems shall be identified for the use of the fire department. Approved signs required to identify fire protection system equipment and equipment location shall be constructed of durable materials, permanently installed, and readily visible. VSFPC – 509.1 (2021)
- An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction, and the installation of a standpipe system in buildings under construction in accordance with Sections 3313.2 through 3313.5. VSFPC - 3313.1 (2021)
- As this project progresses, the applicant should be aware of the requirements of the Hanover Fire Marshal's Office. Requirements can be found on the Hanover Fire and EMS web page: <https://www.hanovercounty.gov/1082/Plans-Review>.
- The Hanover County- Plans Review Guidelines and the Commercial Development- Checklist are in the Reference Plans Review Tab.