



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:	1-8-2026
Subject:	FARLEY FARMS, Old Ridge Road
Jurisdiction:	Hanover
Trakit File #	REZ2025-00014
From:	Lieutenant Paul Polivka Phone: 804-365-4858 Email: ptpolivka@hanovercounty.gov
To:	Brendan McHugh
Type of Review:	Rezoning 2nd Review
Comments:	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. 1. A code modification for VSFPC 104.2 (remoteness) has been approved on 12-23-25 by the Chief Fire Code Official. 2. The minimum required fire flow for protection purposes shall be submitted to the Office of the Fire Marshal. Refer to the Virginia Statewide Fire Prevention Code (2012), appendix B105, for exceptions allowed for sprinkler-protected buildings. Refer to The Virginia Statewide Fire Prevention Code (2012), appendix B104, B104.1, B104.2, and B104.3 for the calculation process and allowances. <i>VSFPC – 507.3 (2021)</i> • The correct format and calculation sheet can be obtained from the Office of the Fire Marshal. This is required on all new commercial buildings in Hanover County. 3. Water Flow Test Data. Provide computer-generated water flow test data verifying the required water flow for fire protection is available at the site. The water flow test results and graph, showing water flow in gallons per minute down to 20 psi., shall be emailed to Paul Polivka and not included on the Plan Set in accordance with The Virginia Statewide Fire Prevention Code (2012), appendix B105.2 and table B105.1. Contact Hanover County Public Utilities at (804)365-6024 before and to schedule the testing. <i>VSFPC – 507.4 (2021)</i> • Approved documentation of the test shall be provided before the approval of the water supply system. 4. The submitted plan shall indicate the location of all required or existing fire hydrants after determining the number and distribution of fire hydrants: <i>VSFPC - C105.1 (2012)</i>



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5. The average spacing between Fire hydrants shall not exceed that listed in *VSFPC - C105.1. (2012)*,
6. Fire hydrants must be located within 400 feet of all parts of the building: *VSFPC - 507.5.1 (2021)*
7. 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)*
8. 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.*
9. 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)*
10. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is utilizing a private road, and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained. *VSFPC – 505.1 (2021)*



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11. 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)
12. The minimum outside turning radius for fire apparatus, including in cul-de-sacs, shall be no less than 48 feet. Turning movements shall be demonstrated on the plans using a fire apparatus turning template. VSFPC - D103.3 (2012)
13. Parking stalls or other obstructions shall not be placed in front of the access to fire hydrants, fire pump test headers, fire department sprinkler system connections, fire department standpipe connections, or fire protection system control valves. VSFPC - 507.5.4 / 507.5.5 (2021)
14. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. VSFPC - D103.1 (2012)
15. An FDC with a dedicated hydrant located within 100 feet of the FDC will be required. The FDC's required forms and installation instructions can be obtained from the Hanover Fire and EMS Office of the Fire Marshal website. VSFPC - 507.5.1 (2021),
16. FDC detail needs to be added to the plans set. The FDC's required forms and installation instructions can be obtained from the Hanover Fire and EMS Office of the Fire Marshal website.
17. Knox Box note shall be added to the plan set. The following shall be added to the Fire General Notes on the plan set:
 - *“An approved key box shall be provided for the proposed building in accordance with the Virginia Statewide Fire Prevention Code (2021), Code, section 506.1. The required forms and installation instructions for the key box can be obtained from Hanover Fire and EMS, Office of the Fire Marshal, at 804-365-6140.”*
18. The Knox Box location note below shall be added to the Fire General Notes on the plan set.
 - *“The Knox Box shall be mounted 5 feet 6 inches above the finished floor at the approved location.”*
 - Approved Knox Box Locations: Sprinkler room door on the door handle side / Main entrance on the door handle side / Right side if it has double doors
 - Height: 5 feet 6 inches to the top of the box.”



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19. A Knox Padlock is required on all road gates to be locked at any time. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operations shall always be operational. Where provided, electric gate operators shall be listed per UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200: VSFPC - 503.6 (2021) / VSFPC - D103.5 (2012)
20. The approximate location of all required fire lane markings shall be indicated on the plans. Fire lanes between twenty and twenty-six feet in width shall be marked on both sides of the roadway. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire and EMS Office of the Fire Marshal website.
<https://www.hanovercounty.gov/1082/Plans-Review>
21. Fire Lane details need to be added to the plan set. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire-EMS Office of the Fire Marshal website. <https://www.hanovercounty.gov/1082/Plans-Review>
22. A working space of not less than 36 inches in width, 36 inches in depth, and 78 inches in height shall be provided and maintained in front, the sides, and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official. VSFPC - 912.4.2 (2021)
23. A metal sign with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes, or fire pump connections. Such signs shall read: "AUTOMATIC SPRINKLERS," "STANDPIPES," "TEST CONNECTION," or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served. VSFPC - 912.5 (2021)
24. The following Fire Lane note shall be added to the Fire General Notes on the plan set:
 - *"Approval of the fire lane markings shall be in accordance with the attached fire lane detail. The fire lane street markings must be painted in both directions, parallel to each other. The Office of the Fire Marshal must approve all fire lane markings before issuing the certificate of occupancy."*
25. The following Landscape note shall be added to the Fire General Notes on the plan set:
 - *"No landscaping shall be placed within a three-foot radius of any fire hydrant, fire pump test header, fire department connection for fire protection systems, or fire suppression system control valve. Landscaping shall be of a type that will not encroach in the three-foot radius on maturity if the material."*



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26. The following shall be added to the Fire General Notes on the plan set:

- *“During the construction of any structure or building, permanent fire hydrants shall be installed and in service before the use of combustible materials in construction being commenced on any floor above the first or ground floor level. Fire hydrants shall always be maintained and accessible to firefighting apparatus. (2 or more story buildings).”*

27. The following shall be added to the Fire General Notes on the plan set:

- *“Fire access roads shall be constructed of an all-weather surface, and the minimum road design weight-bearing capacity for emergency fire apparatus travel shall be 75,000 pounds. A geotechnical report shall confirm the road design and be submitted to the Office of the Fire Marshal before issuing a certificate of occupancy.”*

28. The following shall be added to the Fire General Notes on the plan set:

- *“Approval of site plan does not include the design of the fire sprinkler system underground piping from backflow prevention device to one foot above finish floor level. Before installation, shop drawings and a separate permit application shall be submitted through the Department of Building Inspections for review and approval.”*