



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:	10-16-2025
Subject:	MARCHETTI PROPERTIES ET AL
Jurisdiction:	Hanover
Trakit File #	REZ2025-00023
From:	Lieutenant Paul Polivka Phone: 804-365-4858 Email: ptpolivka@hanovercounty.gov
To:	Gretchen Biernot
Type of Review:	Rezoning 1st 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. 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> 2. The average spacing between Fire hydrants shall not exceed that listed in <i>VSFPC - C105.1. (2012)</i>, 3. Fire hydrants must be located within 400 feet of all parts of the building: <i>VSFPC - 507.5.1 (2021)</i> 4. 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. <i>VSFPC - 503.1.1 (2021)</i> 5. 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). <i>VSFPC 503.2.1.</i>



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6. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. *VSFPC* - D103.1 (2012)
7. 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 Hanover Fire and EMS Office of the Fire Marshal website. *VSFPC* - 507.5.1 (2021),
8. FDC detail needs to be added to the plans set. The FDC's required forms and installation instructions can be obtained from Hanover Fire and EMS Office of the Fire Marshal website.
9. 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)
10. An approved lock shall be installed on buildings, gates, or similar barriers where required by the fire code official. *VSFPC* – 505.1.1 (2021)
11. 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)
12. 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>
13. 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)
14. 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



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positioned parallel to one entire side of the building: VSFPC - D105.1 / D1105.2 (2012)

15. Buildings or facilities with a gross area of more than 62,000 square feet (124,000 w/sprinklers) shall be provided with two separate and approved fire apparatus access roads. VSFPC - D104.2 (2012)
16. 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)
17. 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)
18. 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)
19. 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)