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

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Date:	7-22-2026
Subject:	Binns Road Data Centers
Jurisdiction:	Hanover
Trakit File #	SPR2026-00035
From:	Lieutenant Paul Polivka Phone: 804-365-4858 Email: ptpolivka@hanovercounty.gov
To:	Scott Newhart
Type of Review:	Site Plan 1st Review
Comments:	The Hanover Office of the Fire Marshal has completed its review of the Site Plan and has the following comments as the project advances. 1. 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. *VSFPC – 507.3 (2021)* • 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. Noted 2. Water Flow Test Data. Provide computer-generated water flow test data verifying that 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. VSFPC – 507.4 (2021) • Approved documentation of the test shall be provided before the approval of the water supply system. Noted. Results will be emailed 3. 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) Noted

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4. Complete and submit the NFF Calculation to ensure the submitted plan indicates the location of all required or existing fire hydrants after determining the number and distribution of fire hydrants: VSFPC - C105.1 (2012)
    - The average spacing between Fire hydrants shall not exceed that listed in *VSFPC - C105.1. (2012),*

    Will be provided
5. Fire hydrants must be located within 400 feet (non-sprinklered) and 600 feet (sprinklered) of all parts of the building: VSFPC - 507.5.1 (2021)

    Noted
6. The FDC shall be at the double-detector-check vault or remote from the building and on the roadway's same side as the dedicated fire hydrant. A wall-mounted FDC is not approved in Hanover County. VSFPC—507.5.1. (2021)

    Noted
7. All FDCs shall provide a minimum of four (4) inch Storz connections. Storz connections shall be angled 30 degrees downward. Please replace Siamese connections with the 4" Storz connection on the plans. Virginia Construction Code - 912.4 (2021)

    Revised
8. 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). Demonstrate compliance for each building.

    - 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)

      Minimum of 2 apparatus roads provided for each building
9. Label the width of all fire apparatus access roads to include access roads
    - 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.* Dimensions labels shown on sheets C-21 - C-25
    - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. *VSFPC* - D103.1 (2012) Noted
    - Any bridge, culvert, or structure intended to serve as a fire apparatus access road shall be designed for fire apparatus loading in accordance with VSFPC 503.2.6. Structural calculations or certification shall be provided if applicable.

      Noted
10. Remove Chesterfield County notes on the cover page and replace with the Fire Protection Notes, #11,12,13,16,17,18,19,20,21:

    Fire protection notes added

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11. Knox Box note shall be added to the plan set. The following shall be added to the Fire Protection Notes on the plan set:
    - *"An approved Knox 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."*

    Note added.
12. The Knox Box location note below shall be added to the Fire Protection Notes on the plan set.
    - *"The Knox Box shall be mounted 5 feet 6 inches above the finished floor at the approved location."*
        - Mounting height is 5 feet 6 inches to the top of the box
        - Location: Install at the main entrance or at the exterior entrance closest to the Fire Alarm Control Panel or sprinkler riser room
        - If the sprinkler riser room or FACP room has a dedicated exterior entrance, the Knox Box shall be installed at that location
        - When installed at a riser or FACP exterior door, keys to the main entrance must also be included in the Knox Box
        - Install on the door handle side when possible
        - For double doors, install on the right-hand side

    Note added.
13. A Knox Padlock (manual gates) or the click to enter (electric gate) 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)

    Note added.
14. Fire lane markings must be shown on all roads including access roads. Fire lane markings shall be shown on the plans. Fire lane signage is not approved as a substitute for required pavement markings unless specifically approved by the Fire Marshal.
    - 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 the Hanover Fire and EMS Office of the Fire Marshal website. https://www.hanovercounty.gov/1082/Plans-Review

    Note added.

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15. 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 the Hanover Fire-EMS Office of the Fire Marshal website. https://www.hanovercounty.gov/1082/Plans-Review
Noted

16. The following Fire Lane note shall be added to the Fire Protection Notes on the plan set:
    - *"A minimum of 48 hours before the installation of fire lanes, the contractor shall schedule an appointment with the Hanover Office of the Fire Marshal for an on-site inspection to review the fire lanes. Approval of the fire lane markings shall be in accordance with the approved fire lane detail. Final inspection is subject to a field inspection."*

Note added.

17. The following Landscape note shall be added to the Fire Protection 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."*

Note added.

18. The following shall be added to the Fire Protection 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)."*

Note added.

19. The following shall be added to the Fire Protection 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."*

Note added.

20. The following shall be added to the Fire Protection Notes on the plan set:
    - *"The site plan approval does not include the design of the fire sprinkler system, underground piping from the backflow prevention device to one foot above the 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."*

Note added.

21. The following shall be added to the Fire Protection Notes on plans for buildings equipped with an automatic fire sprinkler system and/or standpipe system on the plan set:

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	• *"Fire Department Connections shall clearly identify the building, zones, etc., they serve. The operating pressure for the fire sprinkler system shall also be posted on this sign if the pressure is greater than 150 psi. Final inspection is subject to a field inspection.* Note added.