



Schertz Fire Department Fire Marshal's Office



Commercial & Residential Site Development Guidelines

These guidelines are provided to assist the developer of commercial and residential properties to meet the requirements of the City of Schertz's Fire Marshal's Office. The information provided are guidelines only and are not intended to address all requirements. Currently the City references the 2012 IFC, 2012 IBC, & most current NFPA edition.

COMMERCIAL DEVELOPEMENTS

Fire Lane Coverage

- An approved surface (lane) must be in installed prior to going vertical with any construction*
- All exterior walls shall be within 150' of an approved fire lane
- Minimum unobstructed width access lanes of 24'
- Two points of fire department access or approved turnaround is required after 150'
- Required Radii
Fire Lane Width 24' – 25' Inside Radii, 50' Outside Radii
- 14' height clearance over fire lanes
- All fire lanes shall be paved either asphalt or concrete, unless alternate material is approved .
- Cul-de-sac length is 500' Maximum (measured from the center of road to center of cul-de-sac)

Fire Hydrants

- Fire Hydrants located every 300' in a commercial/industrial area fire
- Hydrants located every 500' in residential areas
- 1 hydrant allowed on 6" Main
- Fire Hydrant branch lines shall connect to an 8" Main
- Not located in the fire lane radii
- Fire Department Connections shall be located not more than 120' or less than 30' from the nearest FH
- An approved water supply shall be on site prior to installation or construction of combustable materials
- Private Fire Hydrants (All Red), Public Fire Hydrants (Red & White), see Detail
- City of Schertz requires all hydrants to come with (5 1/4") Storz quick connection by Approved Manufacturers
- Must have a hydrant locator reflector (type II blue bump) installed perpendicular to roadway
- Distance to nearest hydrant: Building Sprinkled – 600' spacing
Building without sprinkler– 400' spacing



Schertz Fire Department Fire Marshal's Office



Commercial Site Development Guidelines

Fire Sprinklers Required

- Buildings 10,000 sq. ft. or greater and Residential above 5,000 sq. ft.
- A-2 occupancy-5,000 ft²/100 occupancy load
- Changing in Certificate of Occupancy will require to update facilities to current NFPA code #101
- Highest floor level 30' or more requires a stand pipe
- Underground Fire Mains shall be a minimum of 8"
- FDC location shall be shown and labeled on all site plans. Knox FDC caps and boxes are required

Underground Storage Tanks

- Off-street/fire lane loading space
- Distance to property lines, building easements-follow NFPA guidelines
- Separate Permit required through the Fire Marshal's Office
- Out of Fire Lane

Above Ground Storage Tanks

- Tanks must be in accordance with most current edition of pertinent NFPA.
- Distance to property lines, buildings, public ways
- Off-street/fire lane loading space
- Out of fire lane

Gates and Fences

- Gates through fences must be located to maintain 150' fire lane coverage and be a minimum of 5' wide
- Electric gates shall require approved Knox switch and approved locks
- Must include means of emergency means to open in case of power loss