

RICHLAND TOWNSHIP
KALAMAZOO COUNTY, MICHIGAN

ORDINANCE NO. 272

ADOPTED: December 18, 2018

EFFECTIVE: January 26, 2019

An ordinance to protect the public health, safety and welfare by establishing standards for site plan review by the Township Fire Chief or Township Board designee; specifying the types and locations of Knox Boxes and Fire Department Connections; requiring standards for hazardous materials storage; addressing fire hydrant locations; and providing minimum standards for turning radii, drive aisles, safety bollards, and parking areas; to provide an effective date; and to repeal all ordinances or parts of ordinances in conflict therewith.

**THE TOWNSHIP OF RICHLAND,
RICHLAND COUNTY, MICHIGAN**

ORDAINS:

SECTION 1
NAME AND PURPOSE

This Ordinance shall be known and cited as the Township of Richland Fire Review Standards Ordinance. The purpose of the ordinance is to collect those standards for site plan review by the fire chief or township board designee as established by NFPA -1 and the current Township Fire Code into a cohesive ordinance; to require adherence to such standards by applicants for fire department review; and to provide for an effective date.

SECTION 2
APPLICABILITY OF ORDINANCE

“Fire Department Site Plan Review” means consideration of certain physical aspects of new, refurbished, and existing commercial and multi-unit residential sites for compliance with the standards set forth in this Ordinance and the current Township Fire Code by the Township Fire Chief or township board designee in order to ensure the health, safety and welfare of occupants and surrounding property owners. Upon a determination of compliance with site plan review standards contained herein, the fire chief shall provide certification of compliance to the Township Building Official, who may utilize it in consideration of the granting of an occupancy permit. No occupancy permit shall be granted by the building official without certification of adherence to the standards contained in this ordinance or modification of the same as established by the

Township Fire Chief or township board designee. The Township Fire Chief or township board designee shall be permitted to implement field adjustments as needed during inspection. Field adjustments shall be noted on the approved plan.

SECTION 3

STANDARDS FOR FIRE DEPARTMENT SITE PLAN REVIEW

An applicant for fire department site plan review by the Township's Fire Chief or township board designee and shall establish that the following standards are met:

- A. *Knox Boxes.* Knox Boxes are required and shall meet and be installed in accordance with the standards contained in this section. Knox Box devices shall only be purchased at www.knoxbox.com.
 - 1. A Knox Box of size "3200" series or larger shall be provided on the exterior of the building. The Knox Box vault shall be mounted, unobstructed and visible approximately five feet from ground level near a main access door.
 - 2. A Knox elevator key box shall be installed adjacent to any elevator.
 - 3. Externally-mounted Knox power shut off switches may be required by the Fire Chief or township board designee upon review.
 - 4. Knox Box contents shall comply with the requirements established by the Fire Chief, who shall keep and maintain a listing of items that shall be retained in the Knox Boxes, which are not separately listed here.
- B. *Storage of Chemicals and Hazardous Materials.* An applicant wishing to store chemicals or hazardous materials on site shall designate the proposed location for the same and must establish adherence to the following standards:
 - 1. The storage and use of chemicals on site shall have all SDS information visible and the applicant shall submit a "Right to Know" survey.
 - 2. An Architect or Engineer shall review and identify the hazard class of the site and/or the structure.
 - 3. The Maximum Allowable Quantities of regulated material shall be submitted as well as a detailed plan indicating how the requirements for each control area are intended to be met. A maximum of four control areas are allowed.
- C. *Fire Hydrants.*
 - 1. Fire Hydrant placement shall be approved by the Fire Chief or township board designee. Fire Hydrants shall be installed in the approved location only.

2. Fire Hydrants which are not publicly owned will not be considered for use during site plan review.
3. Public/Private Fire Hydrants shall be identified by signage approved by the City of Kalamazoo and/or the GLSWA (water service provider).
4. Public and Private fire hydrants shall be supplied by a water main of not less than six inches in diameter.
5. Fire hydrants shall be located not more than 400 feet from the site.
6. Fire hydrant spacing shall not exceed 400 feet from each hydrant.
7. Water mains serving fire suppression systems shall not be less than six inches in diameter. The water main size may be reduced upon submittal of engineered/architectural stamped and sealed fire suppression plans in detail including calculations to the Fire Chief or township board designee and water service provider. Plans shall be approved the City of Kalamazoo Water Department or the GLSWA, whichever is functioning as the water service provider.
8. After landscaping, the discharge ports for fire hydrants shall be 24" from the ground measured from the bottom of the lowest port to the ground

D. Fire Department Connections (FDC)

1. The Fire Department connections (FDC) shall have Knox 2.5" Locking FDC Plugs with swivel guard or 5" locking cap, whichever is applicable.
2. The FDC shall be located within 100 feet of a fire hydrant.
3. The FDC may be remotely located away from the building.
4. The FDC location shall be identified and approved by the Fire Chief or township board designee during fire department site plan review.
5. Immediate access to the FDC shall be maintained in clear view without obstructions by fences, bushes, trees, walls, dumpsters or any other object.
6. The FDC shall be so located so that fire apparatus and hydrant lines connect to supply the system will not obstruct access to the buildings for other fire apparatus.
7. FDC shall not be obstructed by parking spaces; marked or unmarked.
8. FDCs not remotely located shall be fully visible and recognizable from the street.
9. The FDC shall be identifiable to all approaching fire apparatus.

10. The FDCs shall be indicated by an approved sign mounted on the street, front, side of the building or adjacent to a remotely located FDC.
 11. FDC signage shall contain the letters "FDC" of at least 6 inches in height.
 12. FDC Signage shall be reflective with white letters on a red background. All such signs shall be subject to approval by the Fire Chief or township board designee.
 13. FDC shall have an exterior rated strobe and horn device above the FDC, approximately eight to ten feet in height. The device shall be located in clear view to approaching fire apparatus.
- E. *Protective Bollards.* Protective bollards shall be provided in the locations specified in this section and shall meet the standards of this section.
1. Protective Bollards shall be required to protect egress doors or pathways where vehicles or other devices (dumpsters, shopping carts, outside displays etc) can be parked or placed which could impede the pathway or door motion from a required egress door
 2. Protective Bollards shall be installed protecting any exposed electric or gas device, connection, piping, meter, FDC, fire hydrant, fire stand pipe connection, LP Storage tank, LP transfer point, LP point of sale.
 3. Protective bollards shall also be erected at any point where a vehicle will be driving alongside or up to the building such as that of a drive-thru sales window.
 4. Protective bollards shall be placed regardless of whether a sidewalk is placed between the device and the area for parking. Bollards shall be constructed to the minimum standard detailed in the current Richland Township Fire Code.
- F. *Building Identification.* All applicants for fire department site plan review shall provide building identification in accordance with the standards of this section of the Ordinance.
1. Building Identification shall be placed in a position that is plainly legible and visible from any street or road fronting the property.
 2. Those properties fronting more than one street or road shall contain address identification consisting of both number and street name.
 3. The address number and street names shall contrast with the background color of the identification sign.
 4. Address numbers on commercial and industrial building identification signs shall be at least 10 inches in height.

5. Addresses letters indicating street names shall be 10" to 24", height of lettering to be approved during fire department site plan review.
- G. Fire Access Lanes, Parking Lots, and Access Roads.* Applications for fire department site plan review shall establish compliance with the fire access lanes, parking lot and access road requirements of this section of the Ordinance.
1. Parking lots, driveways, and service and access drives shall be designed and constructed to allow turning and full operation of full-sized fire apparatus during an emergency.
 2. Dead-end access roads and parking lots in excess of 150 feet in length shall be provided with approved provisions for the fire apparatus to turn around.
 3. Overhangs or other portions of the structure intended to be driven under shall be approved by the fire Chief's office or by the township board designee. Engineering specifications and design shall be provided by the applicant.
 4. Security gates restricting access shall be approved pursuant to the requirements of the current Richland Township Fire Code. Approved fences, gates or other barriers shall be accessed through Knox padlocks, Knox access switches and siren activation.

SECTION 3

SEVERABILITY

Should any section, clause or provision of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, then and in that event such portion thereof shall not be deemed to affect the validity of any other part or portion of this Ordinance.

SECTION 4

REPEAL

Conflicting Ordinance provisions are hereby repealed. The Richland Township Fire Code is deemed to be consistent with the provisions of this ordinance and therefore no portion of the same is repealed by adoption of this ordinance.

SECTION 5

EFFECTIVE DATE

This Ordinance shall take effect the day after publication of a summary hereof, after adoption, as required by law.

Desiree LaDuke, Clerk
Richland Township