

Arvada Fire Protection District
Fire Marshal's Office
Administrative Interpretation

Number	2018-02		
Subject	Single Family Flag Lot Access Requirements		
Code Reference	2018 IFC		
Jurisdiction	City of Arvada		
Effective Date	11/08/2018	Issued By	Steven Parker
Revision Date	03/10/2021	Revised By	Steven Parker
Approval Date	11/8/2018	Approved By	Steven Parker

Purpose

To provide guidance and code interpretation for fire department access to flag lot subdivisions and developments.

Scope

This administrative interpretation applies to single family developments that are created by dividing one lot into two, creating a flag lot. The newly separated lot shall not have more than a single structure consisting of a single-family dwelling or one duplex or paired home.

Description of Issue

The existence of infill lots and property owners separating their large lot into two separate lots have created difficulties for both responding AFD personnel and the property owners. If these structures are located more than 150 feet from the fire department access, the driveway shall be 24 feet wide by the adopted and amended 2018 IFC. Additionally, if the dead-end driveway exceeds 150 feet in length, there shall be a turnaround provided.

The difficulties for the property owner are that the 24-foot-wide driveway and turnarounds are often difficult to fit on the existing lot and it is expensive to design, install and maintain. Moreover, there is a higher likelihood that these spaces are used by the property owner in ways other than it was designed. The challenge for the emergency responders is that these houses are set-back far off the road and access to safely and properly operate would be limited without the required widths and turn-arounds.

Decision

It has been decided through discussions with the Deputy Chief of Operations for the AFD that the code required width and turn-around be provided in all cases unless every structure has a

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fire sprinkler system installed. In the cases where a fire sprinkler system is installed the following can take place:

- Fire apparatus access will only be considered on the “pole” portion of the flag lot.
- The driveway can be reduced to 18 feet in width and shall extend to a point in which all portions of the exterior of the structure can be reached within 300 feet.
- The driveway shall be able to support 85,000 pounds.
- Turnarounds are not required in instances where the driveway does not exceed 250 feet.
- The driveways shall be a straight run and perpendicular to the road fronting the existing house. If the driveway is curved, it shall be provided with a turn-around when a dead-end exceeds 150 feet.
- A fire hydrant shall be within 600 feet of the structure.

For developments that do not decide to install an approved automatic fire sprinkler system, fire apparatus access will only be considered on the “pole” portion of the flag lot.