

Building Safety Division

Policy Statement 2008-06

Alternate Requirements for Fire Hydrant Spacing

(New Construction of Single Family Dwellings)

Policy Statement: This document contains an alternate list of requirements for the installation and location of fire hydrants. These alternatives shall only be applied to those parcels of land which were newly annexed into the City of Overland Park in 2008, and shall only apply to structures not located within subdivisions, regardless of lot size. These alternatives were created in order to enhance the ability of the Overland Park Fire Department to successfully respond to a fire occurrence within this area beyond those requirements allowed previously by the County.

The Fire Department in conjunction with the Building Safety division, hereby finds the following list of requirements to be acceptable alternatives to the requirement for fire hydrant spacing as specified in the 2006 International Fire code.

Structures less than 5000 Square Feet

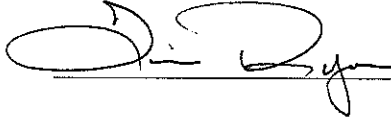
- ◆ For Structures less than 5000 square feet, both the building permit and occupancy permit shall have a stipulation attached that will require the owner to connect to municipal water supply lines and install fire hydrants in accordance with the International Building and Fire Codes at their expense once they become available. Availability of the municipal water supply will be defined as being main water supply lines installed by the local water purveyor within 1000 feet of the property line. Further the Building Safety Division will have such stipulation recorded at the County on the appropriate title for the property.
- ◆ Any fire alarm system or single station smoke detector system within the structure shall be monitored by an approved agency.

Structures 5000 square feet and more

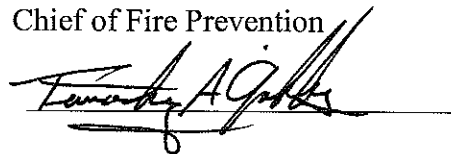
- ◆ For structures 5000 square feet and more, an approved fire suppression system will be installed throughout the structure in accordance with section 903.3 of the 2006 International Building Code.

- ◆ An access road shall be constructed and available to the Fire Department in accordance with section 503 of the 2006 International Fire Code.
- ◆ Any fire alarm system or single station smoke detector installation shall be installed within the structure in accordance with the 2006 International Residential Code and shall be monitored by an approved agency.
- ◆ The final roof covering materials of the structure shall be approved non-combustible materials in accordance with either the 2006 International Building Code or the 2006 International Residential Code.
- ◆ Alternatives shall be approved by the Code Official prior to the issuance of any permit. Any additional alternatives not listed here shall be submitted by the applicant, shall bear the seal of a licensed fire protection engineer and approved by both the Code Official and the Fire Official.
- ◆ Both the Permit and Occupancy Permit shall carry a stipulation that will require the owner to connect to municipal water supply lines and install fire hydrants in accordance with the 2006 International Building and Fire Codes at their expense once they become available. Availability of the municipal water supply will be defined as being main water supply lines installed by the local water purveyor within 1000 feet of the property line. Further the Building Safety Division will have such stipulation recorded at the County on the appropriate title for the property.

Tim Ryan, CBO
Code Administrator

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Tim Gibbs
Chief of Fire Prevention

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