



DALLAS FIRE-RESCUE DEPARTMENT

INSPECTION & LIFE SAFETY EDUCATION DIVISION

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FIRE APPARATUS ACCESS ROADS (FIRE LANES)

This handout delineates regulations governing the marking and maintenance of Fire Apparatus Access Roads. This is **NOT** a complete list of all Dallas Fire Code (DFC) requirements and your inspector may bring to your attention other necessary corrections. If you have a particular question or concern, please contact our main office.

DALLAS FIRE CODE, CHAPTER 5, FIRE DEPARTMENT ACCESS

- Fire apparatus access roads shall not be obstructed in any manner, including, but not limited to, automobiles, dumpsters, fencing, etc. (Limited access gates may be installed in accordance with the 2016 Dallas Fire Code, Appendix N104. **(DFC 503; DFC N104)**)
- An unauthorized vehicle in a fire apparatus access road is:
 - Subject to removal by the operator of the premises at the expense of the registered owner of the vehicle.
 - Subject to citation and/or removal by the chief or a police officer.
 - Registration of the vehicle to the owner is prima facie evidence that the owner is guilty of the parking violation. **(DFC 503.4.2)**
- No person may mark or otherwise identify any road that is not a fire apparatus access road as a fire lane. **(DFC 503.3.1)**
- Construction documents for proposed fire apparatus access, fire lanes, fire hydrants and limited access gates shall be submitted to the Fire-Rescue Department for review and approval prior to construction. **(DFC 501.3)**
 - New installation of security fencing and electrical connections for limited access gate equipment are required to be permitted. Obtain permits from Building Inspection Division at 214-948-4480. An annual permit is also required for the operation of limited access gates using radio receiver and transmitter. These permits are obtained from the Dallas Fire-Rescue Department.
- A \$350 fee will be charged to review plans for fire apparatus access roads. A \$300 fee will be charged to review plans for limited access gates that obstruct fire apparatus access roads. **(DFC 501.3.1)**

VERNON'S ANNOTATED CIVIL STATUTES

CHAPTER 684. REMOVAL OF UNAUTHORIZED VEHICLES FROM PARKING FACILITY OF PUBLIC ROADWAY

“Section 684.12. The owner of premises at or upon which a governmental body requires the designation and maintenance of a fire lane, or the agent of the owner, may have any motor vehicle that is parked in the fire lane, except an authorized emergency vehicle, removed and stored at the expense of the owner operator of the vehicle, if the fire lane is required by a governmental body having authority to require fire lanes and is conspicuously designated as a fire lane in compliance with requirements of the governmental body.”

“Section 684.083. The owner of the premises, or his agent, who has a vehicle removed and stored as provided in Section 1 of this Act is not liable for damages incurred by the owner or operator of the vehicle as a result of removal or storage if the vehicle is removed by a vehicle wrecker service insured against liability for property damage incurred in the storage of vehicles.”

Acts 1995, 74th Leg., Ch. 165, eff. Sept. 1, 1995.

FIRE LANE DESIGN SPECIFICATIONS

To meet the requirements of the Dallas Fire-Rescue Department for adequate horizontal emergency access, all portions of the exterior walls of the first story of the building and all portions of the facility must be within 150 feet of a public street or designated fire lane. This fire lane must have a width of at least 20 feet and an overhead clearance of at least 13 feet 6 inches. In addition, it must intersect with a dedicated street. If the fire lane exceeds 150 feet in length, it must intersect with a dedicated street at both ends, or end in a configuration conforming to one of the approved fire lane turnaround designs published in the 2016 Dallas Fire Code, Appendix D. **(DFC 503; DFC Appendix D)**

THE ABOVE REFERENCED DFC CITATIONS ARE IN RELATION TO THE ADOPTED AMENDMENTS TO THE 2015 IFC UNLESS OTHERWISE SPECIFIED.

- Designated fire lanes must be surfaced with a material substantial enough to support any fire department vehicle and must remain structurally unaffected by bad weather. **(DFC 503.2.3)**
- Either approved striping or signs shall be provided and maintained for fire apparatus access roads to identify such roads and to prohibit their obstruction. **(DFC 503.3)**

MARKINGS

Fire apparatus access roads shall be marked by painted lines of red traffic paint 6 in. width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in 4 in. white letters at 25 ft. intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on both the vertical and horizontal faces of the curb. **(DFC 503.3)** (See Illustration 1)

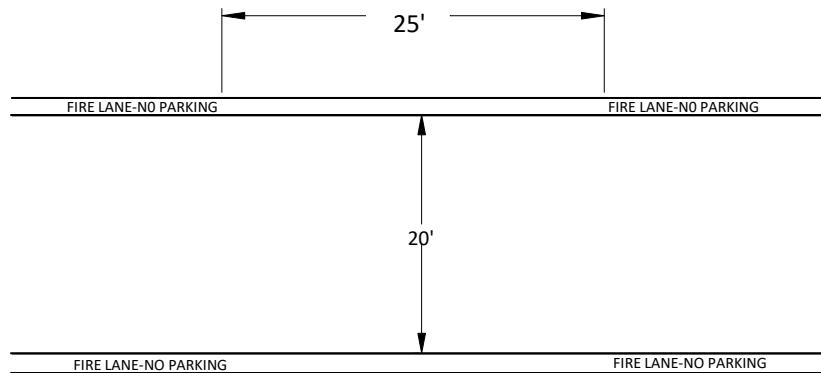


ILLUSTRATION 1

When signs are utilized to mark designated fire apparatus access roads, the signs shall have 2-inch high red lettering, on a white background, reading “Fire Lane No Parking”. The signs shall be affixed to stationary posts at no greater than 50-foot intervals along both sides of the fire lane. The bottom of each sign must be 6 feet 6 inches above finished grade. The signs shall have a minimum area of 12 inches by 18 inches. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief. **(DFC 503.3)** (See Illustration 2)

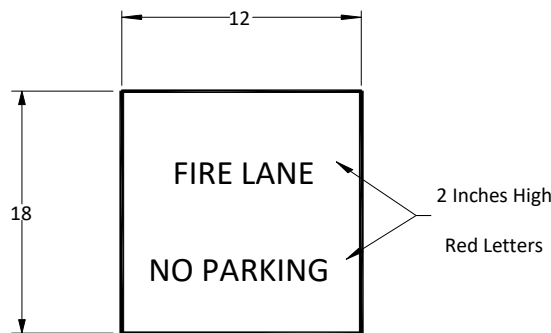


ILLUSTRATION 2

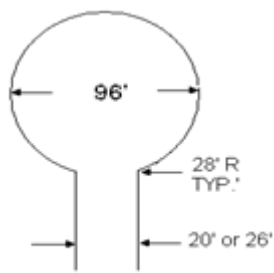
Any color other than red may be used in “NO PARKING” areas that are not approved Fire Lanes. RED colored curbs, pavement striping or wheel stops shall be used only to designate approved Fire Lanes.

DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

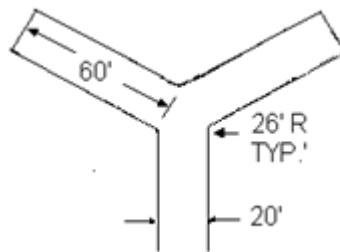
**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

LENGTH (FEET)	WIDTH (FEET)	TURNAROUNDS REQUIRED
0-150	20	NONE REQUIRED
150-500	20	120-FOOT HAMMERHEAD, 60 FOOT “Y” OR 96-FOOT-DIAMETER CUL-DE-SAC IN ACCORDANCE WITH FIGURE D103.1
501-750	26	120-FOOT HAMMERHEAD, 60 FOOT “Y” OR 96-FOOT-DIAMETER CUL-DE-SAC IN ACCORDANCE WITH FIGURE D103.1
Over 750		SPECIAL APPROVAL REQUIRED

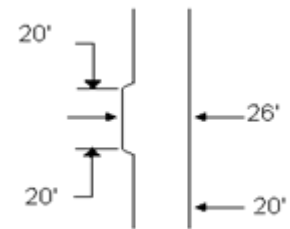
For SI: 1 foot = 304.8 mm.



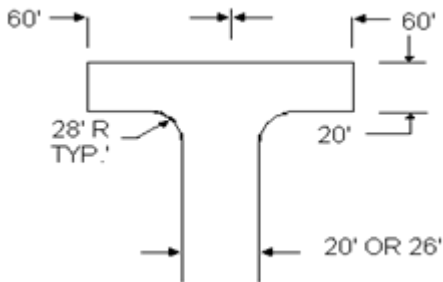
**96' DIAMETER
CUL-DE-SAC**



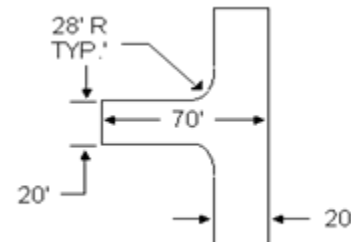
**ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD**



**MINIMUM CLEARANCE
AROUND A FIRE HYDRANT**



120' HAMMERHEAD



**ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD**

Figure D103.1 – DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

FIRE APPARATUS ACCESS ROADS (FIRE LANE) PLAN REVIEW SUBMITTAL

If requesting to change current layout, must provide a copy of the original approved & stamped plans along with the proposed plans with requested changes.

- General Submittal Requirements:
 - Address / Name of Building and/or Business
 - Key Map showing location of Site
 - Symbol / Legend Key
 - Submitted Plans must be drawn to scale and include scale reference
 - Seal of Registered Professional Engineer
 - North Arrow
- Location of all fire hydrants and fire lanes to meet Dallas Fire-Rescue Department access requirements as per 2016 Dallas Fire Code, Sections 503 and 508 and Appendix D.
- Location of all marked fire lanes throughout complex, including new construction locations. Show proposed fire department Access Roads/Fire Lanes, parking lot /curb striping or sign placements. (Cross hatch or otherwise distinguish fire access roads on plans.)
- Identifying and labeling of all physical barriers to vehicular access including but not limited to gates, bollards, landscaping and the alike.
- Location of all fire department connections (FDC) for buildings with sprinkler systems or standpipe systems, including new construction locations, and nearest public fire hydrants as well as hydrants on private property.
- Location of the building on the site along with the length, width and height of building.
- Street locations.
- Sidewalks and parking rows.
- Identification of overhead structural extensions or obstructions that could affect Fire Lane placement.

REVISED – JUNE 18, 2021