



CUMBERLAND FIRE DEPARTMENT

Bureau of Fire Prevention

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SITE PLAN REVIEW REQUIREMENTS

The Cumberland Fire Department conducts a site plan review separate from the building plan review.

A plan review of the proposed project shall be done to determine compliance with the Rhode Island Fire Laws and Rules Annotated (most current edition), NFPA 1, and all referenced standards, and policies and procedures adopted by the Cumberland Fire Committee.

The following must be shown on the site plan:

- An overview of the entire project (including a legal description):
 - Total lot size in square feet or acreage as appropriate; show phases where applicable. Plans shall be to scale.
 - Plat and Lot numbers
 - Street number and name as assigned by the Town of Cumberland
 - Building complex names
 - Existing and proposed elevation lines
 - North arrow
- A footprint plan of every building, including sheds, pavilions, guard sheds, etc.:
 - Proposed entrances and exits
 - Loading docks and loading zones
 - Sprinkler and Standpipe Fire Department Connects and Post Indicator Valves
 - KNOX box/lock locations
 - Building setbacks from roadways and driveways. Show all buildings inside the lot and outside the lot within two hundred (200') of the lot lines.
- All fire suppression water supply sources in accordance with the Rhode Island State Fire Code (NFPA 1) and applicable Town of Cumberland Ordinances:
 - Fire hydrants (including water main location and size). Provide a catalog cut sheet on all fire hydrants. All fire hydrants shall have one (1) 4.5" and two (2) 2.5" discharge ports, Male, National Standard Threads. Hydrants shall open in a counterclockwise direction and close in a clockwise direction.
 - Fire Department Connects – a 4" Stortz style connection within 50' of a hydrant.
 - When connection to an approved water system is not possible, as determined by the AHJ, include above and underground water sources and fire pumps.
- On and off-street parking areas:
 - Include islands, parking plan, ingress, and egress to parking areas
 - Include gated, chained, or limited access areas
 - Include plowed snow storage areas
 - Include the dimensions of travel lanes in the parking areas

- Include Fire Department Access roads
- Fire lanes:
 - Fire lanes shall be at least ten feet (10') from the buildings, not less than twenty feet (20') of unobstructed width, able to withstand the live loads of fire apparatus, and have a minimum of thirteen feet six inches (13'6") vertical clearance. Indicate fire lane paint striping and signage type and location on site plans.

Note: Fire lane signs must state "No Parking, Fire Lane, Tow Zone"

- All roadways, including widths, curbing, and traffic control devices:
 - Boulevard islands or separations, where applicable
 - One-way traffic flows and all turning radius. Show maximum angles of all roads and fire lanes. Show the finish grade.
 - Turnarounds – Apparatus turnarounds shall accommodate our largest piece of apparatus and have an exterior minimum radius of 55' and an interior radius of 22'.
- All above-ground and underground utilities, including but not limited to:
 - Utility and light poles
 - Utility boxes
 - Dumpster locations or other outside refuse containers and storage.
- Prior to the delivery of combustible materials and the start of any building construction, the water supply for fire protection, whether temporary or permanent, shall be acceptable to the AHJ and shall be available.
- Plan review fees are separate from the fees charged by the Building Official. A copy of the fee schedule can be provided upon request.