

Brandon Fire and Emergency Services



Street Development / Access Road Regulation / Addressing – “P19”

The following Regulation is in accordance with the City of Brandon’s Fire Prevention By-Law #7200

Approved fire department access roads to all structures, completed or under construction, shall be provided at all times. To allow a safe street access in and around buildings for fire or ambulance response, the following regulations shall apply.

❑ **Primary Access Street Design**

- ❑ Minimum width of 7.3 m. (24 ft.) asphalt edge to asphalt edge plus 0.5 m on each side for concrete roll curb and gutter
 - Parking not allowed on either side
- ❑ Minimum width of 9.4 m. (30 ft.) asphalt edge to asphalt edge plus 0.5 m on each side for concrete roll curb and gutter
 - Parking allowed on one side only
- ❑ Minimum width of 10 m. (32.8 ft.) asphalt edge to asphalt edge plus 0.5 m on each side for concrete roll curb and gutter
 - Parking allowed on both sides

An emergency access route is required when the distance from the center line of the primary access street extends beyond:

❑ **Turnaround Facilities**

- ❑ A Turnaround Facility would be required for any dead-end portion of a Primary Access Street that extends between 90 metres (295 ft.) – 120 metres (393 ft.) in length.

❑ **Turnaround Facilities Design**

- ❑ Minimum width of 7.3 metres (24 ft.)
- ❑ Minimum centre-line radius of 13 metres (40 ft.)
- ❑ Length of turnaround would depend on size of the largest fire department vehicle.

❑ **Secondary Emergency Access Route**

- ❑ A Secondary Emergency Access Route would be required for any dead-end portion of a Primary Access Street that extends between 120 metres (393 ft.) – 200 metres (656 ft.) in length.

❑ **Secondary Fire Department Emergency Access Route Design**

- ❑ Minimum width of 6.09 metres (20 ft.) not including curb
 - Parking not allowed on either side
- ❑ Minimum width of 8.53 metres (28 ft.) not including curb
 - Parking allowed on one side only
- ❑ Minimum width of 10.97 metres (36 ft.) not including curb

- Parking allowed on both sides
- Road shall be an all-weather surface
- Roadway shall be designed so as to direct any drainage away from the road, which will allow for continued use during moisture conditions
- At any time the road base becomes inadequate for fire department use, the road shall be immediately restored to an acceptable condition.

□ **Acceptable Route/Street Surface Finish**

- The street/route shall be designed to support 38,556 kg (85,000 lbs.) and be finished with concrete, heavy duty asphalt or other hard-surface approved material designed to permit accessibility. It shall be maintained under all weather conditions. **Turfstone, Structural Grass or similar products are not acceptable finishes** for a Secondary Emergency Access Route surface.

Temporary access roads differing from the requirements stated above are permitted in limited circumstances only during installation of utilities, or during construction of the foundations. Under all other circumstances, access roads must be constructed prior to any other phases of construction.

More than one access road may be required when it is determined by Brandon Fire and Emergency Services that access by a single road might be impaired by vehicle congestion, terrain, climatic conditions, or other factors that could limit access.

Once all roads are completed, proper street signage must be added.

□ **Addressing in Residential and Commercial Properties**

- The main entrance door to the business shall have a unit number or letter permanently affixed in a visible location as per the National Fire Code.
- The property address shall be provided for the front and rear of the property. The address shall be affixed in conspicuous places visible from the street, road or lane during the day and night. The address, numbers or letters, shall be no less than 10.16 cm (4 inches) in height, be of contrasting color to house, building or structure to which it is affixed and shall be durable to stand all weather conditions.
- Each property should have one address which matches the address on the tax roll.
- For multi-unit properties (commercial and residential), addressing must be easily identifiable from the street. If not, signage must be added that includes the full street address and unit numbers for the building. Signs must be visible from cross streets and should include directional arrows when necessary.
- All suite or unit doors shall have numbers or letters permanently affixed in a visible location as per 2.1.4. of the Manitoba Fire Code.
- Commercial units should be listed with letters. For example A, B, C. Each unit would require the complete street address to be posted alongside the unit numbers. Residential units should be listed with numbers. For example 1, 2, 3. Separate buildings would require the complete street address to be posted on the exterior including the unit numbers.

For Example:

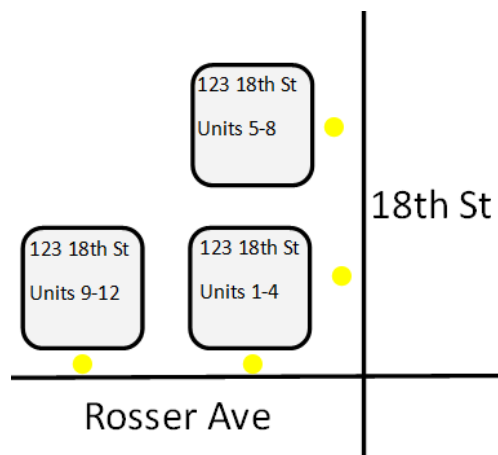
Correct



Incorrect



Example of signing for multi-housing properties if not identifiable from the street.



***** Brandon Fire and Emergency Services reserves the right to make changes to these requirements as needed. *****