

DATE

This policy was approved as an Administrative Policy effective September 20, 2022.

This policy was amended as follows:

Amendment Date	Amendment Approved by:	Summary of Amendment

PURPOSE

This policy provides guidance for the design and construction of **Driveways and Driveway Accesses** in the District of Lake Country (the “District”) related to fire department access routes accessed by the Lake Country Fire Department. These guidelines provide consistency between prescribed requirements set out for British Columbia Building Code (BCBC) Part 3 Buildings (**Complex Buildings**) and unrestricted matters, or unprescribed requirements for BCBC Part 9 Buildings (**Simple Buildings**).

This policy is to be read in conjunction with the BCBC and District bylaws including, but not limited to, the Building Regulation Bylaw and Highways Bylaw, as amended from time to time, and all other relevant legislation and regulation.

While this policy provides guidance for preferred design and construction, the Chief Building Inspector has authority under the BCBC to approve **Driveways** where it has been proven that appropriate fire department access and safety has been addressed.

POLICY

1. DEFINITIONS

Driveway means that portion of land located on private property which has been improved to provide vehicular access to or from a property, starting from a point measured 6 metres from the property line onto the private property, and continuing to a building for which a permit has been issued in accordance with District bylaws.

Driveway Access means that portion of land which has been improved to provide vehicular access to or from a property, from a **Highway** between the curb or lateral lines of the **Roadway** to the adjoining property line and inclusive of that portion of land on private property measured from the property line up to and including 6 metres from the property line.

Permit means written or electronic approval granted by the District authorizing activities in accordance with this Bylaw including the terms, conditions, plans and specifications set out in such Permit.

Simple Building means a building of three storeys or less in building height, having a building area not exceeding 600m² and used for a major occupancy classified as (a) residential occupancy; (b) business and personal services occupancy; (c) mercantile occupancy; or (d) medium and low hazard industrial occupancy.

Complex Building means a building used for a major occupancy classified as (i) assembly occupancy; (ii) care or detention occupancy; (iii) high hazard industrial occupancy; (iv) treatment occupancy; or (v) post-disaster building; Bylaw 1070, 2018 5 a building exceeding 600m² in building area or exceeding three storeys in building height used for a major occupancy classified as (i) residential occupancy; (ii) business and personal services occupancy; (iii) mercantile occupancy; or (iv) medium and low hazard industrial occupancy.

Highway includes every:

- (a) Roadway, multi-use path, street, path, Pathway trail, Lane, bridge, road, thoroughfare, public way, trestle, tunnel, ferry landing, ferry approach;
- (b) Highway within the meaning of the Transportation Act or any public way, land or improvement that becomes or has become a Highway within the meaning of the Transportation Act;
- (c) passageway to which the public has access or is invited for the purpose of the Parking;
- (d) Right of Way designed or intended for or used by the general public for the passage of vehicles;
- (e) Right of Way or passageway owned or operated by the District designed or intended for the purpose of Parking, Pedestrian traffic or Cycle traffic.

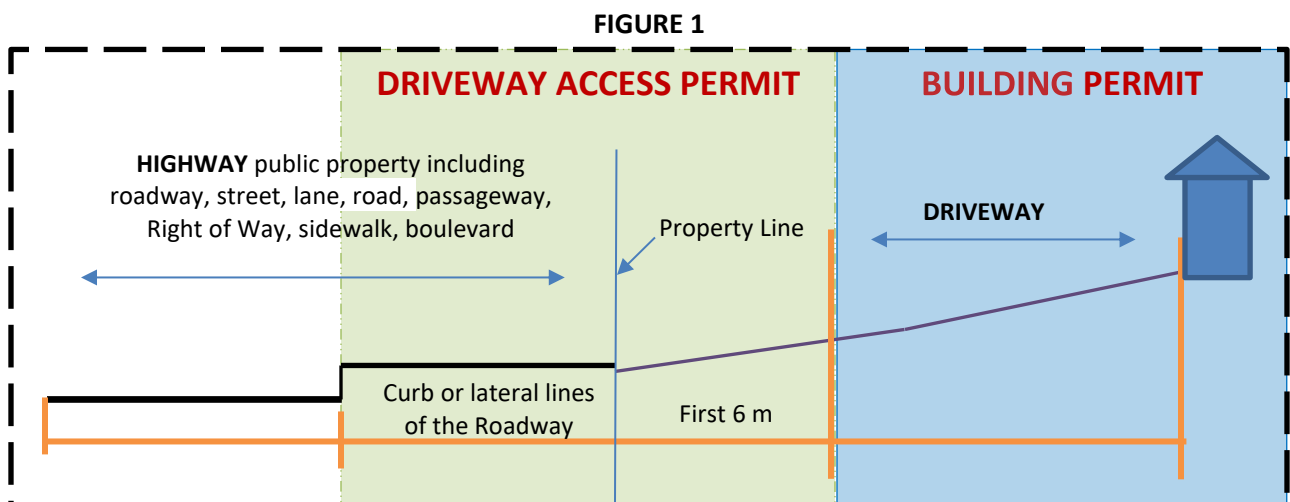
2. POLICY

2.1 Driveway Access is:

- (a) located on public property and private property;
- (b) regulated in accordance with Highways Bylaw 1189, 2022; and
- (c) approved through the issuance of an Driveway Access Permit.

2.2 Driveways are:

- (a) located on private property;
- (b) regulated in accordance with the BCBC and [Building Regulation Bylaw 1070, 2018](#);
- (c) approved through the Building Permit Process.



- 2.3 BCBC Part 3 (**Complex Buildings**) prescribes specific conditions for fire department access routes including the requirement to:
- (a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
 - (b) have a centre-line radius not less than 12 m,
 - (c) have an overhead clearance not less than 5 m,
 - (d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,
 - (e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,
 - (f) have turnaround facilities for any dead-end portion of the access route more than 90m long, and
 - (g) be connected with a public thoroughfare.
- 2.4 BCBC Part 9 (**Simple Buildings**) does not prescribe specific requirements for fire department access routes but identifies items to be taken into account, including:
- (a) variations where a building is protected with an automatic sprinkler system (BCBC Note A-9.10.20.3.(1));
 - (b) variables with regard to a fire department's available vehicles (BCBC Note A-3.2.5.6.(a)); and
 - (c) consultation with fire departments prior to design and construction (BCBC Note A-3.2.5.6.(a))
- 2.5 The *Building Act* allows local governments to establish specific requirements for fire department access routes so long as items are listed as "unrestricted matter" in the *Building Act General Regulation*. "Unrestricted matters" for the design of fire department access routes include:
- (a) the width of an access route
 - (b) the centreline radius of an access route
 - (c) the overhead clearance of an access route
 - (d) the change of gradient of an access route
 - (e) the loads that an access route is designed to bear and the material with which an access route is surfaced
 - (f) the length above which a dead-end portion of an access route requires turnaround facilities
- 2.6 Therefore, fire department access routes for BCBC Part 9 Buildings (**Simple Buildings**) shall be designed and constructed as follows (see Figure 2):
- (a) all driveway lengths are measured along the centreline;
 - (b) to a grade not exceeding 5% measured for the first 6 metres from the property line onto private property;
 - (c) driveways will be designed to accommodate a fire truck weighing 17,200 kg;
 - (d) the overhead clearance will be a minimum of 3.1 metres;
 - (e) the curve turning radius will be a minimum of 9.4 metres;
 - (f) the **Driveway** width will be a minimum of 4.5 metres;
 - (g) the change of gradient will not be more than 1 in 6.7 (or 15%) over a minimum distance of 7.5 metres;
 - (h) where the principal entry of the primary building is 45 metres or more from the where the **Driveway Access** begins on private property, as measured along the centreline:

- (i) the fire truck staging area will be:
 - A. 15 metres long by 6 metres wide;
 - B. have a maximum grade of 5%; and
 - C. be located 25 metres from the principal entrance of the primary building.
- (ii) the fire truck turnaround area will be:
 - A. 15 metres long by 6 metres wide;
 - B. have a maximum grade of 5%; and
 - C. be located 25 metres from the staging area;
- (iii) where the distance measured from where the Driveway begins on private property and the turnaround is 150 metres or more, a fire truck pull-out is required and will be:
 - A. 15 metres long by 6 metres wide;
 - B. have a maximum grade of 5%; and
 - C. be located mid-way between the turnaround and where the Driveway begins on private property.

3. REPEALS

- 3.1 Access Bylaw Grade Policy 181, 2020 is hereby repealed in its entirety.

Original signed by Tanya Garost
Chief Administrative Officer

Date 2022-09-20

FIGURE 2

