MESQUITE FIRE DEPARTMENT

RULES AND REGULATIONS

INTERNATIONAL FIRE CODE 2003

FIRE DEPARTMENT ACCESS & SUPPLY

GATE SYSTEMS ACROSS FIRE LANES

Approved by _____/_____
Mark Kerby, Fire Chief — Date: 09/29/2005

(These rules and regulations supersede all previous rules and regulation governing requirements for gate systems that extend into or across fire lanes.)

I. General. The adopted fire code of the City of Mesquite (International Fire Code 2003 with amendments) prohibited the obstruction of fire lanes in any manner. No exception will be made which allows any obstruction of fire lanes to exist.

A. This policy is written to allow the incorporation of access control measures at occupancies desiring to install gates across fire lanes while attempting to ensure that fire lanes are maintained clear and unobstructed for immediate and non-delayed entry of emergency apparatus. This policy is not to be construed as permission to obstruct fire lanes in any way. The installation of gates across fire access roads and fire lanes is not encouraged.

B. Access control gates which are installed across fire department access roads and fire lanes shall be installed and maintained in accordance with the provisions of these rules and regulations.

C. A gate system includes each drive gate, pedestrian gate, operating mechanism, receiver, electrical system, chain belt, pulley, all hardware appliances, and all other type equipment or items necessary for each gate to function as intended and herein described.

D. The primary type drive gate that may be installed across fire lanes shall be the sliding type. If installation of slide gates is not possible due to the layout of the property or buildings thereon, alternate types of gate installations may be considered.

II. Liability. By installation of access control gates, the property owner assumes all liability for the gates, function of the gates, or failure of function of the gates.

III. Gate System Shall Not Obstruct Fire Lane. When open, neither the gate nor any part of the gate system shall impinge upon the required minimum width of the fire lane. Consult with the Fire Marshal to determine the minimum width required in a specific location. This minimum width shall in no case be less than 22 feet.

IV. Inoperable Gates. The maintenance of an access control gate across a fire lane or fire department access road which is not in proper operating condition as set forth in these regulations shall constitute a violation of Section 503 of the International Fire Code, 2003 Edition.

A. Gates which are not in proper operating condition shall be chained and locked in an open position.

B. Upon failure to chain such gates, the owner, manager, or person in control of he property will be charged with a violation of Section 503 of the International Fire Code, 2003 Edition and cited to appear in Municipal Court.

C. Three violations in a 10 month period shall result in a revocation of the gate permit required in Section V.

V. Permit Required. Prior to the installation of a gate system that extends across a fire lane, the owner or person in charge of the property must have a permit issued by the office of the Fire Marshal of Mesquite.

Plans for gate systems shall be submitted to the Fire Marshal's Office for review and approval before a permit will be issued.

VI. Design (Non-residential). Access control gates which are installed across fire department access roads and fire lanes at all locations other than residential shall be designed to open by the following measures:

A. Automated access control gates (such as those at some mini-warehouses) shall conform to Section VIII of the policy.

B. Manual gates shall open by means of a Knox padlock that conforms to the Mesquite Fire Department Knox Security Sub key.

VII. Design (Residential). Access control gates which are installed across fire department access roads and fire lanes shall be designed to open electromechanically using a Mesquite Fire Department radio transmitter and compatible radio receiver (or other as required by the Chief). This is required at all residential locations and at other locations when required by the Chief of the Fire Department. Alternate methods may be considered at single-family residential location.

A. The radio receiver must meet the following criteria:

1. Consist of a 6-channel modular receiver having a frequency approved by the Chief. Each digital channel module to be preset to a specified digital code designated by the Chief of the Fire Department.

2. Be equipped with an external, weather tight antenna assembly.

3. Be equipped with one flasher unit and one external lamp assembly with a red globe and guard to be mounted separate from the enclosure. The light shall:

a. Be visible from both sides of the gate.

b. Be mounted at the top of the fence within two feet of the gate opening.

c. Flash upon the gate being activated by the Fire Department transmitter and continue to flash as long as the gate is being held by the emergency access system.

4. Be located so that it will receive a clear signal from the radio transmitter when operated from inside the apparatus at a distance of at least 100 feet (or a distance approved by the Chief) from the gate.

5. Shall override all other opening systems.

6. Be protected from weather and physical damage.

B. When activated by the radio signal, the gate shall operate at a minimum of one foot per second and remain open until closed by the Fire Department or reset by the property owner or manager.

C. The radio transmitter shall cause the gates to open. It shall not cause gates to close. The gate shall be reset from the emergency mode and close by means of a momentary contact button mounted in a discrete location beneath the radio receiver. The gates shall normally be reset by the apartment management or maintenance personnel.

VIII. Secondary System Access (Back-up). A back-up system of entry is required in the event of gate, radio, or power failure.

A. In the event of power failure, the gate shall open freely. It shall be capable of being opened manually by one person of average stature.

B. In the event of radio failure, the gate shall open by means of an electrical power disconnect switch in a weatherproof box.

1. The box shall be secured by a Knox padlock, keyed to the Mesquite Fire Department Knox Sub Key.

2. The box shall be red.

3. The box shall be mounted on the entry side of the gate within 5 feet of the gate.

4. The box shall be at least 5 inches high and 5 inches wide.

5. The box shall be clearly labeled "Fire Department" in white block letters on inch tall with one-quarter inch stroke.

6. The box must be clearly visible and accessible.

C. Gate shall be capable of being physically disconnected from the operator mechanism from either side of the gate.

1. Slider gates. The chain shall be accessible to be cut and release the gate from the opener mechanism from either side.

2. Swing gates. A pin in the swing arm mechanism shall be secured by a Knox Padlock. The padlock shall be accessible from either side of the gate.

IX. Pedestrian Walkway Gates. Pedestrian gates shall be required by the Fire Department when minimum access distances from fire lanes, fire department access, and public streets to buildings are exceeded. Pedestrian gates shall meet the following criteria:

A. Pedestrian gates shall open fully to a minimum clear span of 48 inches.

B. Pedestrian gates shall be so designed that fire hose, clothing, or other equipment shall not hang, snag, or otherwise become entrapped or entangled with the gate or fence.

C. The location of pedestrian gates shall be subject to approval by the fire department.

D. Pedestrian gates shall be provided with a latch mechanism or other means of securing the gate in the open position.

E. Pedestrian gates shall conform, when applicable, to the exiting requirements of the International Fire Code 2003 and the International Building Code 2003.

F. Pedestrian gates shall be capable of being opened by the use of a Knox padlock keyed to a Knox subkey. The padlock may directly secure the gate or secure a window in the fence or gate so that a person of average stature may readily access the knob, manual switch, or gate release. the knob, manual switch, or gate release shall be approved by the Chief of the Fire Department.

G. Pedestrian gates that operate electromechanically shall open freely in the event of loss of power.

H. When required by the Chief of the Fire Department, one or multiple pedestrian gates shall be released by means of a switch secured by a Knox lock or by a Knox KS-2 switch. The release switch shall be in a box as described in section VIII.B. of this regulation.

X. Protection of Electrical Equipment. All electrical and electronic equipment shall be protected from physical damage and weather by approved weather tight boxes or housings.

XI. Maintenance. The gate opening system shall be maintained in an approved operating condition.

A. The mechanical components shall be serviced and appropriately lubricated on a regular basis.

B. The electrical components shall be maintained in good condition, free from water, corrosion, or contamination.

C. A power supply shall be maintained to electronic components at all times.

D. Service records including date, description of the service, and name of person conducting the service shall be kept and be available for fire department inspection.

XII. Performance Test. Performance tests are required.

A. Gates and gate systems shall be tested:

1. Upon completion of installation of a gate or gate system.

2. Within 30 calendar days of each anniversary date after the installation of a gate system.

3. When required by the Fire Department.

B. Upon failure of a gate or gate system test, all affected gates shall be chained and locked in the open position until repaired and retested.

C. The Fire Department shall observe all required tests.

D. Test records shall be maintained with service records. Test records shall include the date, description of the test, name of person conducting the test, name of Fire Department witness (if present), results of tests.