



**Loudoun County Fire and Rescue  
Fire Marshal's Office**



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23675 Belmont Ridge Road, Suite 150  
Ashburn, Virginia 20148  
Phone 703-737-8600 Fax 703-737-8595

**MEMORANDUM**

**TO:** Zach Pyle, Project Manager, Planning and Zoning

**FROM:** Kevin Federline, Senior Plans Reviewer / Fire Inspector

**THRU:** Micah Kiger, Chief Fire Marshal

**SUBJECT:** CMPT-2023-0006 Dulles North HS & Elementary School, First Submission

**DATE:** August 2, 2023

The Loudoun County Fire Marshal's Office has no objections to the commission permit for the project. The Loudoun County Fire Marshal's Office reserves the right to ensure Fire Code compliance when more detailed information is made available on the construction drawings submission for the high school. For example, but not limited to, the FMO will be looking for more information on the following: Approved fire apparatus access roads located within an emergency access easement, fire lane identification for fire apparatus access roads, hydrant locations, hydrant coverage measured by 300 foot hose lay "as the hose lies" between and around obstructions from the hydrant to all portions of the building exterior, fire apparatus access roads to be within 150 feet of the exterior of buildings first floor, turning radii/turning analysis using AASHTO - SU-40 on fire apparatus access roads, immediate unobstructed access to fire department connections, and if the building height, when measured from the average finished grade at the face of the building located adjacent to a fire apparatus access road to the highest eave of a pitched roof, intersection of the roof to an exterior wall, or top of a parapet wall, whichever is greater is 50 feet in height or greater, an "Aerial Fire Apparatus Access Road" at least 26' in width along one side of the building will be required.

Prior to the issuance of an occupancy permit for any facility, building, or portion of a building hereafter constructed, Fire Lane Identification shall be provided, permitted, and an approved inspection along any Fire Apparatus Access Road serving such facility, building, or portion of a building.

If there are any changes to the plans include the Fire Marshal's Office in review to ensure fire code compliance.

- I. Requirements: From the current Loudoun County Facilities Standards Manual (FSM) and the current Loudoun County Fire Prevention Code (LCFPC)**
1. None.

Requirements for fire apparatus access roads:

1. Fire Apparatus Access Road is designed and maintained to a minimum of 20 feet of unobstructed width, 13.5 feet of unobstructed vertical clearance, support H-20 loading, be surfaced so as to provide all-weather driving capabilities, located within an “Emergency Access” easement, and identified as a fire lane in accordance with the FSM Chapter 4.

Information for requesting a modifications to the LCFPC:

1. 106.5 Modifications. The fire official may grant modifications to any provision of the LCFPC upon application by the owner or the owner’s agent provided the spirit and intent of the LCFPC are observed and public health, welfare, and safety are assured. Note: The current editions of many nationally recognized model codes and standards are referenced by the LCFPC. Future amendments to such codes and standards do not automatically become part of the LCFPC; however, the fire official should consider such amendments in deciding whether a modification request should be granted.
2. 106.5.1 Supporting data. The fire official shall require that sufficient technical data be submitted to substantiate the proposed use of any alternative. If it is determined that the evidence presented is satisfactory proof of performance for the use intended, the fire official shall approve the use of such alternative subject to the requirements of this code. The fire official may require and consider a statement from a professional engineer, architect, or other competent person as to the equivalency of the proposed modification.

Pursuant to section 112.1 of the Fire Prevention Code:

If you have concerns about the application of the Fire Prevention Code (FPC) or to request a modification to the provisions of the FPC pursuant to section 106.5, please contact the Deputy Fire Marshal at (703)737-8600. The owner of a structure, the owner’s agent or any other person involved in the design, construction or maintenance of the structure may appeal a decision of the fire official concerning the application of FPC or the fire official’s refusal to grant modification. Persons wishing to file an appeal shall submit a written request for appeal to the Board of Building Code Appeals (BBCA), within 14 calendar days of receipt of the decision being appealed. Person’s wishing to file an appeal shall address it to the Deputy Fire Marshal at [DutyFm@Loudoun.gov](mailto:DutyFm@Loudoun.gov), or send by certified mail to the Loudoun Fire Marshal’s Office at the above address. The appeal shall contain the name and address of the owner of the structure and the person appealing if not the owner. A copy of the written decision of the fire official shall be submitted along with the appeal. Failure to submit an appeal within the time limit established shall constitute acceptance of the fire official’s decision.