

Chelsea Area Fire Authority

Guideline For Private Roads and Driveways

This guideline provides some ideas for the private residential properties in our jurisdictions of the City of Chelsea and the Townships of Lima, Lyndon, and Sylan.

The adopted fire codes of these communities do not give the Chelsea Area Fire Authority the right to enforce fire code toward private homeowners but would like to help you out by giving you knowledge to help us when we need to respond to your residence.

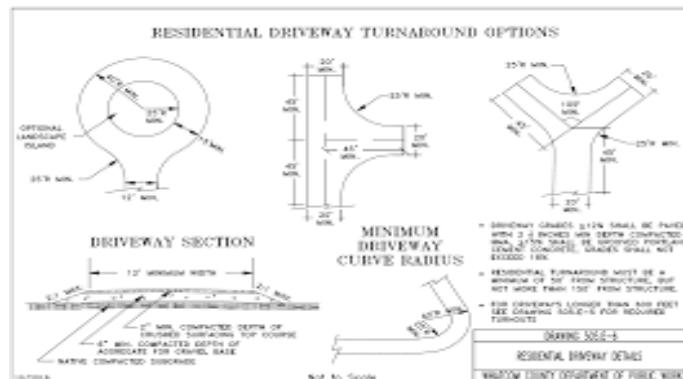
Clearance

Keeping your Driveways Clear! Please see the picture below to give you general guidelines of what we need to make it down your driveway without hampering our efforts. A minimum width of 16' and height of 13'6" is ideal.



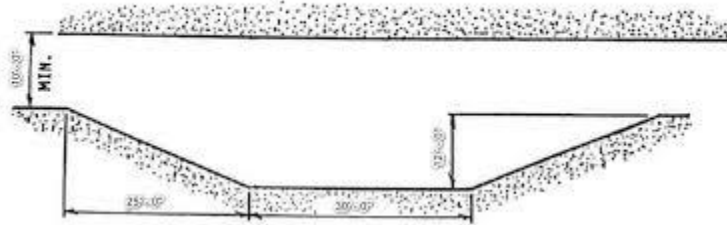
Driveway Turnaround Specifications

Driveways should extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story building. Driveways in excess of 150' in length should be provided with a turnaround at the end of the driveway near the residence. Please see the image below for different types of turnarounds that would be beneficial for emergency vehicles.



Driveway Turnout Recommendations

Driveway Turnouts, as pictured below, are for emergency vehicles to pass without going onto soft ground. Turnouts should be an all-weather road surface at least 10' wide and at least 30' long. Turnouts should be located every 500' or at the midpoint if the road is 1000' or less.



Private Roadway Recommendations

Private Roadways that serve residential dwellings should be designed to accommodate the weight of fire apparatus and a minimum turning radii of 36'. Dead-end roads in excess of 150' in length should be provided with turnarounds.

Address Signage

All buildings, residential included, should have an address marker placed at the beginning of the driveway (or private drive) and be visible from both directions of travel along the road.



The Chelsea Area Firefighters have address markers like this available for sale for \$20.00.

Driveway Material

Here are recommendations for approaches from the Washtenaw County Road Commission. CAFA believes that these are great guidelines to follow for private residences.

Hot Mixed Asphalt (HMA): A minimum depth of three inches (330 pounds per square yard), placed per Section 501 of the current MDOT Standard Specifications for Construction, over a minimum of six inches of aggregate base.

Concrete: A minimum depth of six inches placed per Section 601 of the current MDOT Standard Specifications for Construction, over a six-inch aggregate base.

Soft Surface Approaches: Soft surface residential approaches shall use a minimum of six inches of aggregate material as directed by WCRC. Crushed concrete shall not be used.

If there are any questions or concerns regarding this document, please call the Chelsea Area Fire Authority Offices at 734-475-8755 to discuss with the Fire Chief.