



STOWE FIRE DEPARTMENT

TO: All prospective zoning and planning applicants.
FROM: Stowe Fire Department
DATE: April 30, 2007

RE: RECOMMENDED CONSTRUCTION GUIDELINES

The Stowe Fire Department submits the following recommended construction guidelines for planning and construction of residential and commercial structures and developments. These guidelines are essential for the Stowe Fire Department to adequately provide viable access and fire protection to all structures without causing undo hardships for fire suppression.

1. **Town Roads:** Any access roadway that serves more than three dwelling units. Town Roads require a 50 ft. right of way. Town Roads must be constructed to Town of Stowe Requirements, including the following:
 - a. **GRADE:** Maximum grade of 10%, but up to 16% in mountainous terrain.
 - b. **TURN RADIUS:** Horizontal Curve 275 ft. radius minimum.
 - c. **CURVE ENTRANCE and EXIT:** Maximum grade of 8%.
 - d. **ROAD WIDTH:** Twenty-four (24) feet wide for gravel roads.
 - e. **TURN AROUND:** Minimum width of forty (40) feet, minimum area of 2,500 square feet. Cul-de-sacs minimum radius of thirty-five (35) feet.
 - f. **PULL OFFS:** Access roads over 1,000 feet in length, at 500 ft. intervals, and twelve (12) feet by fifty (50) feet in size.

2. **Driveways:** Any access road that serves up to three dwelling units. Driveways that serve two or three dwelling units require a twenty-five (25) foot right of way.
 - a. **GRADE:** Maximum grade of 15%. Steeper grades may be permitted upon review of site conditions by the Stowe Fire Department. A level twenty (20) foot long approach area must be provided before entering a Town Road.
 - b. **TURN RADIUS:** Horizontal Curve 100 ft. radius minimum.
 - c. **DRIVEWAY WIDTH:** Minimum width of twelve (12) feet.
 - d. **TURN AROUND:** All driveways should have turnarounds of reasonable size at the house site.
 - e. **PULL OFFS:** Driveways over 1,000 feet in length, at 500 foot intervals, and twelve (12) feet by fifty (50) feet in size.

- f. GATES & ENTRANCE STRUCTURES: Gate or structure width shall be width of traveled surface plus two (2) feet. Gate or structure height shall be a minimum of twelve (12) feet.
3. All development projects shall have an identified water supply for fire protection. Water supplies may be either from a pressurized water distribution system with adequately spaced fire hydrants or from a fire pond with a Fire Department Connection (Dry Hydrant). All hydrants whether pressurized or dry, shall be clearly identified, shall have adequate year round access and be located out of the traveled way.
 - a. PRESSURIZED HYDRANTS: Shall be in accordance with Town of Stowe Requirements.
 - b. DRY HYDRANTS: 8" PVC or Ductile Iron pipe with a 6" male connector with NST threads.
4. E-911 Addressing: All buildings and dwelling units are required to have an E-911 assigned address.
 - a. All address numbers are as assigned by the E-911 Coordinator.
 - b. All address numbers must be visible from the roadway.
 - c. All address numbers must be displayed upon permit approval.

The Stowe Fire Department recommends the reference and use of any and all applicable Town, State and Federal Building Codes for the construction of all structures.

NOTE: The Stowe Fire Department does not guarantee the ability to access any structure not does it guarantee total success on any emergency call.

Please feel free to contact the Stowe Fire Department to answer any questions that you may have.

Sincerely,


Officers of the Stowe Fire Department

Cc: Stowe Board of Selectmen
Zoning Administrator
Director of Public Works