Williamson County Emergency Services District #3
Hutto Fire Rescue
210 E US 79 PO Box 175
Hutto TX 78634
Phone (512)759-2616

General Design Guidelines and Check Lists

- All projects located within the city limits of Hutto must submit plans (plats, site/civil, and building) to the City of Hutto.
- All projects outside the city limits of Hutto must submit plans (plats, site/civil, building, fire alarm, fire sprinkler, above ground water storage tank, above ground fuel storage tanks, and firefighter air replenishment systems) to WCESD#3/ Hutto Fire Rescue at **HFRPermits.com**.
- WCESD#3 will submit a letter of review to the architect or engineer after review has been completed. Reviews will not be released until all outstanding fees are paid in full.
- A certified or witnessed pressure test is required for all water models, hydrant flow tests, or fire sprinkler designs.
- Design for the water systems providing fire protection in all situations shall be in accordance with specific articles of the 2021 International Fire Code: specific chapters, standards, appendices, and tables of the 2021 International Building Code, and the provisions of the resolution adopting the districts amendments to the fire code.
- Designs/plans are to be prepared, signed, and sealed by a registered design professional registered in the state of Texas.
- Designs that extend from an existing water system (s) shall be based upon a certified fire flow test.
- Fire Hydrants shall be spaced as follows: Single family residential 500 feet apart, Multi-family 300 feet apart, Commercial 300 feet apart, and Industrial 300 feet apart
- When any portion of the facility or building being protected is in excess of 300 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on site fire hydrant (s) with mains capable of supplying the required fire flow shall be provided.
- All fire lines and fire hydrants shall be on a looped system.
- Fire hydrants shall be located no closer than 15 feet to a structure, unless the structure is three (3) stories or more in height, in which case the fire hydrant shall be no closer than the height of the structure.
- Fire hydrant flows shall meet the flow rates as required in Appendix B of the 2021 International Fire Code at 20 PSI residual.
- All structures three (3) stories or taller shall have fire apparatus access roads on both long sides of the structure.
- All portions of the structure shall be within 150 feet of a designated fire lane.
- Access to structures shall be provided by a designated fire lane (s) having a minimum width of 25 feet, shall be concrete or asphalt, have a minimum of 25 foot inside radii, and a minimum outside radii of 50 feet.

- A single gate serving two wat traffic shall have a minimum of 25 feet clear open width. When two gates are installed and each only serves one direction of travel they shall be a minimum of 15 feet in clear open width.
- Projects requiring three (3) or more fire hydrants shall include a water model demonstrating adequate line sizes on all fire lines.
- A master key box (Knox Box) shall be installed at the location shown on the approved set of building plans and approved by WCESD#3. The building will not be issued a certificate of occupancy until the Knox box is installed, the master key is placed in the Knox box, and all other required Knox devices are installed.

Single Family Subdivision Design Guidelines and Check List

General requirements as previously stated apply.

The following items are required to be shown on the subdivision plans.

- Signature line – WCESD#3 Official and date.
- The plans and the water model shall bear the seal of a registered design professional registered in the state of Texas.
- The water system layout is to be a minimum scale of 1 inch equals 50 feet.
- Valves and fire hydrants shall be located and labeled.
- Fire hydrant leads shall be labeled.
- Line sizes are properly labeled.
- The water system layout shall match the water model.
- The test fire hydrant is to be shown.
- Fire hydrants shall be installed with the four and one half inch steamer opening a minimum of eighteen (18) inches above finished grade. The four and one half inch steamer opening must face the street and have a minimum of three (3) foot to six (6) foot set back from the curb or be protected with bollards from vehicle impact.
- Roadways/streets must provide adequate access to each lot.
- All cul-de-sacs shall have the required turn around provisions if longer than 150 feet.
- Fire hydrants are to be installed with ductile iron leads and gate valves.
- The maximum grade of the streets shall not exceed ten (10) percent.
- All streets must be capable of supporting the imposed load of fire apparatus weighing a minimum of 75,000 pounds.
- If parking is desired on both sides of the street then a minimum of a thirty two foot (32) wide street is required. (Appendix D 2021 International Fire Code)

Commercial Site Plans Guidelines and Check List

- Show building dimensions on the inside of each wall.
- Number of stories for the building.
- Construction classification.
- Square footage of each floor.
- Designated fire lanes are to be called out.
- Fire lanes longer than one hundred fifty feet (150) in length shall have the required turn around provision that is required by Appendix D 2021 International Fire Code.
- Fire hydrants must be clearly labeled (proposed and existing).
- Remote fire department connection (s) (FDC) must be properly located within one hundred (100) feet of a fire hydrant, be located street side, the location of the manhole called out, be spaced a minimum of 15 to 30 feet from the building, and a single 5 inch Stortz connection.
- A WCESD#3 remote FDC detail is included in the plans.
- Fire lane radii must be shown.
- Fire lanes shall not exceed ten (10) percent in grade. (add as a plan note)
- The following note is added to the plans “No construction involving combustible materials shall be on site until the fire lane and all fire hydrants are installed and operational”.
- The following note is added to the plans,” No overhead obstructions shall be lower than thirteen feet six inches (13’6”).
- The following note is added to the plans,” All approved fire apparatus access roads shall be capable of supporting the imposed load of fire apparatus weighing a minimum of 75,000 pounds.
- Commercial dumpsters and containers with an individual capacity of 1.5 cubic feet or greater shall not be placed within ten (10) feet of openings, combustible walls, or combustible eave lines.
- All fire lanes shall be stenciled with the correct verbiage of “ FIRE LANE TOW AWAY ZONE”

Commercial Building Plan Design Guidelines and Check List

- Signed and sealed by a registered design professional registered in the state of Texas.
- Complete and correct address of the project is on all plan sheets.
- A code analysis is present and includes the following information: occupancy classification, construction classification, number of exits required and actual provided, egress capacity minimum required and actual, travel distance maximum allowed and actual, floor area maximum allowed and actual, building height in feet and stories maximum and actual, occupant load, and all codes referenced for the project.

- Interior wall, floor, and ceiling finish schedule.
- Emergency lights interior and exterior at the exit discharge.
- All details for interior and exterior stairs.
- Fire extinguishers are referenced.
- HVAC details (tonnage, CFM, etc.).
- Knox box is referenced.
- Freeze protection is provided for the fire sprinkler riser room.
- All mechanical, electrical, and fire sprinkler riser rooms are labeled.
- Fire sprinkler riser room is a dedicated room with an exterior door that opens to a fire lane and has a I hr. fire rating
- The following note is added to the plans, “All penetrations of fire rated assemblies must be sealed using approved materials and methods”.
- The following note is added to the plans,” All fire rated assemblies must be permanently and effectively identified in the concealed space”.
- All MEP plans are provided.