

Subdivision Fire Protection Requirements

Adequate and Reliable Water Source

Each subdivision of five or more lots shall provide the Fire Department with adequate and reliable water. The provisions for an adequate and reliable water source shall be submitted as part of the subdivision application. Such plans and installations shall be inspected by the Fire Department and must be approved by the Board of Supervisors. The developer may elect to provide this water source through the establishment of a pressurized water system, static water source or combination thereof. When utilizing an off-site water source, the developer shall secure a permanent contract with the source owner to provide said water. Off-site sources must conform to the requirements set forth in this section.

Hydrant Systems

When electing to utilize a pressurized water distribution system, the developer may utilize a gravity, direct pumping, or combination system. Regardless of the type of pressurized system installed, the system shall be installed in compliance with NFPA 24, except where the Township imposes specific requirements.

1. The flow capacity of the system shall be such that it will maintain a delivery rate of 1,000 gpm and 40 psi residual pressure for a two-hour duration. No piping shall be used which is less than 6-in. in diameter.
2. Hydrants shall be of the dry barrel type with two 2 ½-in. nst male discharges and one 4 ½-in. male nst discharge. All discharges will have caps installed. Hydrants shall not be set more than 10-ft. from the road edge and shall have the 4 ½-in. connection facing the roadway. Each hydrant will be equipped with a curb stop to allow for isolation of the hydrant. Fire hydrants shall be installed with a maximum spacing not to exceed 800-ft. The Developer shall provide the Fire Department with a key to operate this curb stop. Hydrant bodies shall be painted bright yellow, with the bonnet and caps painted bright green.
3. When pumps are used as part of the distribution system, they shall be equipped with a back up power source. This power source shall be designed to automatically start when primary power is lost. The Developer shall be responsible to provide maintenance and testing of the power system on a monthly basis.

Static Water Sources

When electing to utilize a static water source, the developer shall ensure that access to the water source is provided within 2,000-ft. (road distance not point-to-point) of any buildable point within the subdivision. This may be met either through the use of ponds, cisterns or a combination. Regardless of the type of static source provided, the system shall be installed in compliance with NFPA 1231, except where the Township imposes specific requirements.

1. Static water sources shall be of sufficient capacity to provide an uninterrupted flow of at least 1,500 gpm for a two-hour duration. Dry hydrants shall be installed in static water sources and located as required to meet the 2,000-ft. requirement.
2. Dry hydrants shall be capable of supplying a 1,500 gpm pumper operating at 100 percent capacity at 150 psi through 10-ft. of 6-in. suction hose. Dry hydrants shall be terminated with a 45-deg. dry hydrant head with 60-in. male nst treads and a cap. The centerline of the head shall be three feet from the ground. All piping used in the dry hydrant shall be schedule 80 PVC, at least 8-in. in diameter. All exposed above-ground components shall be primed with a PVC primer to prevent deterioration. The hydrant head shall be connected to the piping using a tapered coupling.
3. The piping for the hydrant shall be installed at least three feet below the frost line and average ice depth of the water source. The strainer shall be located below the surface of the water at a depth that is greater than three feet below the average ice depth of the water (and the water surface) and no less than two feet from a pond bottom (or Cistern). The strainer shall have a clean out cap installed for maintenance. The vertical distance from the water surface to the centerline of the hydrant head shall not exceed 10 feet.