

## Residential Code of New York State – Driveway/Private Roads

### SECTION 511 EMERGENCY VEHICLE ACCESS FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS

**511.1** Emergency vehicle access for one or two Group R-3 buildings and detached one- and two-family dwellings constructed by the *Residential Code of New York State* hereafter constructed or moved into the jurisdiction shall be provided in accordance with this section.

#### Exceptions:

1. Construction of dwellings on premises which have had local site plan approval prior to the adoption of this code.
2. Accessory storage buildings.
3. Dwellings without electrical service and permitted to not have electrical service by the *Residential Code of New York State*.

**511.2 Driveways.** Driveways shall be provided when an exit door required by *Residential Code of New York State* Section R311.4 is located more than 300 feet (91 440 mm) from a fire apparatus access road or public street.

**Exception:** The measurement is permitted to be increased beyond 300 feet (91 440 mm) if driveways cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions and the building is protected by an automatic sprinkler system in accordance with 903.3.1.1, 903.3.1.2, or 903.3.1.3.

**511.2.1 Dimensions.** Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet, 6 inches (4115 mm).

**511.2.2 Turnaround.** When driveways are in excess of 500 feet (152 400 mm) in length and does not exit to another fire apparatus access road or public street, a turnaround shall be provided suitable for use by fire apparatus.

**511.2.3 Turnouts.** Driveways in excess of 500 feet (152 400 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts along the driveway that are a minimum 20 feet in width for a length of 50 feet (15 240 mm) in length. The turnouts shall be placed at intervals not to exceed 500 feet (152 400 mm) along the driveway.

**511.2.4 Stability.** Driveways, including bridges and other supporting structure of driveways, shall be constructed to support fire apparatus in all weather conditions.

**511.2.5 Design.** The design of driveways, including turning radius and grade, shall facilitate passage of fire apparatus and be approved.

**511.2.6** Driveways, and portions thereof, that serve more than four buildings shall meet the design requirements of fire apparatus access roads in [Section 503](#).