

Construction Industry Communication #046

From: Amit Ghosh, Chief Building Official

Re: Access Roads during Construction

Date: May 15, 2017

Requirements: Ohio Building Code 108.1 requires the owner or owner's authorized representative to cause work to remain accessible and exposed for inspection purposes. Ohio Fire Code 503.1.1 requires approved fire apparatus access roads for every facility, building or portion of a building ... not readily accessible from a public or private street.

Background: Building construction often requires the performance of inspections prior to paved roads being installed. Access roads provided may consist of gravel, stone or compacted soil.

Memorandum: All access roads provided for emergency vehicle and inspection vehicle access shall be maintained in a manner to facilitate safe, unobstructed access meeting the minimum standards outlined below.

- Access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 16 feet.
- Access roads shall be maintained to support the imposed loads of emergency and inspection vehicles and shall be surfaced to provide all-weather use. Surfacing shall be gravel, stone, compacted soil or other approved material.
- Access road surface shall be free of:
 - Rutted drive aisles
 - Standing or ponding water
 - Conditions that promote limited traction such as mud, ice, snow, etc.

When it is discovered by any of the inspection trades that the access roads do not meet the criteria identified above, the inspector shall inform the owner's representative that the access road has not been properly maintained and follow established procedures for follow up.