

TXT-2024-03

Access Amendment

Primary Issue: How many single-family dwellings/lots are allowed on a single point of ingress/egress.

Current Timeline:

TRC 9/24, 10/1	LCBOC Work Session 10/7
Stakeholder Notice TBD	LCBOC Main Session 10/8

Background: The main reason for these regulations relates to defining adequate vehicular access into and out of a community. Defining adequate vehicular access not only includes factors related to daily normal use but also factors present during an emergency where normal vehicular access is restricted or blocked. During emergencies access is not only about getting the residents to safety but also the first responders gaining access to help with the situation (Fire/Rescue, Public Safety, and EMS). For perspective, thus far in 2024 Lowndes County Fire/Rescue has run ~270 total calls a month. Out of those total monthly calls ~110 of them are medically related.

The current ULDC allows up to 24 lots on a single point of ingress/egress¹. The 24 lot number has been in effect and consistently enforced in Unincorporated Lowndes County since it was adopted in the mid 2000's. The overall direction for these code sections has been primarily set by guidance from the International Fire Code (IFC). The IFC is typically updated every three years. Within the State of Georgia, the Georgia Insurance and Safety Fire Commissioner's Office has the authority to modify or amend the IFC for implementation in the State. This particular set of regulations is handled by a division within that office, the State Fire Marshal's Office (SFMO). The GA amendments to the IFC seem to be updated at will with the last few sets of amendments being adopted in 2003, 2007, 2010, 2014, and 2019/2020.

The 2018, 2021, and 2024 IFC all reference 30 dwelling units as the maximum for one or two-family dwellings on a single point of ingress/egress². The SFMO modified the 2018 IFC in their last set of GA Amendments (2019/2020) to increase the maximum allowance from 30 to 120

¹ Lowndes County ULDC (4.04.02(D), 6.01.02(F)(2), 6.01.02(F)(8))
<http://www.lowndescounty.com/157/Unified-Land-Development-Code>

² International Fire Codes
2018 IFC [APPENDIX D FIRE APPARATUS ACCESS ROADS, 2018 International Fire Code \(IFC\) | ICC Digital Codes \(iccsafe.org\)](#)
2021 IFC [APPENDIX D FIRE APPARATUS ACCESS ROADS, 2021 International Fire Code \(IFC\) | ICC Digital Codes \(iccsafe.org\)](#)
2024 IFC [2024 International Fire Code \(IFC\) - APPENDIX D \(iccsafe.org\)](#)