January 1st, 2026

Bulletin: Requirements for Fire Access Plans and Swept Path Analyses

As discussed during the December 11th, 2025, Cochrane Developers Liaison Group meeting, the Town of Cochrane will be implementing the following changes effective immediately:

As part of the development permit application package, certain developments may be required to submit a Fire Access Plan (FAP) and Swept Path Analysis (SPA) in accordance with Fire Services guidelines as amended.

For subdivision developments, a Swept Path Analysis may also be requested during the subdivision application process, where deemed necessary by the Town.

Please refer to the attached documents for further guidance.

For additional development permit application package requirements, please refer to the Detailed Development Site Servicing Plan (DSSP) checklist.

For any questions, please contact CivilLandDevelopment@cochrane.ca

Sincerely,

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Adam Sullo

Director, Engineering Services

Development Permit
Fire Access Plan Requirements

What is a Fire Access Plan (FAP)?

A fire access plan (FAP) is a site plan that identifies the fire protection measures and emergency access requirements for a development. The FAP shall be provided with development permit applications that require specific provisions for firefighting.

When is an FAP required?

The following building aspects will require an FAP submission within your architectural drawing set if the proposed building:

- ✓ Contains a sprinkler system,
- ✓ Contains a fire alarm system,
- ✓ Contains a standpipe system,
- ✓ Height is at least three storeys or more,
- ✓ Building area greater than 600 Sqm

What should be included on the FAP?

Items required on the FAP are in conformance with the ***NBC(AE), Div B, 3.2.5. Provisions for Firefighting*** and include:

- ✓ Building size, building height, and building material type
  - All measurements provided in metric
  - Building material examples include, but not limited to combustible, non-combustible, mixed combustible, EMTC
  - Stairwell access locations
- ✓ The access route for the largest fire apparatus within the municipality
  - This may also require a swept path analysis for complex turning movements
- ✓ Water supply in the area, including:
  - Public and private fire hydrants (with specifications)
  - Private water supply if / where required
  - Including the travel distance from the hydrant to either the main entrance or the fire department connection (in metric, and not a radius)
- ✓ Fire department connection location (with specifications)
  - This is also referred to as the "*siamese connection*"
  - Including the distance from the principal entrance (in meters)
- ✓ Fire alarm panel location(s) (where applicable)
- ✓ Proposed sprinkler tree location (where applicable)
- ✓ Proposed fire pump location (where applicable)

Additional requirements for high buildings

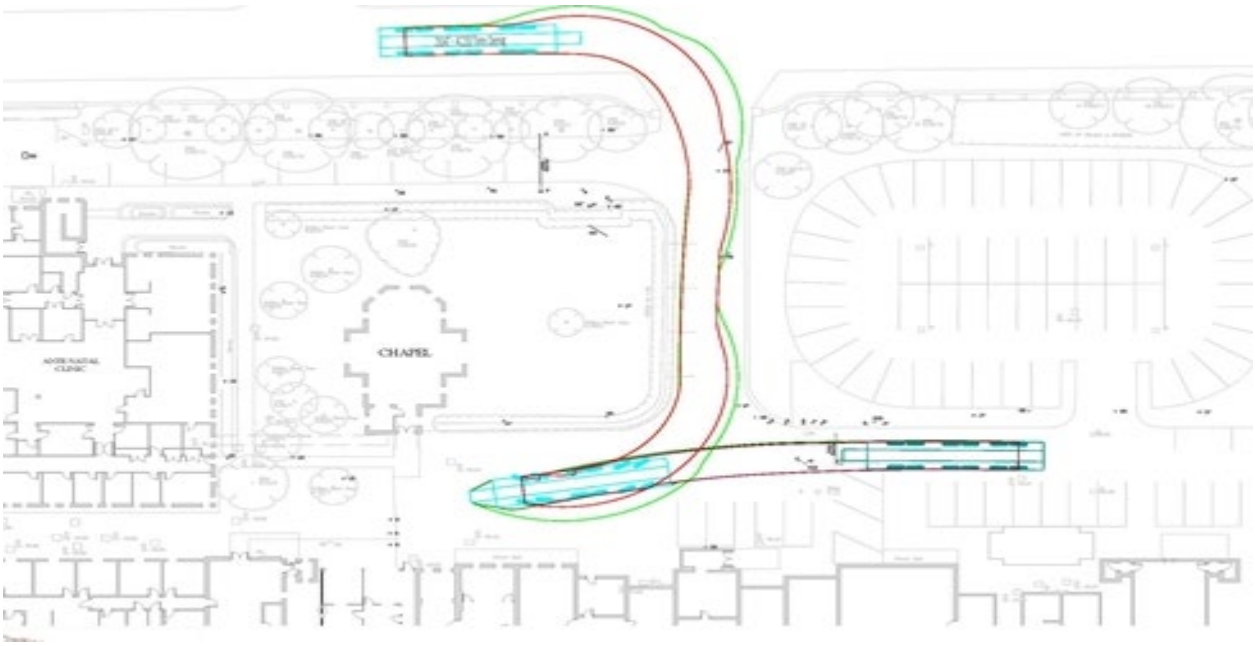
In most cases, this applies to a building of Group A, D, E or F major occupancy that is more than 18m high, measured between grade and the floor level of the top storey. For the fire department review, the requirements are as follows:

- ✓ The location of the Central Alarm Control Facility (CACF)
- ✓ The location of the firefighter elevator(s)
- ✓ The location of the emergency power

Development Permit
Swept Path Analysis Requirements

What is a Swept Path Analysis?

A Swept Path Analysis is used to confirm that the proposed emergency access route is functional for emergency response vehicles. The Swept Path Analysis simulates the turning movements of the model vehicle and is used to ensure that the length of the access route is unobstructed. This is most often performed by computer software.



When is a Swept Path Analysis required?

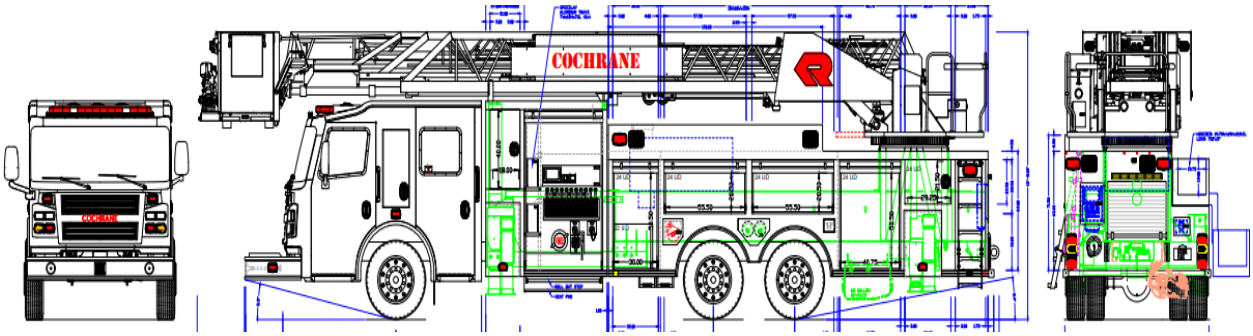
When complex turning maneuvers will be required by the largest apparatus in the municipality, the analysis will be required to ensure the apparatus can enter and exit the area safely and efficiently.

What is provided in the swept path analysis?

The analysis should show the turning movements of the largest apparatus in the municipality along with the swept path encountered by vehicle overhangs. It should clearly show that no obstacles or obstructions exist along the vehicle's movement path. Ensure all the following items are considered:

- ✓ Parked vehicles must be considered/shown on narrow roads
- ✓ If multiple paths cross each other, please use different colours for tires/overhang to improve readability
- ✓ The path must show continuous movement; no "corners" should be seen on the tire/overhang trajectories
- ✓ Carefully review the trajectories - only submit a Swept Path Analysis that confirms unobstructed travel
- ✓ If an access route is beyond 90m, the path must include a turn-around facility

The analysis shall use the Cochrane Fire Services aerial truck specifications, included below:



Overall length: 14.27 meters
Overall width: 2.56 meters
Overall height: 3.86 meters
Turning radius specs
Front wheel hub to center of rear hubs: 5.46 meters
Angle of approach: 11.5 degrees
Angle of departure: 8.4 degrees
Overall, fully loaded weight: 82,127 lbs