



# Clio Area Fire Authority

3291 W. Vienna Rd  
Clio, MI. 48420  
Phone: 810-687-8506

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**Date:** December 8, 2025

**Subject:** Fire Department Plan Review – 5010 W. Vienna Road, Vienna Township, MI

**Attn:** Mr. Erin McMachen

The Clio Area Fire Authority has completed a review of the proposed Site Improvement Plans prepared by Stonefield Engineering & Design, dated November 18, 2025, for the Showcase Auto Sales Parking Lot Addition located at 5010 W. Vienna Road, Vienna Township, MI. The purpose of this review is to evaluate compliance with applicable provisions of the 2021 International Fire Code (IFC), NFPA 1, and relevant local amendments.

#### **Fire Department Access:**

All fire department access roads shall comply with IFC Section 503, providing a minimum clear width of 20 feet, vertical clearance of 13 feet 6 inches, and a turning radius of 30 feet (inside) / 50 feet (outside).

Access roads must remain unobstructed at all times. Display vehicles, sales inventory, landscaping, and customer parking shall not encroach upon designated fire lanes or access routes.

Fire apparatus access routes shall be clearly marked with “NO PARKING – FIRE LANE” striping and signage in accordance with IFC 503.3.

#### **Gates and Fencing**

The site plan identifies a 6-foot ornamental fence and gated area. Gates located across a fire access road shall provide a minimum 20-foot clear opening, be capable of manual operation without special tools, and include an approved Knox box in accordance with IFC 503.6. Gate placement and swing direction shall not obstruct fire apparatus movement.

#### **Trash Enclosure and Combustible Storage**

A 6-foot masonry trash enclosure is proposed near the parking area. Combustible materials or parked vehicles shall be kept at least 10 feet from the enclosure in accordance with IFC 304.3 and 315.3.1. Dumpsters shall not obstruct fire lanes or emergency access points.

#### **Summary of Required Revisions and Conditions**

- Identify and mark fire lanes on final plans with signage and striping.
- Maintain a 20-foot separation between the building and vehicle display areas.
- Confirm gate width and Knox access compliance.
- Preserve apparatus turning radii along access routes.

The proposed parking lot addition may proceed with conditions, pending correction of the noted deficiencies. A revised site plan addressing fire lane designation and emergency access shall be submitted for Fire Authority review prior to final approval or construction permitting.

Respectfully,

Jim Bronson  
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Clio Area Fire Authority  
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