



Grayson County Fire Marshal's Office

Short Term Rental Communities

Recreational Vehicles, Camper Trailers, Motor Homes, Pickup-Coaches, Travel Trailers, Tiny Houses/Cottages & Lodging Units.

This document is provided as a reference for fire code requirements, for new short-term rental communities in unincorporated Grayson County. It is not intended to be all-inclusive.

Grayson County has adopted the 2021 International Fire Code with local amendments, known as the Grayson County Fire Code. Short Term Rental Communities are considered commercial and are required to meet the fire safety regulation of the adopted fire code. NFPA 1194 and NFPA 1142 can be referenced for additional information.

- Fire Lane/Roads shall be at least 24 feet wide, marked with appropriate signage, see appendix D of the fire code. Roadways shall operate as a continuous fire lane.
- Each park may be required to provide additional fire apparatus access road based on potential for impairment of a road by vehicle congestion, condition of terrain or other factors that could limit access.
- Fire Lanes shall be constructed, maintained clear of obstructions, passable to emergency vehicles at all times. Fire Lanes shall be an all-weather surface, concrete, asphalt or crushed stone with sufficient base capable of supporting 85,000lbs. The fire lane design shall be in accordance with standard engineering practices.
- Roads shall be signed as to indicate traffic flow. Roads shall be designed to minimize congestion, hazards and allow free movement of traffic on adjacent streets.
- Dead end roads in excess of 150' require a turnaround large enough to accommodate the largest fire-fighting apparatus for responding departments. See appendix D of the 2021 International Fire Code.
- Minimum unobstructed vertical clearance over fire lanes shall be 13'6"
- The address must be visible from the roadway fronting the property. Address characters shall contrast with their background. Each lot must be clearly marked with a lot number visible from the fire lane/roadway.
- On site fire hydrants complying with fire code, NFPA 10 or water storage tanks complying with NFPA 1142 shall be required for new parks. All unit sites shall not exceed (150) feet from a fire lane.
- Fire extinguishing equipment shall be located within the park as required by fire code.

- Propane containers not installed in accordance with NFPA 1192, shall be installed or stored in accordance with NFPA 58.
- Fire Safety Rules and Regulations – Posting of Emergency Information: Fire safety rules and regulations shall be conspicuously posted by management. Regulation shall contain the following information:
 1. Telephone number for the fire department, police department and emergency medical services.
 2. Telephone of the park or campground afterhours contact.
 3. Evacuation Procedures & Routes
- Each park is required to have an Emergency Preparedness Plan on file.

A Commercial Permit Application available the Fire Marshal Web Page should be completed for the Rental Community and submitted with a preliminary site plan.

https://www.co.grayson.tx.us/upload/page/0193/docs/Permits/Commercial_Application2.pdf

Development Services and OSSF Departments will have permit requirements in addition to the fire requirements.

Please contact the Fire Marshal's Office if you have any questions regarding the fire code requirements for Short Term Rental Communities.

GRAYSON COUNTY FIRE MARSHAL'S OFFICE
100 W. Houston Suite # A3-2
Sherman, TX 75090
(903) 813-4200