

COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, Agency Director

**BUILDING SERVICES
DIVISION**

Tim Wegner
Chief Building Official

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael Johnson, Agency Director
Community Development/Resource Agency

Tim Wegner, Chief Building Official
Building Service Division

DATE: June 7, 2011

SUBJECT: Resolution Ratifying the Fire Code of the South Placer Fire District

ACTION REQUESTED:

The Community Development/Resource Agency, Building Services Division, respectfully requests that your Board adopt a resolution ratifying the South Placer Fire District Ordinance 2-2010/2011 which adopts the California Fire Code and adopts findings for local amendments and direct staff to transmit your determination to the District.

BACKGROUND:

The California Fire Code establishes minimum standards for protection of life and property from fire, explosion and hazardous materials release. State law allows Fire districts to enact stricter standards than those already in state or local codes. In order to enact standards that are more strict than State standards, the district's legislative body must adopt its own ordinance adopting the California Fire Code plus any additional required for local conditions. State law also stipulates that local Fire District Codes can only become effective at such time that the code is ratified by the legislative body of the city or county where the ordinance will apply. Health and Safety Code section 13869.7(c) outlines the procedure that the fire district must follow to gain ratification. Specifically, section 13869.7 requires the fire protection district to transmit the adopted ordinance and resolution of findings to the county or city where the ordinance will apply after which the legislative body of that county or city may ratify, modify or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination.

The South Placer Fire Protection District ("SPFD") is located within the boundaries of Placer County. On April 20, 2011, the SPFD's Board of Directors passed Ordinance No. 2-2010/2011 adopting the 2010 California Fire Code with amendments and setting forth its findings to support

the amendments because of local conditions. The ordinance was transmitted to the County and has been reviewed and approved as written by the Placer County Building Service Division.

Based on the Building Service Division's review of SPFD's Ordinance No. 2-2010/2011, staff recommends that your Board ratify the same by adopting the attached resolution. Staff also requests that your Board direct staff to transmit a copy of the resolution to SPFD.

FISCAL IMPACT:

There is no fiscal impact to the County with this matter. The SPFD Fire Code is enforced by the South Placer Fire District, and any appeals to the SPFD Fire Code will go to the District's Board for resolution and enforcement.

ATTACHMENTS:

Attachment 1: Resolution Ratifying the South Placer Fire District's Adoption of the 2010 California Fire Code

cc: Michael Johnson, CD/RA Director
Paul Thompson- Deputy Director, Planning Services Division
Loren Clark – Assistant CD/RA Director
Scott Finley - County Counsel
Karin Schwab - County Counsel
Wes Zicker, Engineering and Surveying Director
Jill Pahl - Environmental Health Services
Bob Eicholtz - Emergency Services
Air Pollution Control District
Bob Richardson, SPFD Fire Marshal

**Before the Placer County
Board of Supervisors
County of Placer, State of California**

In the matter of:

Ratifying the South Placer
Fire District's Adoption of
the 2010 California Fire Code.

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Agency Board

Attest:
Clerk of said Board

WHEREAS, California Health and Safety Code section 13869.7 allows a fire protection district to adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal and contained in the California Building Standards Code; and

WHEREAS, a fire protection district that proposes to adopt such an ordinance must also adopt findings of fact and need for changes or modifications because of local conditions in compliance with Health and Safety Code section 18941.5; and

WHEREAS, Health and Safety Code section 13869.7(c) requires the fire protection district to transmit the adopted ordinance and findings to the county or city where the ordinance will apply; and

WHEREAS, Health and Safety Code section 13869.7(c) authorizes the legislative body of that county or city to ratify, modify or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination; and

WHEREAS, no ordinance adopted by a fire protection district under Health and Safety Code section 13869.7 shall be effective unless or until it is ratified by the legislative body of the city or county where the ordinance will apply; and

WHEREAS, the South Placer Fire District is located within the boundaries of Placer County; and

WHEREAS, on April 20, 2011, the South Placer Fire District's Board of Directors passed Ordinance No. 2-2010/2011 adopting the 2010 California Fire Code with amendments; and

WHEREAS, on April 20, 2011, the South Placer Fire District's Board of Directors passed Ordinance No. 2-2010/2011 setting forth its findings to support the amendments because of local conditions; and

WHEREAS, the South Placer Fire District has transmitted a copy of Ordinance No. 2-2010/2011 to the County; and

WHEREAS, this Board has considered Ordinance No. 2-2010/2011 as attached hereto as Exhibit A and wishes to ratify the same.

NOW, THEREFORE, BE IT RESOLVED by the Placer County Board of Supervisors that it hereby ratifies the South Placer Fire District's Ordinance No. 2-2010/2011, which adopts the 2010 California Fire Code, as amended based on local conditions, which are set forth in Ordinance No. 2-2010/2011.

EXHIBIT A
ORDINANCE NO. 2-2010/2011

**AN ORDINANCE OF THE SOUTH PLACER FIRE DISTRICT REPEALING THE
2007 CALIFORNIA FIRE CODE AND RE-ENACTING THE ADOPTION OF THE
2010 CALIFORNIA FIRE CODE**

The Fire Board of Directors of the South Placer Fire District ordains as follows:

SECTION 1 PURPOSE

The purpose of this ordinance is to repeal Ordinance No. 2-2008/2009 in its entirety and re-enact Ordinance No. 1-2010/2011.

The State of California Building Standards Code Title 24, Part 9 (2007 California Fire Code) and Ordinance No. 2-2008/2009 dated March 18, 2009 pertaining to the "Fire Code" will be repealed in its entirety; and re-enacted to adopt the State of California Building Standards Code Title 24, Part 9 (2010 California Fire Code), Placer County Fire Code Modifications and South Placer Fire District Fire Code Amendments to provide for the safeguarding of life and property from fire and explosion hazards and from conditions hazardous to life and property in the occupancy of buildings and premises in the South Placer Fire District.

SECTION 2 FINDINGS

In connection with the amendments enacted by this ordinance relating to the 2010 Edition of the California Fire Code and its appendices, the South Placer Fire Board makes the following findings pursuant to Health and Safety Code Section 13869, 13869.7 and 18941.5. Such changes are reasonably necessary because of local climatic, geological and/or topographical conditions. The South Placer Fire Board hereby adopts, pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

A. Under this adopting ordinance, specific amendments to building standards are more restrictive than those contained within the 2009 Edition of the International Fire Code with those amendments as adopted by the California Building Standards Commission and published as the 2010 Edition of the California Fire Code. These amendments to the International Fire Code have been recognized by the South Placer Fire District to address the fire problems, concerns, and future direction by which the District can establish and maintain an environment that will afford an acceptable level of fire and life safety to all who live and work within its boundaries.

B. The International Code Council promulgates the International Fire Code. The International Code Council has conducted open code hearings that permit participation by National, State, and local code officials; as well as industry representatives, consultants, and other private parties with an interest in the International Fire Code.

C. The International Fire Code, being the 2009 edition thereof, published by the International Code Council is a nationally recognized compilation of proposed rules, regulations and standards promulgated through an open and participatory process.

ORDINANCE NO. 2-2010/2011

D. The International Fire Code has been printed and published as a Code in book form within the meaning of Section 50022.1 of the Government Code of the State of California.

E. Under the provisions of Section 18941.5 of the Health and Safety Code, local amendments are based on climatic, topographical and geological conditions. The findings of fact contained herein address each of these situations and present the local situation, which, either singularly or in combination, caused the aforementioned amendments to be adopted.

CLIMATIC:

Climate has one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. Average yearly rainfall for South Placer Fire District is approximately 18 inches and typically occurs from October to April. During summer months, there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit frequently accompanied by light to moderate gale force westerly and northerly wind events. The relative humidity during summer months range from two (2) to thirty (30) percent, which is considered arid. The drying out of combustible and flammable wildland fuels in the summer months allows for easy ignition.

TOPOGRAPHICAL:

Several topographical features bisect the District, including Folsom Lake, as well as creeks/streams, natural drainages, open space and parkways. Traffic has to be channeled around several of these topographical and physical features. These limitations create traffic congestion and delay emergency response.

GEOLOGICAL:

The District and surrounding Placer County are subject to ground tremors from seismic events; as Placer County and the District is in Seismic Zone 3. Water inundation has occurred in the portion that lay along the Miners Ravine areas. Intricate levee systems hold back portions of Folsom Lake water, however development has moved into areas that have the potential for flooding.

Based on the afore-cited local climatic, topographical and geological conditions, those specific amendments as specified in the amendments to this ordinance for the 2007 California Fire Code are considered reasonable and necessary modifications to the requirements established pursuant to Section 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence of fire, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property and protection of the environment.

In connection with the amendments enacted by Section 2 relating to the 2009 Edition of the International Fire Code as amended and adopted by the California Building Standards Commission as the 2010 Edition of the California Fire Code, and its selected appendices, the

ORDINANCE NO. 2-2010/2011

South Placer Fire Board makes the following findings pursuant to Health and Safety Code Section 13869, 13869.7 and 18941.5.

The changes are reasonably necessary because of local climatic, topographical or geological conditions. The South Placer Fire District Board hereby adopt pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

Under this adopting ordinance, specific amendments have been established which are more restrictive than those adopted by the State of California (State Buildings Standards Code, State Housing & Community Development Codes) commonly referred to as Title 24 & Title 25 of the California Code of Regulations.

These amendments to the 2007 Edition of the California Fire Code, have been recognized by the South Placer Fire District Board to address the fire problems, concerns and future direction by which the South Placer Fire District can establish and maintain an environment which will afford a level fire and life safety to all who live and work within its boundary.

The Findings of Fact are filed separately with the California Building Standards Commission and Placer County Clerk – Recorder-Register.

SECTION 3 ADOPTION OF THE CALIFORNIA FIRE CODE AMENDMENTS

South Placer Fire District Fire Code Amendments Ordinance No.2 2008/2009 dated March 18, 2009 is repealed; and re-enacted to the International Fire Code to read as follows:

SHORT TITLE

This chapter shall be known and cited as the “2010 California Fire Code” with Placer County Code Modifications and South Placer Fire District Fire Code Amendments.

INTERNATIONAL FIRE CODE – ADOPTED BY REFERENCE

There is here by adopted by the Fire Board of Directors of the South Placer Fire District for the purpose prescribing regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises that certain code known as the 2009 Edition of the International Fire Code with amendments adopted by the California Building Standards Commission and published as the 2010 Edition of the California Fire Code, together with Appendices B, C, D104.3 & D107, H, I and J; and all other chapters, supplements and errata save and except such portions as hereunder deleted, modified, or amended, is hereby adopted by this reference.

ORDINANCE NO. 2-2010/2011

ENFORCEMENT

The Fire Chief of the District is designated as the Chief Fire Official of the District. The Fire Chief and his/her designated Fire Marshal shall have all the powers of peace officers in enforcing the California Fire Code; pursuant to Section 830.37 of the California Penal Code. The Fire Marshal may issue orders, notices, and citations and make arrests for violations within the South Placer Fire District; pursuant to Section 13870, 13871, 13872, 13872.5 and 13873 of the California Health and Safety Code.

DEFINITIONS

- 1) Whenever the words "**Fire Code**" is used in this ordinance, it shall mean the 2009 Edition of the International Fire Code with those amendments adopted by the California Building Standards Commission and published as the 2010 Edition of the California Fire Code; code modifications adopted by County of Placer; and the South Placer Fire District Amendments.
- 2) Wherever the word "**2010 California Fire Code**" is used it shall also mean State of California Building Standards Code Title 24, Part 9.
- 3) Wherever the word "**District**" is used in the Fire Code, it shall mean the South Placer Fire District.
- 4) Wherever the words "**Fire Code Official**" or "**Chief**" are used in the Fire Code, they shall mean the Fire Chief of the South Placer Fire District, or their designated representatives.
- 5) Wherever the words "**Fire Marshal**" are used in the Fire Code, they shall mean the Fire Marshal who shall be an officer of the District, appointed by the Fire Chief of the South Placer Fire District.
- 6) Wherever the words "**Fire Prevention**" are used, they shall mean the Fire Prevention Division of the South Placer Fire District.

REPEAL OF CONFLICTING ORDINANCES

All former fire prevention ordinances or parts thereof conflicting or inconsistent with the provisions of this chapter or of the code adopted by this chapter are repealed.

ORDINANCE NO. 2-2010/2011

AMENDMENTS, ADDITIONS, DELETIONS

CHAPTER 1, being adopted in its entirety, is amended as follows:

SECTION 101 – GENERAL is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the California Fire Code, hereinafter referred to as “Fire Code.”

SECTION 108 – BOARD OF APPEALS is hereby amended to read:

108.1 Board of appeals established. Whenever the Chief, or their designee, disapproves an application, refuses to grant a permit applied for, or when it is claimed that the provisions of this Chapter or the Fire Code do not apply or that the true intent and meaning have been misconstrued or wrongly interpreted, the affected party shall follow the procedures set forth in Section 2340 of the South Placer Fire District Policy Manual.

SECTION 109 - VIOLATIONS is hereby amended to read:

109.3 Violation penalties. Any persons who violates a provision of the Fire Code or fails to comply with any of the requirements thereof, or erects, installs, alters, repairs, or does work in violation of the approved construction documents or directive of the fire code official, or of a permit or license used under the provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not more than \$1000 or imprisonment not to exceed six months, or both, unless such violation is declared to be an infraction by Appendix “A” of this ordinance. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 109 - VIOLATIONS is hereby amended by adding the following to read:

109.3.2 Citations. The Chief, and his/her duly authorized representative, may issue citations for infractions or misdemeanor violations of the Fire Code pursuant to Chapter 5C (commencing with Section 853.5) of Title 3 of Part 2 of the Penal Code of the State of California.

ORDINANCE NO. 2-2010/2011

CHAPTER 3, SECTION 304 – COMBUSTIBLE WASTE MATERIAL is hereby amended to read:

304.1.2 Vegetation. Weeds, grass, vines, brush or other growth that is capable of being ignited shall be cut down and removed by the owner or occupant of the property. Vegetation clearance requirements shall be in accordance with Chapter 49, California Resource Code 4291, California Government Code 51182 and the International Wildland-Urban Interface Code.

CHAPTER 3, SECTION 311 – VACANT PREMISES is hereby amended by deleting Exceptions 1 and 2 to Section 311.2.2 to read:

311.2.2 Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times without exception.

CHAPTER 5, SECTION 503 – FIRE APPARATUS ACCESS ROADS is hereby amended to read:

503.2.1 Dimensions. Fire apparatus access roads required by this section shall have an unobstructed continuous width of not less than 24 feet for all major / primary driveway aisles and an unobstructed vertical clearance of not less than 15 feet.

503.2.1.2 Other fire and emergency access and circulation roads. All other fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet.

CHAPTER 5, SECTION 503 – FIRE APPARATUS ACCESS ROADS is hereby amended to read:

503.2.7 Grade. The gradient for a fire apparatus access road shall not exceed 12%. Where said fire apparatus access road directly fronts the exterior of a building two or more stories in height, the gradient for a fire apparatus access road shall not exceed 10%.

CHAPTER 5, SECTION 503 – FIRE APPARATUS ACCESS ROADS is hereby amended by adding the following to read:

503.5.3.1 Secured gates and barricades. Gates or barricades required by Section 503 shall not be obstructed in any manner, including the parking of vehicles. A "FIRE DEPARTMENT ACCESS – DO NOT BLOCK" sign shall be posted on the gate or barricade when required by the Chief or designated representatives.

ORDINANCE NO. 2-2010/2011

CHAPTER 5, SECTION 503 – FIRE APPARATUS ACCESS ROADS is hereby amended by adding the following to read:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the Chief or designated representatives. The design and operation of gates and barricades shall be in accordance with Appendix “B-C”.

CHAPTER 5, SECTION 505 – PREMISES IDENTIFICATION is hereby amended by adding the following to read:

505.1.1 Address identification. Numbers for all other buildings shall be no less than 12 inches high. The Chief may require an increase in building address or number size when necessary due to building size or arrangement, or due to distance from the public way.

505.1.1.2 Buildings under construction. Approved numbers or addresses shall be provided at each fire access road entry into projects under construction as well as on each building under construction.

CHAPTER 9, SECTION 903 – FIRE PROTECTION SYSTEMS is hereby amended by adding the following to read:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the following instances:

In all occupancies except Group R, Division 3 and Group U Occupancies an approved automatic sprinkler system shall be installed where the occupancy/building has 3,600 or more square feet of total floor area, except where other sections of the IFC or California State Fire Marshals regulations, and/or local fire district ordinances applicable to a project are more restrictive, than the more restrictive shall apply. Where additions increase the total size of the building to 3,600 square feet or more, the addition and the existing occupancy/building shall be provided with an automatic sprinkler system. Fire separations areas shall not be used to reduce this requirement.

903.2.19 In all buildings constructed to densities greater than or equal to seven (7) dwelling units per acre; net site area as referenced in Section 17.54.090 of the Placer County Planning and Zoning Ordinance.

903.2.20 In all buildings where an exterior wall is closer than six (6) feet from an exterior wall of an adjacent building or less than three (3) feet from any property line or roof projections closer than four (4) feet from a roof projection of an adjacent building or less than two (2) feet from any property line.

903.2.21 For the purposes of this section, FIRE AREA is defined as the aggregate floor area bounded by exterior walls as measured from the interior wall surface of

ORDINANCE NO. 2-2010/2011

the exterior walls. Fire walls, fire barriers, or fire-resistance-rated horizontal assemblies shall not apply to eliminate the installation of a sprinkler system.

CHAPTER 9, SECTION 903 – FIRE CONTROL ROOM is hereby amended by adding the following to read:

903.3.7 Fire control room. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Chief. Fire Control rooms shall be located within the building at a location approved by the Chief, and shall be provide with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.

Minimum dimensions of the fire control room shall be five feet by seven feet; provided with a door with a clear width of not less than 32 inches and height of not less than 80 inches. A durable sign shall be affixed to the exterior of the door with the words "FIRE CONTROL ROOM" in letters not less than 3 inches in height. A key box complying with Section 506 shall be installed adjacent to the door.

The room must be capable of maintaining a minimum temperature of 40 degrees Fahrenheit. A clearance of 12 inches shall be provided from the fire sprinkler risers to any adjacent walls. This room can be a shared with other building utilities or fire protection equipment that is not incompatible. An approved cabinet or container shall be provided to store record plans of the fire sprinkler system and other fire protection equipment. This room shall not be used for any other storage.

SECTION 4 SCOPE

Except as set forth in this ordinance, all other provisions of California Fire Code remain in full force and effect.

SECTION 5 SEVERABILITY

If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The South Placer Fire District Fire Board hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

ORDINANCE NO. 2-2010/2011

SECTION 7 EFFECTIVE DATE

This ordinance shall become effective April 20, 2011 provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the South Placer Fire District and Granite Bay.

This ordinance was introduced and the title thereof read at the regular meeting of the South Placer Fire District Fire Board March 16, 2011, and the second reading occurred at the regular meeting of the South Placer Fire District Fire Board April 20, 2010.

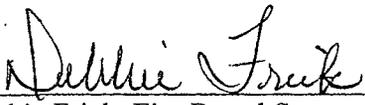
On a motion by Director Giblin, seconded by Director Grenfell, the foregoing ordinance was passed and adopted by the South Placer Fire District, Fire Board, State of California, this 20th day of April, 2011 by the following vote, to wit:

- AYES: Director(s): Powell, Kiliany, Grenfell, Giblin, Dehaurentis
- NOES: Director(s): None
- ABSTAIN: Director(s): None
- ABSENT: Director(s): None



Craig Powell, Fire Board President

ATTEST:



Debbie Frick, Fire Board Secretary

APPENDIX "A"– INFRACTIONS is hereby added to read as follows:

SCOPE

In accordance with Section 109.3 of this code, violation of the following sections shall be infractions punishable by a fine of one hundred dollars:

Section	Offense
107.7	Occupant count
307.1.1	Prohibited open burning
307.5	Attendance - open burning
308.2.1	Throwing or placing sources of ignition
308.3.1	Open-flame cooking devices
308.6.5	Fire protection – flaming food
309.4	Fire extinguishers – industrial trucks and equipment
310.2	Prohibited areas – smoking
310.4	Removal of signs prohibited
310.5	Compliance with "No Smoking" signs
503.4	Obstruction of fire apparatus access roads
503.5.1	Secured gates and barricades
503.5.3	Obstruction of gates and barricades
505.1	Address numbers
508.5.4	Obstruction – fire protection equipment
604.3	Maintenance – emergency power systems
605.3	Obstructing electrical service equipment
605.4	Multiplug adapters
605.5	Extension cords
605.6	Unapproved conditions – outlets and junction boxes
605.10.4	Prohibited areas – electric space heaters
606.7	Emergency signs – mechanical refrigeration
703.1	Maintenance of fire resistant construction
703.2	Fire doors – obstructing or impairing operation
703.3	Decorative materials attached to fire-rated ceilings
901.4.4	Imitation fire protection device
901.7	Failure to notify fire department
904.11.6.3	Cleaning of grease removal devices, hoods, and ducts
905.7	Obstructing or obscuring fire appliance cabinets
906.6	Obstructing or obscuring fire extinguishers
907.7	Mounting of fire extinguishers
907.20.1	Maintaining fire alarm system
1004.3	Posting of occupant load sign
1009.5.3	Storage under exterior exit stairways
1028.4	Maintenance of exit signs
1028.5	Obstructing or obscuring exits

1404.1	No smoking – construction and demolition areas
1404.2	Combustible waste disposal
1417.3	Fire extinguisher – roofing operations
1503.2.6	No smoking – flammable finishes
1503.2.7	No welding signs – flammable finishes
1503.4.3	Combustible waste and residue
1504.4.1	Fire extinguishers – spraying areas
1504.7.8.5	Disposal of used filters
1505.4.1	Dip-tank covers
1505.4.2	Fire extinguishers – dipping operations
1506.4.2	Fire extinguisher – powder coating operations
1506.5	Dust accumulation – powder coating operations
1703.3	Failure to notify fire department
2204.4.1	Dispensing flammable liquid into unapproved container
2204.4.3	Location of portable container while dispensing
2211.3.2	No smoking – repair garage
2403.12.6	Posting of exit signs – tents
2403.12.6.1	Exit sign illumination
2604.2.6	Fire extinguisher – hot work areas
3003.5.3	Securing compressed gas containers
3003.4	Marking of compressed gas containers
3404.2.3.1	Posting no smoking signs - flammable and combustible liquids
3503.1.4.2	Posting no smoking signs – flammable gases
3807.2	No smoking – LPG containers
3807.3	Clearance from combustible material – LPG containers

APPENDIX B

South Placer Fire Protection District
6900 Eureka Road, Granite Bay CA. 95746 (916) 791-7059

The following are general requirements of the South Placer Fire Protection District for major and minor residential subdivision sites. These comments are for site plans only. Plans submitted for approval shall reflect all requirements that apply. All of the following comments shall be printed on a comment sheet attached to the plans submitted for approval. Prior to final approval, all applicable fees must be paid.

Subdivision Site Infrastructure

Bridges

Bridges designed for major ingress/egress roads serving subdivisions or used as part of a fire apparatus access road shall be constructed and designed to meet standard, AASHTO HB-17. Bridges shall be no narrower than the driving portion of the road serving each end. The bridge or culvert crossing shall be designed for a live load of a minimum of 70,000 pounds gross vehicle weight. Vehicle load limits shall be posted at both entrances to bridges and culvert crossings.

Dead End Roadways

The maximum length of a dead-end road shall not exceed cumulative lengths, regardless of the number of parcels served.

- Parcels proposed less than 1 acre 800 feet.
- Parcels proposed 1 acre to 4.99 acres 1320 feet.
- Parcels proposed 5 acres to 19.99 acres 2640 feet.
- Parcels proposed 20 acres or larger 5280 feet

Each dead-end road shall have a turnaround constructed at its terminus. (See Attached Details)

Driveways

All driveways shall provide a minimum 12-ft traffic lane and unobstructed vertical clearance of 15 feet along its entire length. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. If driveway exceeds 800 feet, turnouts shall be no more than 400 feet apart. A turnaround shall be provided at all building sites on driveways over 300 feet in length and shall be within 50 feet of the building. (See Attached Details)

Gated Entrances & Egress Roadways

Gate entrances shall be at least two feet wider than the width of the traffic lane serving that gate. All gates providing access from a road to a driveway or private road shall be located at least 30 feet from the roadway and open to allow a vehicle to stop without obstructing traffic on that road. Gates shall be accessible to the fire district by approved electric key switch; strobe entry, person gate and standard key pad access code. Gates shall allow automatic egress for community members in the event of an emergency. Gates shall be provided with an emergency power source that will open the gates in the event of a power failure. During a power emergency, gates shall automatically open and remain open during the period when the primary source of power is not available.

Electronically opened access gates located across fire apparatus access roads shall be provided with an approved strobe switch access system that interfaces with the TOMAR Model 780-1228-PRE or 3M OPTICOM traffic preemption optical signal emitter provided on all District emergency vehicles. An acceptance test of the emergency vehicle strobe switch system shall be witnessed by the fire department prior to final approval. Gates shall be coded to allow a minimum of fifteen (15) minutes of open access time when activated by the strobe entry device.

All electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a vehicle detection loop on the out-bound drive aisle from the site. The vehicle detection loop shall be placed a minimum of ten-feet from the gate to permit fire apparatus to activate the detection loop without interference from the gate. The vehicle detection loop shall be provided with a 30-second delay prior to closing the gate.

APPENDIX B

Hydrants

Hydrants shall be wet barrel type with two 2-½ inch discharges and one 4-½ inch discharge, with individual valves for each discharge. (RICH 960 or equivalent). Two-way blue reflective pavement markers shall be placed in the roadway (eight inches from the center line on the hydrant side) at each hydrant location. The area around the hydrant will be kept clear of obstructions including fences, trees and shrubs so as to provide for clear access to the hydrant from the roadway. The center of the lowest discharge shall be a minimum of 18 inches and a maximum of 28 inches off the ground. Hydrant setback location shall meet the appropriate water agency standards, but shall not be greater than 6' from the face of curb or edge of pavement if no curb is present. Water supply and hydrants to be provided previous to any building construction. Final acceptance of the water supply system shall be granted only after testing and inspection by the fire district. Water supply system testing and inspections will only be conducted with a written letter or verbal approval from the water district that provides service to the project. (See Attached Details)

Hydrant Spacing

Hydrants shall be spaced a maximum of 500 feet apart.

One- or Two-Family Residential Developments

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads as required by dead end road requirements without exception.

Remoteness

Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Roadway and Driveway Width

Roadways serving four or less parcels shall be no less than 20 feet in width. Roadways serving five parcels or more shall meet Placer County standards but shall be no less than 24 feet in width. Driveways serving one parcel but no more than 5 structures shall be a minimum of 12 feet in width. Vertical clearance shall be 15 feet for the width of the road. For the purpose of this section, roadway width shall mean driving surface to face of curb. Emergency access/egress roadways shall meet Placer County standards but shall be no less than 20 feet in width. Emergency access/egress roadways shall be marked with approved signs stating 'EMERGENCY FIRE ROAD'. All roadways and access roads shall be completed before any building construction.

Emergency Vehicle Access and occupant emergency egress/evacuation roads:

Use - Access for emergency vehicles during an emergency.

Emergency egress/evacuation for residents during an emergency.

Size - Roadways shall meet the requirements of the local authority having jurisdiction but shall not be less than the requirements set in PRC 4290 and Placer County Code.

Access restrictions - There shall be no means for restricting public or private use in the event of an emergency. If gated, gates shall be manually opening gates with no lock or latch requiring special knowledge. (See Attached Details)

Roadway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

Roadways - Parking On

There shall be no parking on roadways 30 ft or less in width, cul-de-sac radius less than 50 feet or hammerhead turn around less than 30 ft in width. Parking will be allowed on one side of the road on roadways 30 feet to 36 feet. On Roadways, over 36 feet, parking will be allowed on both sides.

Parking Restrictions

APPENDIX B

No parking is permitted on streets narrower than 30 feet in width. Parking on one side is permitted on a roadway that is at least 30 but less than 36 feet in width. Parking on two sides is permitted on a roadway 36 feet or more in width. When the roadway width restricts parking, 'NO PARKING' signs shall be posted every 200 ft. (See Attached Details)

Roadway Radius

The inside turning radius for an access road shall be 30 feet or greater. The outside turning radius for an access road shall be 50 feet or greater. (See Attached Details)

Roadway Surface

Fire apparatus roads shall be designed and maintained to support the imposed load of fire apparatus (70,000 G.V.W), and shall be provided with an AC pavement surface so as to provide all-weather driving capabilities, in accordance with Section 503 of the California Fire Code.

Roadway Turnarounds

Turnarounds are required on driveways and dead end roads as specified. Cul-de-sac's radius shall be 50 feet of driving surface. Curb and gutter are not included in the cul-de-sac's radius. If a hammerhead/T is used, the top of the (T) shall be a minimum of 60 feet in length. Curb and gutter is not included in the hammerhead length. (See Attached Details)

Residential Sprinkler Systems

All proposed one and two family homes will require a residential sprinkler fire system and Fire Marshal plan review. This standard is pursuant to the 2010 California Residential Fire Code, Section R313 and 2010 California Fire Code. The design and installation shall meet both the latest edition of NFPA Standard 13-D.

Fire Flow Requirements - Residential

Fire Area (square feet)	Fire Flow (gallons per minute)
0 - 3,600	1,500
3,601 - 4,800	1,750
4,801 - 6,200	2,000
6,201 - 7,700	2,250
7,701 - 9,400	2,500
9,401 - 11,300	2,750
11,301 - 13,400	3,000
13,401 - 15,600	3,250

Fire flow can be reduced 50% when provided with an approved automatic sprinkler system

Water Supply

On site water supply for firefighting shall be as follows for one and two family dwellings: For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,500 gallons per minute at 20 pounds residual pressure. Fire flow for dwellings having a fire area more than 3,600 square feet shall not be less than that specified in California Fire Code Appendix B, Table B 105.1. All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a

APPENDIX B

static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less. EXCEPTION: A reduction in fire flow of 50 percent, as approved by the chief, is allowed when the building is provided with an approved automatic sprinkler system.

Subdivision CC&R's

A final copy of the codes, covenants, and restrictions shall be submitted to this office before final acceptance of the subdivision. The CC&R's shall contain the following as they apply:

No Parking Areas

There shall be no parking of vehicles on any roadways where parking is prohibited. The fire department may enforce no parking regulations by issuing citations. The fire department as well as the homeowners association may enforce no parking regulations by imposing fines and or towing any vehicle at the owner's expense. At the request of the fire department, the homeowner's association shall be responsible to tow any vehicle parked in no parking areas. At the request of the fire department, the homeowner's association shall maintain red curbs and "no parking signs". Areas designated as "No Parking" may be not changed nor may this regulation be changed without the approval of the fire department. (See Attached Details)

Dry and Dead Vegetation Abatement

Open areas and vacant lots shall be maintained in a fire safe condition. The homeowners association shall be responsible to remove dead and dry vegetation at least 30 feet from all non-fire resistive structures. This includes all homes, outbuildings and wooden fences. This regulation may not be changed without the approval of the fire department.

Fire Hydrants

Areas around fire hydrants shall remain clear. The homeowners association shall be responsible to remove vegetation, fences or any other obstruction that is around or in front of any fire hydrants within the subdivision. Blue reflective markers shall be maintained. The homeowners association shall be responsible to maintain all blue reflective markers at fire hydrant locations within the subdivision. This regulation may not be changed without the approval of the fire department. (See Attached Details)

Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized South Placer Fire Protection District personnel.

Electronic Copy

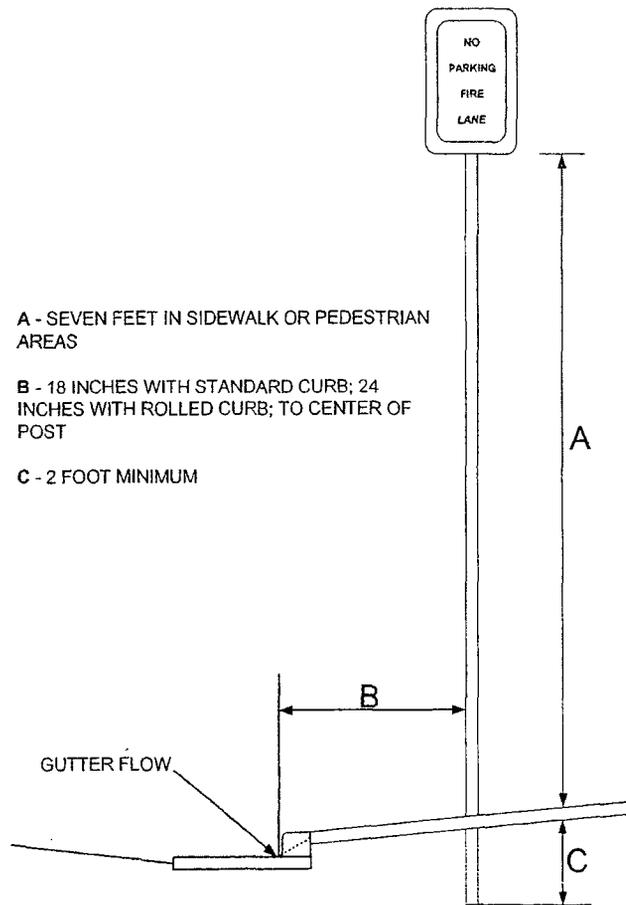
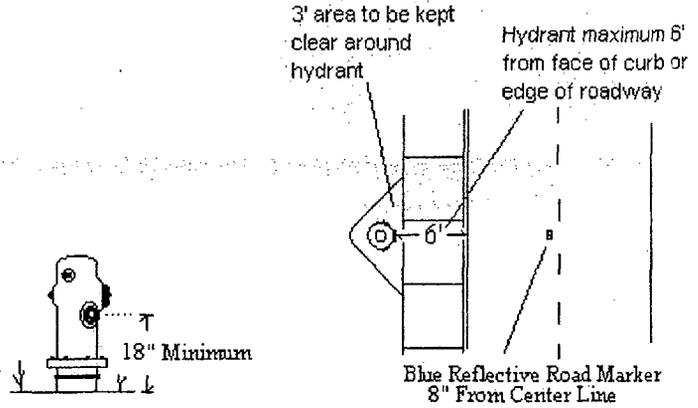
Upon approval of the final set of plans, an electronic copy of the entire set of plans will be submitted in an approved CAD format.

Subdivision Final Acceptance

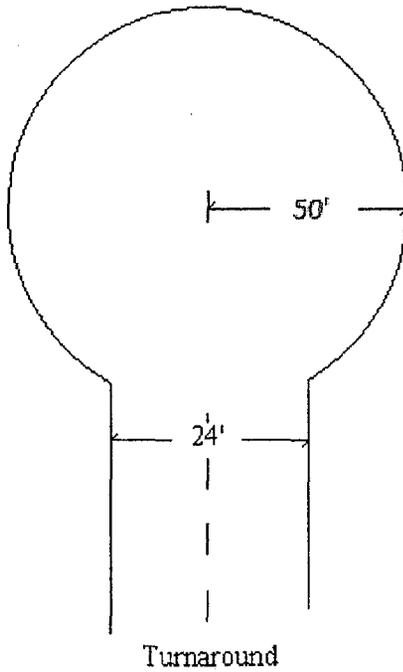
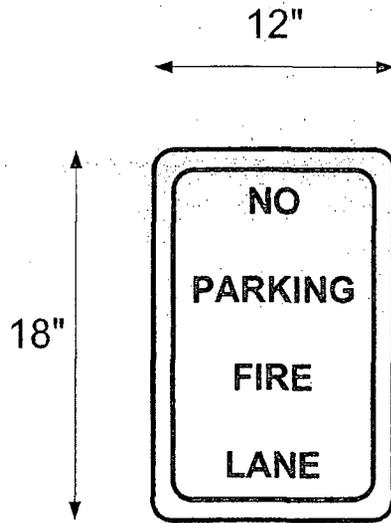
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

APPENDIX B

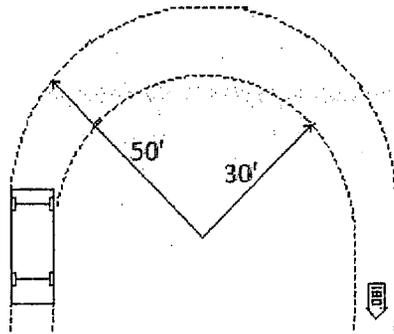
Attached Details Not Drawn To Scale:



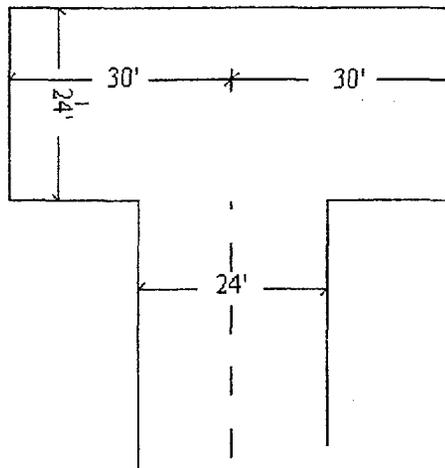
APPENDIX B



APPENDIX B



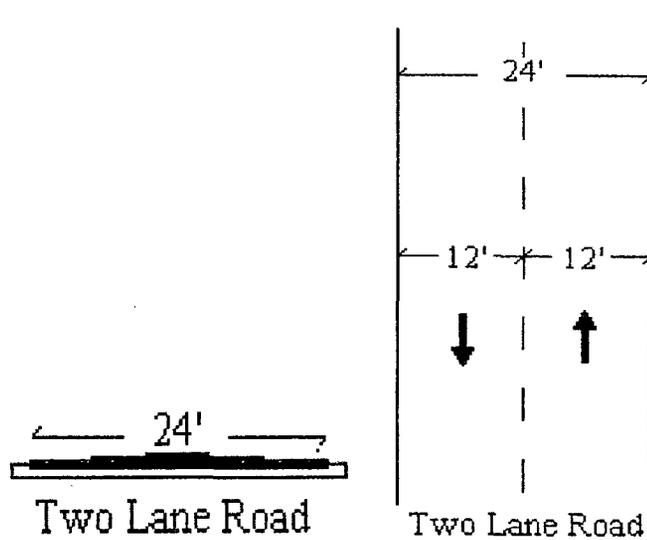
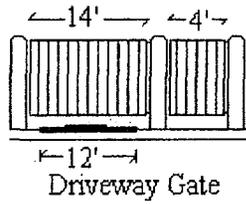
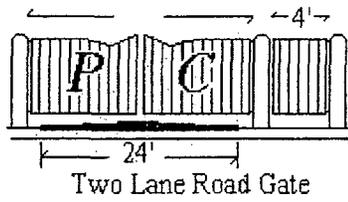
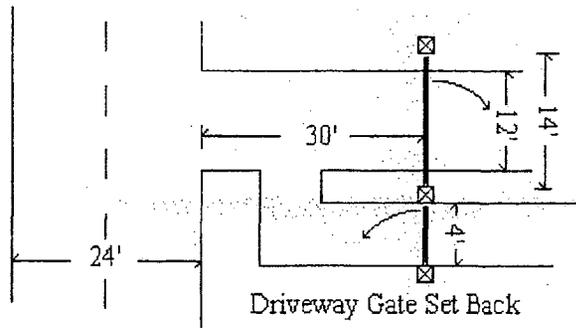
50' Outside; 30' Inside
Turning Radius



60' Hammerhead
Turnaround

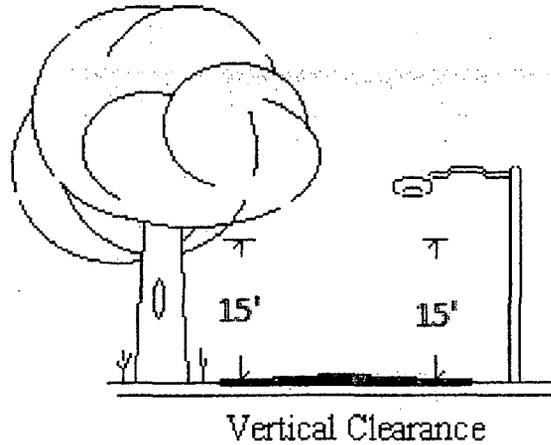
164

APPENDIX B

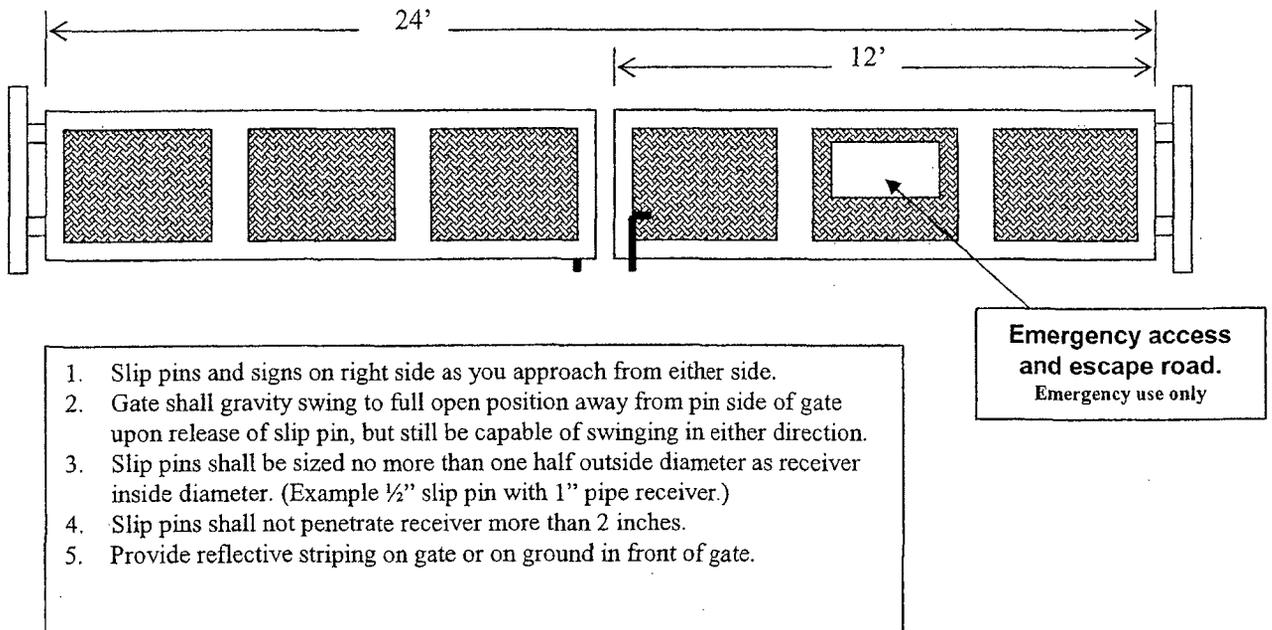


166

APPENDIX B



Unlocked gate for 20' Emergency vehicle access road



APPENDIX C

South Placer Fire Protection District
6900 Eureka Road, Granite Bay CA. 95746 (916) 791-7059

The following are general requirements of the South Placer Fire Protection District for residential homes and home sites. These comments are for residential homes and residential site plans only. Plans submitted for approval shall reflect all requirements that apply. All of the following comments shall be printed on a comment sheet attached to the plans submitted for approval. Prior to final approval, all applicable fees must be paid.

Residential Civil and Building Site

Address

The address of the proposed residential home shall be posted and visible from the roadway fronting the property. Whenever the numbers on the building will not be clearly visible from the access roadway, the numbers will be placed at the access roadway and the driveway. Address numbers shall be visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum 4 inch letter height, 1/2 inch stroke; reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background.

Building Set Backs

To allow for wildland fire defensible space, thirty feet shall be maintained as side and rear building setbacks on lots larger than one acre.

Draft Stops

Draft stops conforming to CBC Section 717.4 are required in attics of residential occupancies as per Placer County Building Code Amendment 15.04.050 R.1 (b).

Driveway Bridges

Bridges designed for major ingress/egress roads serving subdivisions or used as part of a fire apparatus access road shall be constructed and designed to meet standard, AASHTO HB-17. Bridges shall be no narrower than the driving portion of the road serving each end. The bridge or culvert crossing shall be designed for a live load of a minimum of 40,000 pounds gross vehicle weight. Vehicle load limits shall be posted at both entrances to bridges and culvert crossings.

Driveway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

Driveway Radius

No roadway shall have a horizontal outside radius curvature of less than 50 feet.

Driveway Surface

Driveway surfaces shall be paved or similar all weather, approved surface, capable of supporting a 40,000 lb load.

Driveway Turnarounds

Turnarounds are required on driveways and dead end roads as specified. Cul-de-sacs radius shall be 50 feet of driving surface. Curb and gutter is not included in the cul-de-sacs radius. If a hammerhead/T is used, the top of the (T) shall be a minimum of 60 feet in length. Curb and gutter is not included in the hammerhead length. (See Attached Details)

Dry and Dead Vegetation Abatement

Open areas around residential homes shall be maintained in a fire safe condition. The homeowner shall be responsible to remove dead and dry vegetation at least 30 feet from all non-fire resistive structures as per CFC, Sections 304.1.1; 304.1.2 and California Resources Code 4291. This includes all homes, outbuildings and wooden fences.

APPENDIX C

Gated Entrances – Residential Lot

Gate entrances on driveways to individual lots shall be at least two feet wider than the width of the traffic lane serving the lot with a minimum width of 12 feet. Property owner should contact the Fire Prevention Division to determine the best option of providing Fire District access.

Electronically opened access gates shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site. An acceptance test of the Knox access system shall be witnessed by the fire department prior to final approval of the project.

Residential Sprinkler Systems

All proposed one and two family homes will require a residential sprinkler fire system and Fire Marshal plan review. This standard is pursuant to the 2010 California Residential Fire Code, Section R313 and 2010 California Fire Code. The design and installation shall meet both the latest edition of NFPA Standard 13-D.

Fire Flow Requirements - Residential

Fire Area (square feet)	Fire Flow (gallons per minute)
0 - 3,600	1,500
3,601 - 4,800	1,750
4,801 - 6,200	2,000
6,201 - 7,700	2,250
7,701 - 9,400	2,500
9,401 - 11,300	2,750
11,301 - 13,400	3,000
13,401 - 15,600	3,250

Fire flow can be reduced 50% when provided with an approved automatic sprinkler system

Reference: CFC Appendix B, Table B105.1

Standpipe

Proposed homes that do not meet California Fire Code, Section 503.1.1 standard may be required to install an underground Standpipe. Underground installation shall meet NFPA 24 standards.

Fire Protection System Alarms

Residential sprinkler systems water flow alarm shall be integrated with smoke alarms. An approved audible and visual (horn/strobe) sprinkler flow alarm device shall be provided on the exterior of the building in an approved location.

Roadway and Driveway Width

Roadways serving four or less parcels shall be no less than 20 feet in width. Roadways serving five parcels or more shall meet Placer County standards but shall be no less than 24 feet in width. Driveways serving one parcel but no more than 5 structures shall be a minimum of 12 feet in width. Vertical clearance shall be 15 feet for the width of the road. For the purpose of this section, roadway width shall mean driving surface to face of curb. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. If driveway exceeds 800 feet, turnouts shall be no

APPENDIX C

more than 400 feet apart. A turnaround shall be provided at all building sites on driveways over 300 feet in length and shall be within 50 feet of the building. All roadways and access roads shall be completed before any building construction. (See Attached Details)

Water Supply

On site water supply for firefighting shall be as follows for one and two family dwellings: For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,500 gallons per minute at 20 pounds residual pressure. The minimum fire flow may be reduced when the sizes of all proposed structures are less than 3,600 square feet. Fire flow for dwellings having a fire area more than 3,600 square feet shall not be less than that specified in CFC Appendix B, Table B 105.1 All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less.

EXCEPTION: A reduction in fire flow of 50 percent, as approved by the chief, is allowed when the building is provided with an approved automatic sprinkler system.

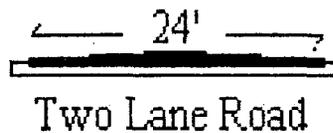
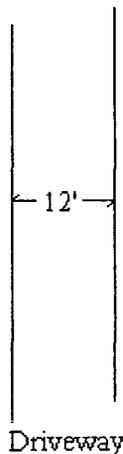
Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

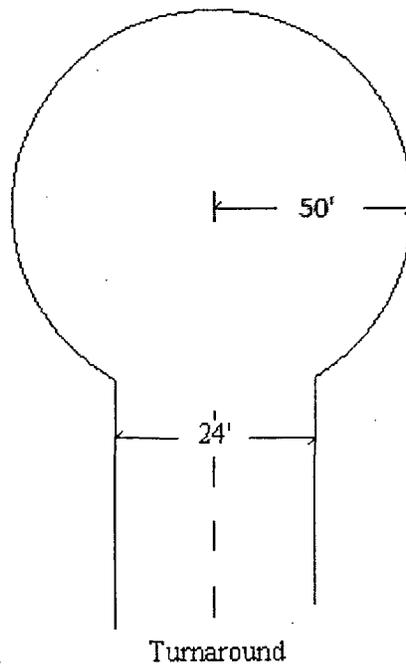
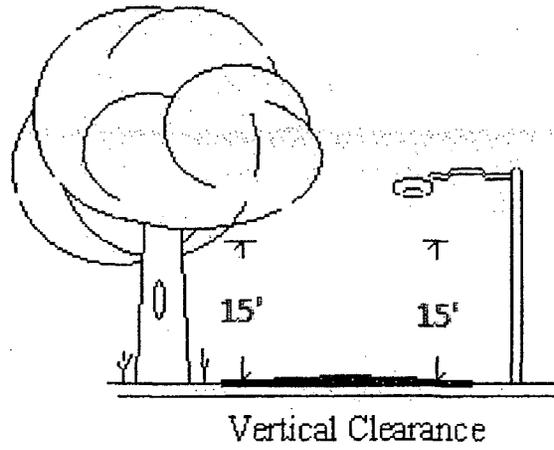
Residential Home Final Acceptance

Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

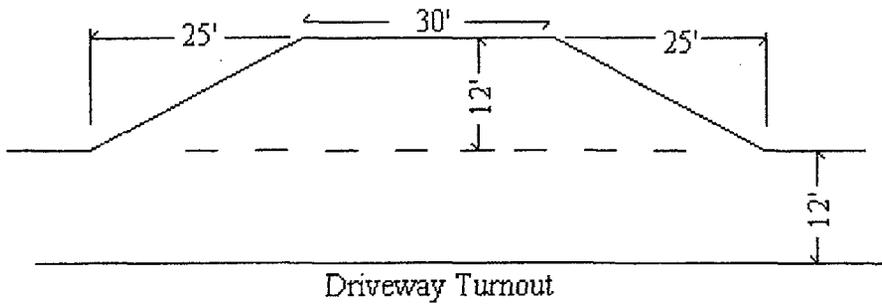
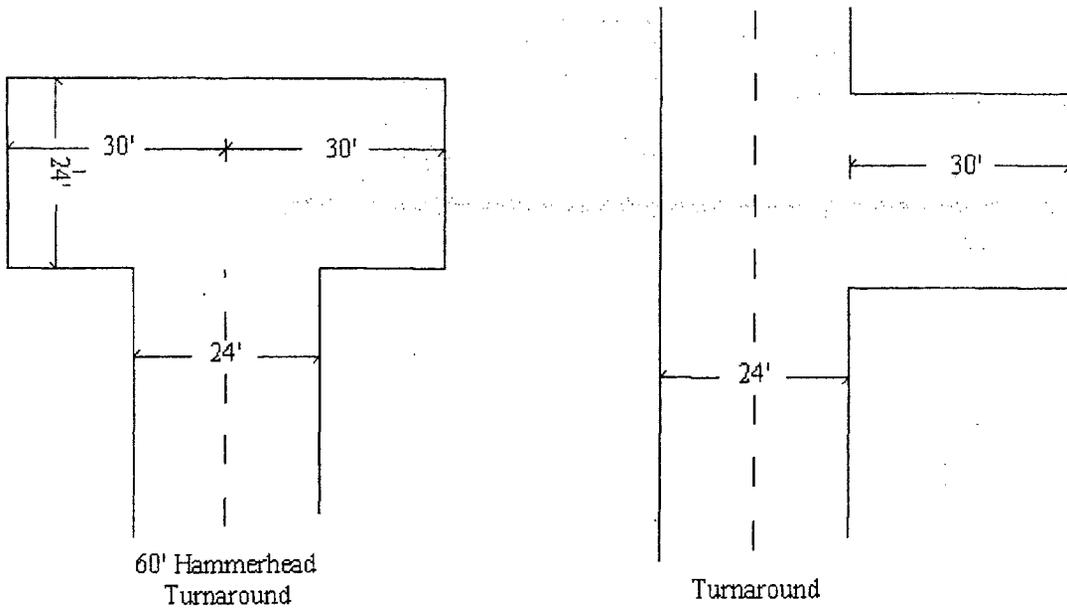
Attached Details Not Drawn To Scale:



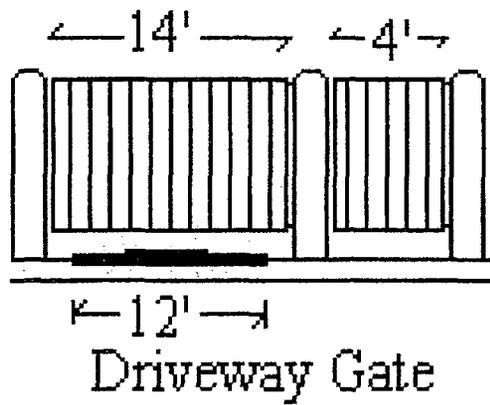
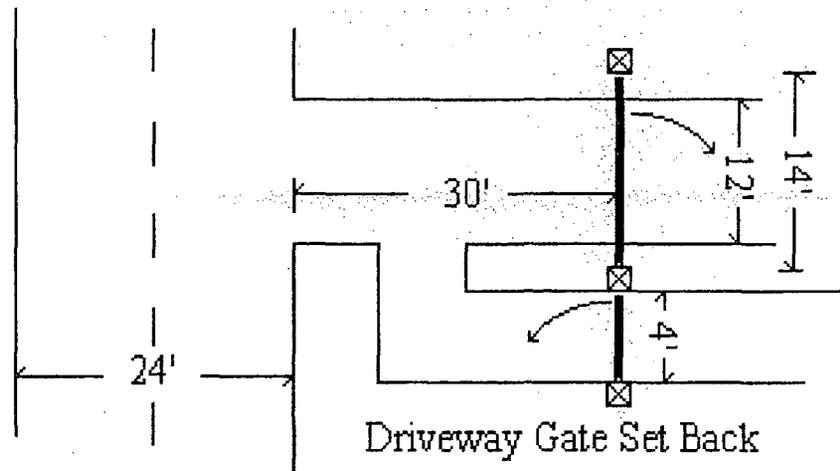
APPENDIX C



APPENDIX C



APPENDIX C



APPENDIX D

South Placer Fire Protection District
6900 Eureka Road, Granite Bay CA. 95746 (916) 791-7059

The following are general requirements of the South Placer Fire Protection District for new commercial building sites. These comments are for site plans only. Plans submitted for approval shall reflect all requirements that apply. All of the following comments shall be printed on a comment sheet attached to the plans submitted for approval. Prior to final approval, all applicable fees must be paid.

Commercial Building Site Infrastructure

Fire Safety During Construction, Alteration or Demolition of a Building

Buildings undergoing construction, alteration or demolition shall be in accordance with Chapter 45 of the most current California Fire Code.

Fire Alarm System

All occupancies except Group R, Division 3 and Group U occupancies shall have an approved automatic fire alarm system installed when the occupancy / building has 1,500 square feet or more of total floor area unless other sections of the CFC or California State Fire Marshals regulations are more restrictive, then the more restrictive shall apply. Fire alarm systems shall be in accordance with Section 907 of the California Fire Code or the current edition of NFPA 72.

Additionally, all A, E, H, I and M occupancies shall have an automatic smoke / heat detection system installed in addition to any other system(s) required by this code, when required by the local authority having jurisdiction. Where additions increase the total size of the building to 1,500 square feet or more, the addition and the existing occupancy / building shall be provided with an approved automatic smoke / heat detection system.

Fire Control Room

An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels, and other fire equipment required by the Chief. Fire Control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Minimum square footage of Fire Control rooms shall be no less than 5'0" x 5'0" (25 square feet). Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Said signage shall be a minimum 3 inch letter height, 3/8 stroke, block letters.

Fire Sprinkler System

All occupancies except Group U occupancies shall have an approved automatic fire sprinkler system installed when the occupancy / building has 3,600 square feet or more of total floor area unless other sections of the CFC or California State Fire Marshals regulations, and / or local fire district ordinances applicable to a project are more restrictive, then the more restrictive shall apply. Where additions increase the total size of the building to 3,600 square feet or more, the addition and the existing occupancy / building shall be provided with an approved automatic fire sprinkler system.

Bridges

Bridges designed for major ingress/egress roads serving subdivisions or used as part of a fire apparatus access road shall be constructed and designed to meet standard, AASHTO HB-17. Bridges shall be no narrower than the driving portion of the road serving each end. The bridge or culvert crossing shall be designed for a live load of a minimum of 70,000 pounds gross vehicle weight. Vehicle load limits shall be posted at both entrances to bridges and culvert crossings.

Building Access

Access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of any building.

APPENDIX D

Dead End Access Roads

Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved turnaround for fire apparatus. (See Attached Details)

Gate Entrances

Gate entrances shall be at least two feet wider than the width of the traffic lane serving that gate. All gates providing access from a road to a driveway or private road shall be located at least 30 feet from the roadway and open to allow a vehicle to stop without obstructing traffic on that road. Gates shall be accessible to the fire district by approved electric key switch; strobe entry, person gate and standard key pad access code. Gates shall be provided with an emergency power source that will open the gates in the event of a power failure. During a power emergency, gates shall automatically open and remain open during the period when the primary source of power is not available.

Electronically opened access gates located across fire apparatus access roads shall be provided with an approved strobe switch access system that interfaces with the TOMAR Model 780-1228-PRE or 3M OPTICOM traffic preemption optical signal emitter provided on all District emergency vehicles. An acceptance test of the emergency vehicle strobe switch system shall be witnessed by the fire department prior to final approval. Gates shall be coded to allow a minimum of fifteen (15) minutes of open access time when activated by the strobe entry device.

All electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a vehicle detection loop on the out-bound drive aisle from the site. The vehicle detection loop shall be placed a minimum of ten-feet from the gate to permit fire apparatus to activate the detection loop without interference from the gate. The vehicle detection loop shall be provided with a 30-second delay prior to closing the gate.

Hydrants

Hydrants shall be wet barrel type with two 2-½ inch discharges and one 4-½ inch discharge, with individual valves for each discharge. (RICH 960 or equivalent). Two-way blue reflective pavement markers shall be placed in the roadway (eight inches from the center line on the hydrant side) at each hydrant location. The area around the hydrant will be kept clear of obstructions including fences, trees and shrubs so as to provide for clear access to the hydrant from the roadway. The center of the lowest discharge shall be a minimum of 18 inches and a maximum of 28 inches off the ground. Hydrant setback location shall meet the appropriate water agency standards, but shall not be greater than 6' from the face of curb or edge of pavement if no curb is present. Water supply and hydrants to be provided before any building construction is allowed. Final acceptance of the water supply system shall be granted only after testing and inspection by the fire district. Water supply system testing and inspections will only be conducted with a written letter or verbal approval from the water district that provides service to the project. (See Attached Details)

Hydrant Spacing

Hydrants shall be spaced a maximum of 300 feet apart. One hydrant shall be placed within 40 feet of each fire department connection when the building is protected by an automatic fire sprinkler system. Ballards shall be provided to protect appliances from vehicle damage when necessary.

Parking

There shall be no parking on fire access roadways 34 ft or less in width or in required fire apparatus turnaround areas. Parking will only be allowed in designated parking areas. Parking will be allowed on one side of the road on roadways 34 feet to 40 feet. On roadways, over 40 feet, parking will be allowed on both sides. When the roadway width restricts parking, 'NO PARKING FIRE LANE' signs shall be posted every 200 ft and curbs to be painted red with 'NO PARKING FIRE LANE' stenciled on them every 25 feet. (See Attached Details)

Roadways and Access Routes

The minimum number of access roads serving new commercial buildings shall be determined by the size of the building, the planned use for the building and the fire protection proposed for the building.

APPENDIX D

Roadway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

Roadway Radius

No roadway shall have a horizontal outside radius curvature of less than 50 feet or an inside radius curvature of more than 30 feet. (See Attached Details)

Road Surface

Driveway, roadway and emergency access roadway surfaces shall be paved, all weather-driving surface capable of supporting a 70,000 lb load.

Roadway Turnarounds

Turnarounds are required on driveways and dead end roads as specified. Cul-de-sac radius shall be 50 feet of driving surface. Curb and gutter is not included in the cul-de-sac radius. If a Hammerhead/T is used, the top of the (T) shall be a minimum of 60 feet in length. Curb and gutter is not included in the hammerhead length. (See Attached Details)

Road Width

Driveways, thruways, entrances and fire access roads shall be 26 feet in width for commercial buildings 2 stories or less in height and 28 feet for commercial building 3 stories or more in height. Vertical clearance shall be 15 feet for the width of the road. For the purpose of this section, roadway width shall mean driving surface to face of curb. Emergency access roadways shall be marked with approved signs stating 'EMERGENCY FIRE ACCESS ROAD'. All roadways and access roads shall be completed before any building construction. (See Attached Details)

Water Supply

On site water supply for firefighting shall be as follows for new commercial buildings: The minimum number of fire hydrants and amount of available water for commercial buildings shall be determined by the size of the building, the planned use for the building and the fire protection proposed for the building. Fire flow and the number of hydrants for new commercial buildings shall be no less than those amounts specified in Appendix B, Section B of the California Fire Code. All proposed water supplies shall come from a reliable source such as an fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". (A reduction in fire flow is allowed when the building is provided with an approved automatic sprinkler system, but in no case shall the fire flow be less than 1,500 gallons per minute at 20 pounds residual pressure). THE FIRE FLOW FOR THE PROPOSED BUILDING SHALL BE DETERMINED BY THE FIRE DISTRICT AND INDICATED ON THE FINAL APPROVED PLANS.

Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Electronic Copy

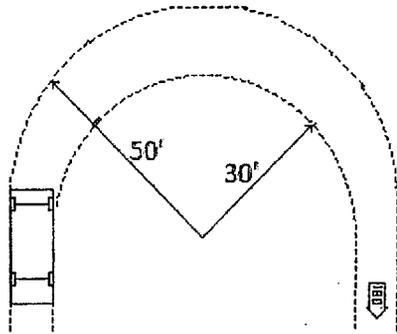
Upon approval of the final set of plans, an electronic copy of the entire set of plans will be submitted in an approved CAD format.

Commercial Building Final Acceptance

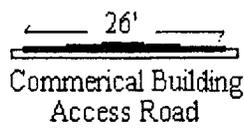
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72-hour notice required previous to inspection and testing.

APPENDIX D

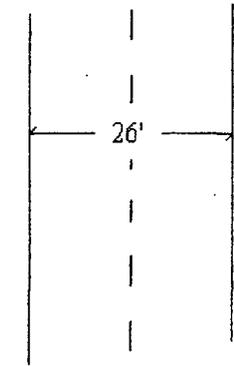
Attached Details Not Drawn To Scale:



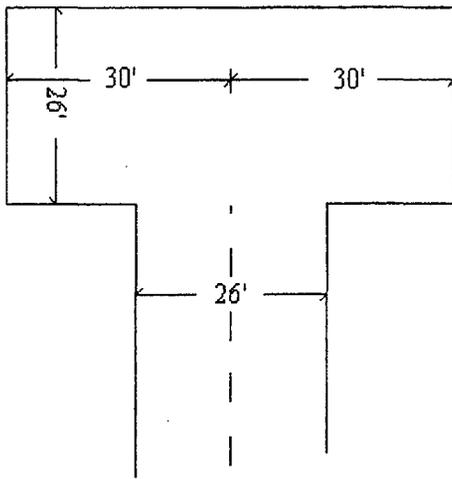
50' Outside; 30' Inside
Turning Radius



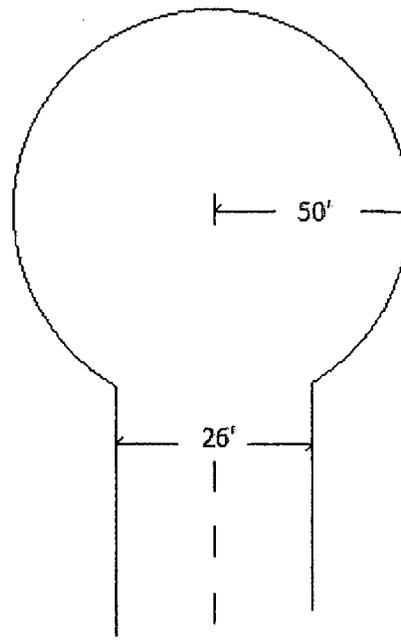
26'
Commercial Building
Access Road



26'
Commercial Building
Access Road

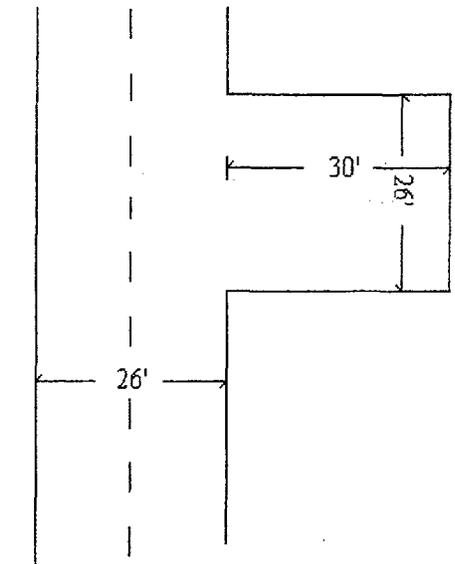


60' Hammerhead
Turnaround
Commercial Roadway

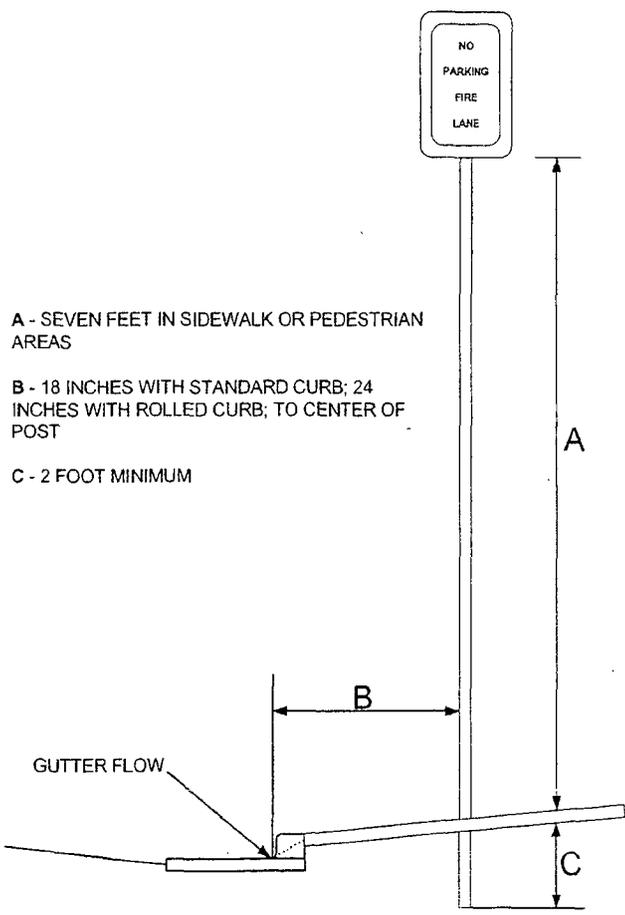


50'
26'
Turnaround

APPENDIX D



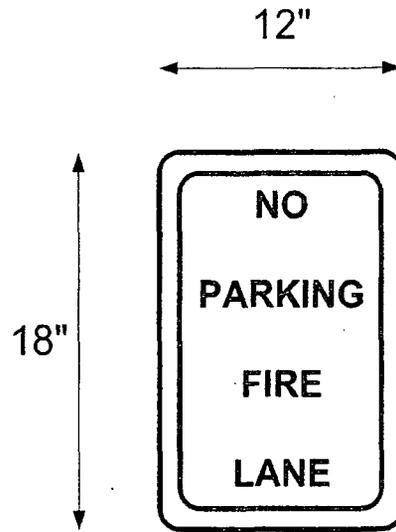
Turnaround
Commercial Roadway



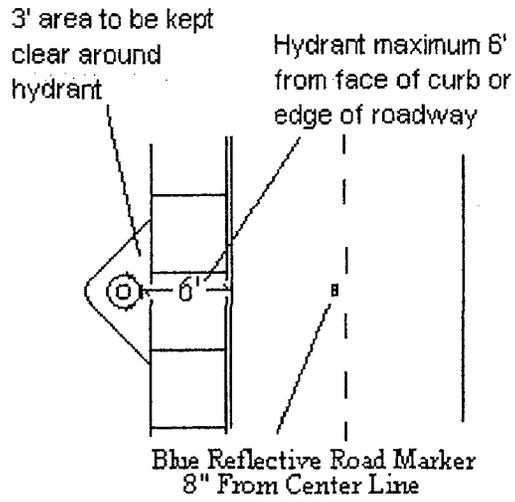
- A - SEVEN FEET IN SIDEWALK OR PEDESTRIAN AREAS
- B - 18 INCHES WITH STANDARD CURB; 24 INCHES WITH ROLLED CURB; TO CENTER OF POST
- C - 2 FOOT MINIMUM

178

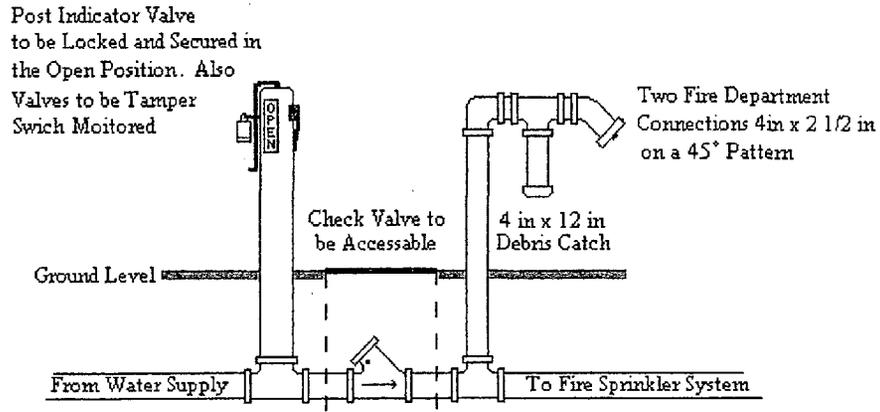
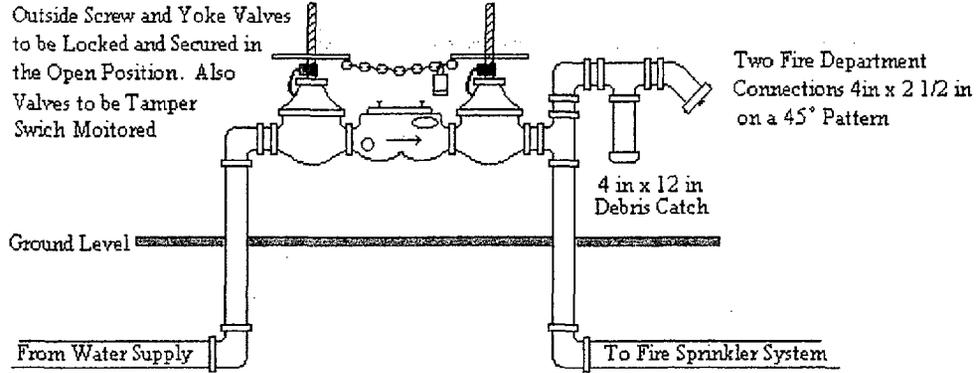
APPENDIX D



APPENDIX D



APPENDIX D



APPENDIX E

South Placer Fire Protection District
6900 Eureka Road, Granite Bay CA. 95746 (916) 791-7059

The following are general requirements of the South Placer Fire Protection District for new commercial buildings. These comments are for new commercial buildings only. Plans submitted for approval shall reflect all requirements that apply. All of the following comments shall be printed on a comment sheet attached to the plans submitted for approval. Prior to final approval, all applicable fees must be paid.

Commercial Building

Fire Safety During Construction, Alteration or Demolition of a Building

Buildings undergoing construction, alteration or demolition shall be in accordance with **Chapter 45** of the most current California Fire Code.

Address

The address of the proposed building shall be posted and visible from the roadway fronting the property. Whenever the numbers on the building will not be clearly visible from the access roadway, the numbers will be placed at the access roadway and the driveway. Address numbers shall be visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum 4 inch letter height, 1/2 stroke, reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background. When more than one address or suite numbers are proposed, numbers will be required on the front and back doors of each proposed suite.

Exiting

Provide approved panic hardware at all required exit doors. Flush, edge or surface bolts or any other type of device that may be used to close or restrain the doors other than operation of the panic hardware-locking device are prohibited. Provide appropriate illuminated exit signs at all required exits. Exit and exit directional signs shall be illuminated per Section 1006, California Building Code.

Provide exits signs at every required exit doorway and wherever otherwise required to clearly indicate that direction of egress, an exit sign with letters having a principal stroke not less than 3/4 inches wide and at least 6 inches high.

"This Door Shall Remain Unlocked Whenever The Building Is Occupied" to be labeled above all required exit doors per Section 1008.1.8.3 California Building Code.

Fire Alarm Indication Panel

An approved illuminated indicator board shall be provided at an approved location or locations when more than one building or zone will be monitored at the same site.

Fire Alarm System

All occupancies except Group R, Division 3 and Group U occupancies shall have an approved automatic fire alarm system installed when the occupancy / building has 1,500 square feet or more of total floor area unless other sections of the CFC or California State Fire Marshals regulations are more restrictive, then the more restrictive shall apply. Fire alarm systems shall be in accordance with Section 907 of the California Fire Code or the current edition of NFPA 72.

Additionally, all A, E, H, I and M occupancies shall have an automatic smoke / heat detection system installed in addition to any other system(s) required by this code, when required by the local authority having jurisdiction. Where additions increase the total size of the building to 1,500 square feet or more, the addition and the existing occupancy / building shall be provided with an approved automatic smoke / heat detection system.

APPENDIX E

Fire Control Room

An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels, and other fire equipment required by the Chief. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Minimum square footage of Fire Control rooms shall be no less than 5'0" x 5'0" (25 square feet). Durable signage shall be provided on the exterior side of the access door to identify the FIRE CONTROL ROOM. Said signage shall be a minimum 3 inch letter height, 1/2 inch stroke, and block letters.

Fire Department Rapid Entry System

An approved rapid access system shall be provided on all commercial buildings. Buildings equipped with sprinklers, alarm or other system components that will be utilized in the event of an emergency shall install the Knox Box in an approved location by near the FIRE CONTROL ROOM.

Knox-Box installation requirements: Maximum height, 6 foot to the top of the Knox-Box; Minimum height, 5 foot to the bottom of the Knox-Box (measured from finished floor elevation).

The approved rapid entry system is provided by the Knox Company. The 3200 Series or 4400 Series is acceptable. The recessed version is recommended. Knox Company products may be ordered on the Internet at www.knoxbox.com.

Fire Extinguishers

Provide and maintain portable fire extinguishers with a minimum rating of 2A10BC. Maximum travel distance to portable fire extinguishers shall not exceed 75 feet. In large open areas, there shall be one extinguisher per 3,000 square feet. The maximum travel distance from laundry rooms shall not exceed 50 feet. One 40BC rated extinguisher shall be provided in each kitchen area. If the kitchen is provided with a Hood Fire Suppression System, the fire extinguisher agent shall be compatible with the extinguishing agent in the Hood System. Fire extinguishers shall be mounted so that the top of the extinguisher is not higher than 5 feet from the ground. Fire extinguishers shall be currently serviced when installed, serviced as required by code, serviced after each use, and inspected every six months.

Fire Sprinkler System

All occupancies except Group U occupancies shall have an approved automatic fire sprinkler system installed when the occupancy / building has 3,600 square feet or more of total floor area unless other sections of the CFC or California State Fire Marshals regulations, and / or local fire district ordinances applicable to a project are more restrictive, then the more restrictive shall apply. Where additions increase the total size of the building to 3,600 square feet or more, the addition and the existing occupancy / building shall be provided with an approved automatic fire sprinkler system.

Fire Protection System Alarms

An approved audible and visual (horn strobe) sprinkler flow alarm device shall be provided on the exterior of the building in an approved location.

Fire Department Connections

With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. Locking fire department connections caps are required on fire department connections for water-based fire protection systems. A metal sign with raised letters at least 1 inch in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable.

APPENDIX E

Hood System

Provide an approved hood extinguishing system for cooking surfaces in all commercial building kitchens per National Fire Protection Association Pamphlet No. 96. Two sets of plans and specifications shall be submitted to this office for review and approval before construction.

Identification (Hazards and hazardous materials)

Approved regulatory safety signs that meet the latest edition of NFPA shall identify hazards and hazardous materials. Fire protection devices or other components that will be utilized in the event of an emergency shall be marked in an approved manner. Areas to be labeled with 4-inch letters contrasting with the background to assure good visibility.

Occupancy

Maximum occupant load sign must be posted in a conspicuous place near the main exit.

Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Electronic Copy

Upon approval of the final set of plans, an electronic copy of the entire set of plans will be submitted in an approved CAD format.

Commercial Building Final Acceptance

Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

APPENDIX F

South Placer Fire Protection District 6900 Eureka Road, Granite Bay CA. 95746 (916) 791-7059

The following are general requirements of the South Placer Fire Protection District for new commercial buildings. These comments are for the improvement of existing commercial buildings only. Plans submitted for approval shall reflect all requirements that apply. All of the following comments shall be printed on a comment sheet attached to the plans submitted for approval. Prior to final approval, all applicable fees must be paid.

Tenant Improvement

Fire Safety During Construction, Alteration or Demolition of a Building

Buildings undergoing construction, alteration or demolition shall be in accordance with **Chapter 45** of the California Fire Code.

Address

The address of the proposed building shall be posted and visible from the roadway fronting the property. Whenever the numbers on the building will not be clearly visible from the access roadway, the numbers will be placed at the access roadway and the driveway. Address numbers shall be visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum 4 inch letter height, 3/8 stroke, reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background. When more than one address or suite numbers are proposed, numbers will be required on the front and back doors of each proposed suite.

Exiting

Provide approved panic hardware at all required exit doors. Flush, edge or surface bolts or any other type of device that may be used to close or restrain the doors other than operation of the panic hardware-locking device are prohibited. Provide appropriate illuminated exit signs at all required exits. Exit and exit directional signs shall be illuminated per Section 1006, California Building Code.

Provide exits signs at every required exit doorway and wherever otherwise required to clearly indicate that direction of egress, an exit sign with letters having a principal stroke not less than 3/4 inches wide and at least 6 inches high.

"This Door Shall Remain Unlocked Whenever The Building Is Occupied" to be labeled above all required exit doors per Section 1008.1.8.3 California Building Code.

Fire Alarm Indication Panel

UL (Underwriters Laboratory) approved illuminated indicator board shall be provided at an approved location or locations when more than one building or zone will be monitored at the same site.

Fire Alarm System

All occupancies except Group R, Division 3 and Group U occupancies shall have an approved automatic fire alarm system installed when the occupancy / building has 1,500 square feet or more of total floor area unless other sections of the CFC or California State Fire Marshals regulations are more restrictive, then the more restrictive shall apply. Fire alarm systems shall be in accordance with Section 907 of the California Fire Code or the current edition of NFPA 72.

Additionally, all A, E, H, I and M occupancies shall have an automatic smoke / heat detection system installed in addition to any other system(s) required by this code, when required by the local authority having jurisdiction. Where additions increase the total size of the building to 1,500 square feet or more, the addition and the existing occupancy / building shall be provided with an approved automatic smoke / heat detection system.

APPENDIX F

Fire Alarm System – Automatic (Existing)

If alterations impair the operation of an existing fire alarm system, the design, construction and modifications are to be completed by a currently licensed Fire Protection Engineer. The modifications shall be designed per the latest adopted edition of NFPA 72. Two sets of plans shall be submitted for review and approval prior to issuance of a building permit. An approved private licensed central monitoring station shall monitor the system. A letter of agreement with the approved private licensed central monitoring station shall be submitted prior to the final inspection of the project. All new commercial buildings regardless of their size or other protection measures shall have an approved automatic fire alarm system installed when the occupancy classification is A, E, H, I and M. Said system shall be tested and approved by a recognized listing agency. The electronic automatic fire detection system shall be used only for the detection and warning of fire or life safety systems and no other systems shall be interfaced to it.

Fire Alarm System – Manual (Existing)

Provide and maintain an approved manual fire alarm system per the California Fire Code of Regulations, which is consistent with standards by the latest adopted edition of NFPA 72. All new commercial buildings regardless of their size or other protection measures shall have an approved manual fire alarm system installed when the occupancy classification is A, E, H, I and M. Two sets of plans shall be submitted for review and approval prior to issuance of a building permit. Said system shall be tested and approved by a recognized listing agency. The manual fire alarm system shall be used only for the warning of fire or life safety; no other systems shall be interfaced to it.

Fire Alarm Systems – Unprotected Buildings

Unprotected commercial buildings will be brought up to current Placer County Code standards, including fire alarms and sprinkler systems, whenever the tenant improvement being done requires the issuance of a building permit from the county with fire department approval and review.

Fire Department Access

Approved access shall be provided to all sprinklers, alarm or other system components that will be utilized in the event of an emergency. An application must be obtained for the fire prevention division to purchase access devices.

Fire Extinguishers

Provide and maintain portable fire extinguishers with a minimum rating of 2A10BC. Maximum travel distance to portable fire extinguishers shall not exceed 75 feet. In large open areas, there shall be one extinguisher per 3,000 square feet. The maximum travel distance from laundry rooms shall not exceed 50 feet. One 40BC rated extinguisher shall be provided in each kitchen area. If the kitchen is provided with a Hood Fire Suppression System, the fire extinguisher agent shall be compatible with the extinguishing agent in the Hood System. Fire extinguishers shall be mounted so that the top of the extinguisher is not higher than 5 feet from the ground. Fire extinguishers shall be currently serviced when installed, serviced as required by code, serviced after each use, and inspected every six months.

Fire Sprinkler System – Automatic (Existing)

If alterations impair the operation of an existing fire sprinkler system, the design and construction to be completed by a currently licensed C-16 fire sprinkler designer and contractor. The modifications shall be designed per the latest adopted edition of NFPA 13. If changes are proposed within the remote part of the existing sprinkler system, hydraulic calculations will be required. Two sets of plans shall be submitted for review and approval prior to issuance of a building permit. An approved private licensed central monitoring station shall monitor the system and all control valves. A letter of agreement with the approved private licensed central monitoring station shall be submitted prior to the final inspection of the project. The design and location of the fire department connection and placement of control valves shall be approved. Ballards shall be

APPENDIX F

provided to protect appliances from vehicle damage when necessary. All fire sprinkler control valves and related appliances shall be visibly labeled.

Hood System

Provide an UL approved hood extinguishing system for cooking surfaces in all commercial building kitchens per National Fire Protection Association Pamphlet No. 96. Two sets of plans and specifications shall be submitted to this office for review and approval prior to construction.

Identification

Approved regulatory safety signs that meet the latest edition of NFPA shall identify hazards and hazardous materials. Fire protection devices or other components that will be utilized in the event of an emergency shall be marked in an approved manner. Areas will be labeled with 4-inch letters contrasting with the background to assure good visibility.

Occupancy

Maximum occupant load sign must be posted in a conspicuous place near the main exit.

Building Addition

Any addition to the square footage of the usable floor area of an existing building shall require current design features and codes to be enforced for the entire structure. Site plans will be required.

Occupancy Change

When any building is modified from its original intended use, current design features and codes shall be enforced. Site plans will be required.

Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized South Placer Fire Protection District personnel.

Electronic Copy

Upon approval of the final set of plans, an electronic copy of the entire set of plans will be submitted in an approved CAD format.

Tenant Improvement Final Acceptance

Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72-hour notice required previous to inspection and testing.

