

SANTA ROSA FIRE DEPARTMENT

FIRE PREVENTION BUREAU STANDARD

July 1, 2010



MULTI - FAMILY DWELLINGS

Purpose

This standard outlines the general requirements for the multi family dwelling developments.

Code References

2007 California Fire Code (CFC)
2007 California Building Code (CBC)

Permit(s) Required

A number of permits will be required for multi family dwellings

- Fire Sprinkler Installation
- Underground Fire Line
- Fire Alarm Installation
- Standpipe Installation

Supplemental Material

- 1) Plan Review Checklist – Multi Family Dwelling
- 2) Inspection Checklist – Multi Family Dwelling

Required Inspections

- 1) Fire Department Final

Inspections shall be scheduled a minimum of 48 hours in advance.

PURPOSE

The attached standard is to describe the Fire Department requirements for Multi Family Dwellings. Due to additional permits and plans needed for features required in the design of multi-family dwellings, other standards will also need to be reviewed.

PLAN SUBMITTAL

Usually, several sets of plans are presented at the Building Department, and Building sends a set of plans to Fire for Fire Department Review. The Building Department will

issue the Building permit after thorough review and also gaining feedback and approval from several departments including Fire. If changes are necessary a correction letter will be attached to the plans and returned to the applicant. Additional separate plans will be required for a Fire Sprinkler System and a Fire Alarm System. Additional plans may need to be submitted based on design.

Plans shall include a scaled drawing site plan with square footage of building(s). The plan shall be to scale with a North reference. The plan shall contain Architect and all project information.

SITE ACCESS

Fire Department access is required for all new structures. The City of Santa Rosa Public Works is also responsible for enforcing the road-driveway requirements. Gates, bridges and Fire Lanes shall be in compliance with the California Fire Code and the Santa Rosa local Amendments (City Code). Refer to SRFD Standards for Fire Department Access, Fire Lanes, and Addressing for more information. Projects having more than 50 dwelling units shall be provided with two separate and approved fire apparatus access roads. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure. Ladder pads for Fire Department rescue operations and access to windows may be required for multi story buildings.

BRIDGES AND ELEVATED SURFACES

Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO Standard Specifications. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

HYDRANTS

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet (45.179 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Refer to SRFD Standard for Private Underground Fire Protection for more information.

FIRE PROTECTION FEATURES

Fire sprinklers, a fire alarm system and fire extinguishers are required in all multi-family residential occupancies. Refer to the SRFD standards for the Installation of a Fire Sprinkler System and Fire Alarm system for more information. Portable Fire Extinguishers

are required per the 2007 California Fire Code section 906, California Code of Regulations Title 19 and must be public accessible. Refer to Santa Rosa Fire Department Standard for Portable Fire Extinguishers for detail on size and placement.

BUILDING FEATURES AND CONSTRUCTION

Penetrations in fire rated construction shall be properly sealed. Protection of openings shall be in accordance with the 2007 California Building Code. All Exits must meet the required dimensions and shall not diminish in size. Protected stairwells shall meet the fire resistive construction per the building code and shall not contain any combustible material and remain free to a public way. All exiting hardware from public areas shall use either single action, no knowledge hardware or shall be of panic hardware. Exit signs are required to be placed as to clearly identify the exit path and shall be illuminated at all times. Exit pathway lighting shall be provided to properly identify the path of exit travel and shall provide an illumination of not less than 1-footcandle at the floor level.

As of January 2008 structures built in the Wildland Urban Interface Fire Area are required to comply with the ignition resistant construction requirements of chapter 7A of the 2007 California Building Code. For additional information on vegetation clearing and building construction requirements see the Santa Rosa Fire Department Standard for Defensible Space.