

SANTA ROSA FIRE DEPARTMENT

FIRE PREVENTION BUREAU STANDARD

July 1, 2010



SINGLE FAMILY DWELLINGS

Purpose

This standard outlines the general requirements for the single family dwellings.

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

Categories and fee amounts are found online at www.santarosafd.com

Supplemental Information

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

Required Inspections

- 1) Fire Department Final

Inspections shall be scheduled a minimum of 48 hours in advance. Directions for scheduling are given with permit issuance and online.

PURPOSE

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

PLAN SUBMITTAL

Several sets of plans shall be submitted to the City of Santa Rosa Building Division for Fire Department Review. When approved, a permit will be issued and construction may begin. 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.

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

SITE ACCESS

New and existing buildings and tenant spaces shall have approved illuminated address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Exception: Rural residential as approved by the fire code official

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

Manual gates shall have a Knox Company key lock provided, Powered gates shall have a Knox access override system provided. Gate(s) shall open inward and shall be the same width as the access way. Gates shall be located 20 feet from the roadway to allow a vehicle to stop without obstructing traffic.

FIRE PROTECTION

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.

An approved automatic sprinkler system shall be installed and maintained in all newly constructed buildings.”

“Exceptions:

1. Detached Group U occupancies 1000 sq. ft. or less. Agricultural buildings and private riding arenas as approved by the Fire or Building Official.
2. Detached pool houses up to 1000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
3. A room above a detached garage used for storage only that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities.
4. Detached non-combustible motor vehicle fuel dispensing canopies classified as Group M occupancy.
5. Carports of non-combustible construction
6. B or M occupancies 500 sq. ft or less.

Separate plans and permit shall be submitted for the installation of the sprinkler system. See Santa Rosa Fire Department Standard for the Installation of Single Family Residential Sprinkler Systems (NFPA 13D systems) for more information.

DEFENSIBLE SPACE

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.