

**SANTA ROSA FIRE DEPARTMENT**  
**FIRE PREVENTION BUREAU**  
**STANDARD**

July 1, 2010



**MYLAR OR PRE-MYLAR**

**PURPOSE:**

The Fire Department participates in the development review process at the pre-mylar and mylar stage. We evaluate site plans and maps to ensure that previously applied Fire Department conditions are included in development plans. We review comments from Planning and Engineering activity and verify that the proposal will comply with Fire Department requirements related to access, water supply and Wildland Urban Interface.

**CODE REFERENCES:**

- California Fire Code, as adopted by the City of Santa Rosa
- City Design Guidelines
- City Design and Construction Standards
- Fire Department "General Development" Bulletin

**ATTACHEMENTS:**

- Fire Department "General Development" Bulletin

**REQUIRED INSPECTIONS:**

- Subdivision and/or Final Acceptance of Improvements

**PERMIT INFORMATION:**

- If a private fire service water main/hydrant system is to be installed, the Fire Department "Underground Fire Main" permit will be required
- Encroachment Permit for work in the public right-of-way

**FILE REVIEW**

- PERMITS PLUS** - Access Permits Plus, search by street address or project name to identify previous review activity at the Subdivision, Planning, Engineering or Utility level.
- SUBDIVISION MAP CONDITIONS** - Review subdivision specific conditions and history. Are fire sprinklers conditioned? Is there an alternate method request/approval?
- WUI** – Determine if the project is in the Wildland Urban Interface. If so, check to see if any WUI requirements were conditioned upon the improvement.

**PLAN REVIEW**

- WATER SUPPLY** – SRCC 18-44.508.1. Estimate the fire flow required with the information provided.
  - 18.44.508.4. Verify that fire flow was specified.
  - City Water Standards. Review the file to determine if a fire flow analysis/justification was submitted.

Standard  
Mylar or Pre-Mylar

- 18.44.B105.1. If undesignated; for One & two family dwellings minimum of 1500 gpm unless if located in the WUI where 2500 gpm minimum is required.
- 18.44.B105.2. Multi-family and commercial minimum is 2500 gpm whether located in or out of WUI..
- City Water Standards. Dead-end water mains of 8" diameter or smaller must have a hydraulic analysis to demonstrate capability.
- **FIRE HYDRANTS** – SRCC 18-44.508.5. Fire hydrants shall be spaced along City streets at 500 feet in residential areas and 300 feet in commercial areas.
  - City Water Standard 857. Hydrant style: One & two dwellings can utilize the residential hydrant. Multi family residential and commercial must install the commercial (double steamer) hydrant.
  - 18.44.C105.1.f. Special note, 300 foot spacing for One & Two Family within the WUI.
  - 18.44.C102.1. Check the location of the hydrants and relationship to fire department expected access route, relocate hydrants at the head of cul-de-sac's and at the end of long commercial driveways.
  - 18.44.C105.1.c. If a divided street, hydrants are required along both sides of the street and also staggered.
  - 18.44.508.5..1. Where flag lots are present and homes are set back from the street, a fire hydrant must be located within 150 feet of all points of the first story as measured by an unobstructed route or an on-site fire hydrant is required.
  - 18.44.105.7.10. Private fire hydrant design and installation is a separate permit issued by the Fire Department. If the system is private, ensure that the plan specifies to submit to the Fire Department for review, approval and permit. If not, use the encroachment permit stamp (provided by fire).
- **ACCESS** – SRCC 18-44.503
  - Apparatus access.
    - Width
      - 18.44.503.2.1. Minimum 20 feet of width
      - 18.44.D105.2. Buildings exceeding 30 feet shall have a 26 foot width for aerial apparatus
      - 18.44.D105.3. Aerial access – one road a minimum of 15 feet from and a maximum of 30 feet from the building
    - City Design Standards. Length – maximum depth of 150' unless a cul-de-sac then the maximum is 500 foot
    - Two separate access roads required for:
      - 18.44.D104.1. Buildings three stories or 30 feet in height
      - 18.44.D104.2. Buildings exceeding 62,000 ft/2 in area
      - 18.44.D106.1. Projects with more than 50 dwelling units

Standard  
Mylar or Pre-Mylar

- 18.44.503.2.3. Surface – asphalt paved
  - 18.44.D103.3. Turning radius – inside 20 foot, outside 40 foot
  - 18.44.503.2.1. Vertical obstructions – clear area of 13 foot 6 inches
  - 18.44.D103.4. Turnarounds
    - 18.44.D103.4. Required when dead in is >150 foot
    - Street Design Standard 203-F may apply if 4 or less homes
  - 18.44.503.1.1. Access to within 150 feet of far side of building envelopes
  - 18.44.D103.6. Fire Lane – No Parking signage on all fire lanes
  - 18.44.503.3. No Parking – Emergency Vehicle Access on EVA barriers
  - 18.44.506.1.1. Knox locks on EVA's
  - City Standard Conditions. Opticom controlled access on gates/barriers if serving 5 or more SFD's
  - 18.44.503.2.6. Curb cuts accommodate fire apparatus, especially for EVA transitions.
  - 18.44.503.2.6. Bridges indicate their weight rating
  - 18.44.501.4. Note that no combustible construction may start until approved access roads and water supply are installed and accepted.
- FIRE SPRINKLERS** – 18-16.903.2, 903.2.18. Noted on plan if conditioned as part of the subdivision conditions or as part of an approved alternate method request.
- An approved fire sprinkler system shall be installed in all new buildings. See 903.2.18.1 for exceptions related to Group U, pool houses, detached garages, motor vehicle fueling, non-combustible carports and B & M occupancies less than 500 ft<sup>2</sup>.
- WATER CONNECTION** – City Water Standard 880. Check the location of the double detector check (DDC), check the proximity to fire department access. If yard hydrants are present, do not permit a FDC on the backside of the DDC. If the DDC is only supplying fire sprinklers, an FDC on the back of the DDC is permissible if it is congruent with fire department operations.
- RESIDENTIAL METER SIZING** – City Water Standard 863 & 865. For one and two family dwellings, check the meter size and the lateral (corporation stop to meter box) to ensure that it will supply residential fire sprinkler system.
- OTHER** –
- Has a Phase 1 Environmental Site Assessment been required?