

SANTA ROSA FIRE DEPARTMENT

FIRE PREVENTION BUREAU

PLAN REVIEW CHECKLIST

July 1, 2010



PUBLIC IMPROVEMENT PLAN

Address:		Permit #:
Inspector:	Date:	Status:
Inspector:	Date:	Status:
A-Approved; AC-Approved w/comments; I-Incomplete; D-Denied		

This Checklist outlines general requirements. Information contained herein applies to typical instances and may not address all circumstances.

FILE REVIEW

1. **Y** **N** **SUBDIVISION MAP CONDITIONS** - Review subdivision specific conditions and history. Are fire sprinklers conditioned; is there an alternate method request approval? Was a Phase I Environmental Site Assessment required? Add all conditions to approval letter if not included on plans. Significant requirements such as road width, fire sprinklers or a fire hydrant shall be added to the approved plans and will require a re-submittal.
2. **ENVIRONMENTAL SITE ASSESSMENT** – Submitted and approved? If required, a Phase I Environmental Site Assessment shall be approved prior to issuance of any grading, demolition or construction permits.
3. **FEES** – Permit fees entered in Permits Plus. 3rd or greater checks require an hourly fee for the
4. **WUI** – Determine if the project is in the Wildland Urban Interface. If so, check to see if a Hillside Development Plan was reviewed and collect those conditions.

PLAN REVIEW

5. **WATER SUPPLY** – SRCC 18-44.508.1.
6. 18.44.508.4. Verify fire flow availability, review the hydraulic calculations
7. 18.44.B105.1 One & two family dwellings minimum of 1500 gpm unless if located in the WUI where 2500 gpm minimum is required. If dwelling(s) are over 3,600 ft², see the code section.
8. 18.44.B105.2. Uncalculated multi-family and commercial minimum is 2500 gpm whether located in or out of WUI. A 50% fire sprinkler credit may apply by exception.
9. **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.

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- | | Y | N | |
|-----|--------------------------|--------------------------|---|
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| 11. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.C105.1.f. Special note, 300 foot spacing for One & Two Family within the WUI. |
| 12. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.C105.1.c. If a divided street, hydrants are required along both sides of the street and also staggered. |
| 13. | <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| 14. | <input type="checkbox"/> | <input type="checkbox"/> | City Water Standard 857. Public hydrants are required to be painted white per city Standards |
| 15. | <input type="checkbox"/> | <input type="checkbox"/> | City Water Standard 857. Caps and top of hydrant are painted to indicate flow capability |
| 16. | <input type="checkbox"/> | <input type="checkbox"/> | City Water Standard 857. Blue hydrant marker to be installed in the roadway, ensure this is noted |
| 17. | <input type="checkbox"/> | <input type="checkbox"/> | ACCESS – SRCC 18-44.503 |
| 18. | <input type="checkbox"/> | <input type="checkbox"/> | Apparatus access. Check: |
| 19. | <input type="checkbox"/> | <input type="checkbox"/> | Width |
| 20. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.503.2.1. Minimum 20 feet of width |
| 21. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.D105.2. Buildings exceeding 30 feet shall have a 26 foot width for aerial apparatus |
| 22. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.D105.3. Aerial access – one road a minimum of 15 feet from and a maximum of 30 feet from the building |
| 23. | <input type="checkbox"/> | <input type="checkbox"/> | City Design Standards. Length – maximum depth of 150' unless a cul-de-sac then the maximum is 500 foot |
| 24. | <input type="checkbox"/> | <input type="checkbox"/> | Two separate access roads required for: |
| 25. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.D104.1. Buildings three stories or 30 feet in height |
| 26. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.D104.2. Buildings exceeding 62,000 ft ² in area |
| 27. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.D106.1. Projects with more than 50 dwelling units |
| 28. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.503.2.3. Surface – asphalt paved |
| 29. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.D103.3. Turning radius – inside 20 foot, outside 40 foot (check driveways) |
| 30. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.503.2.1. Vertical obstructions – clear area of 13 foot 6 inches |
| 31. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.D103.4. Turnarounds |
| 32. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.D103.4. Required when dead in is >150 foot |

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- | | Y | N | |
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| 33. | <input type="checkbox"/> | <input type="checkbox"/> | Street Design Standard 203-F may apply if 4 or less homes |
| 34. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.503.2.7. Grade not to exceed 15% nor slope of Street Standard |
| 35. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.503.1.1. Access to within 150 feet of far side of building envelopes |
| 36. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.D103.6. Fire Lane – No Parking signage on all fire lanes |
| 37. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.503.3. No Parking – Emergency Vehicle Access on EVA barriers |
| 38. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.506.1.1. Knox locks on EVA's |
| 39. | <input type="checkbox"/> | <input type="checkbox"/> | City Standard Conditions. Opticom controlled access on gates/barriers if serving 5 or more SFD's |
| 40. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.503.2.6. Curb cuts accommodate fire apparatus, especially for EVA transitions. |
| 41. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.503.2.6. Bridges indicate their weight rating |
| 42. | <input type="checkbox"/> | <input type="checkbox"/> | 18.44.501.4. Note that no combustible construction may start until approved access roads and water supply are installed and accepted. |

MISCELLANEOUS

- | | | | |
|-----|--------------------------|--------------------------|---|
| 43. | <input type="checkbox"/> | <input type="checkbox"/> | Haz-mat Public improvements involving the Utility system(s) (water or sewer) often incorporate chemicals, compressed gasses or flammable liquids for either treatment or to supply backup power systems. Check the plans for any details on hazardous materials. |
| 44. | <input type="checkbox"/> | <input type="checkbox"/> | Permits. If hazardous materials are used, a HMMP with associated permits is required for the storage, use and disposal (waste stream) of hazardous materials. |
| 45. | <input type="checkbox"/> | <input type="checkbox"/> | Occupancy type. Storage amount of hazardous materials could change the occupancy classification. Compare the materials stored and their quantity to the "exempt" table in the Building Code. |
| 46. | <input type="checkbox"/> | <input type="checkbox"/> | Warning signs. Note that warning signs for the storage of hazardous materials are detailed on the plan. |