

SANTA ROSA FIRE DEPARTMENT
FIRE PREVENTION BUREAU
STANDARD

July 1, 2010



ENCROACHMENT OR CIP PERMIT

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

The Fire Department participates in the encroachment review process to ensure that improvements to public property by someone other than the City comply with fire department minimum requirements. The "public right of way" is defined to include those areas within any dedicated public roadway or other property within the jurisdiction of the City.

If you are attempting to get a Building Permit and have been required to construct or repair existing facilities in the public right of way, you will need an approved Encroachment Permit before the Building Permit is issued. By starting the Encroachment Permit process as soon as you know what is required by the City's Utilities and Community Development Departments, the Encroachment Officer will be able to address your concerns

FILE REVIEW

- PERMITS PLUS** – The City utilizes a shared computer system to ensure development conditions are shared cross-department. We pull conditions from the Subdivision, Planning or Engineering reviews.
- SUBDIVISION MAP CONDITIONS** – Specific conditions, such as residential fire sprinklers, are reviewed as a part of the encroachment process.
- ALTERNATES.** If you have applied for an Alternate with either the Fire Department or the Building Department, your special conditions will be incorporated into the Encroachment Review.
- WUI** – If your project is located within the Wildland Urban Interface, additional requirements such as increased water supply, setbacks, vegetation management and multiple access routes may apply.

PLAN REVIEW

- WATER SUPPLY** – SRCC 18-44.508.1.
 - 18.44.508.4. Verify fire flow availability
 - 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 is over 3,600 ft², see the code section.
 - 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.
- 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.

Standard
Encroachment

- 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.
- City Water Standard 857. Public hydrants are required to be painted white per city standards
- City Water Standard 857. Caps and top of hydrant are painted to indicate flow capability
- City Water Standard 857. Blue hydrant marker to be installed in the roadway, ensure this is noted

□ **ACCESS – SRCC 18-44.503**

- Apparatus access. Check:
 - 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 ft² in area
 - 18.44.D106.1. Projects with more than 50 dwelling units
 - 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

Standard
Encroachment

- 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.