


<p>July 1, 2010</p>	<p><b>SANTA ROSA FIRE DEPARTMENT</b>  <b>FIRE PREVENTION BUREAU STANDARD</b></p>
	<p><b>ZONING CLEARANCE</b></p>

**PURPOSE**

The SRFD Fire Prevention Bureau regularly reviews Planning Permits for verification of Zoning Clearance. The purpose of this review is to ensure that adequate service delivery can be provided with limited restriction. Concerns the Fire Department will look for focus on access, water supply, hazardous materials storage, building use or occupancy and compatibility of the operation/use and the building.

**CODE REFERENCES**

- 2007 California Building Code (CBC)
- 2007 California Fire Code (CFC)
- SRFD Fire Prevention Bureau Standards
- General Development Guide
- City of Santa Rosa Title 20 Zoning Ordinance

**PERMITS REQUIRED:**

Verify if occupancy specific permits are necessary based on use; such as Assembly, Automotive Repair, Hazardous Materials Storage, Day Care, etc...

Also determine if there is a condition for entertainment or a drinking establishment that will require the applicant to obtain an Entertainment Permit.

Categories and fee amounts are found at:  
<http://ci.santa-rosa.ca.us/doclib/Documents/IB%20018.pdf>

**ATTACHMENTS**

- 1) Plan Review Checklist-General Development Guide
- 2) Inspection Checklist

**GENERAL REQUIREMENTS**

- Evaluate the structure to determine if the proposed use is compatible with the existing building for items such as:
  - Exiting
  - Occupancy
  - Construction type
  - Requirement for fire protection systems
  - Hazardous Materials storage or use

Standard  
Zoning Clearance

- Evaluate impact to emergency response to include:
  - Apparatus access to project sites
    - Width
    - Length
    - Turning radius
    - Vertical obstructions
    - Turnarounds
    - Depth (cul-de-sac)
  - Adequacy of water supplies
    - Hydrant flow capability
    - Hydrant location
    - Hydrant style (commercial or residential)
  - Emergency personnel access to structures
  - Egress of occupants from project sites to a public way and whether the exit discharge path conflicts with fire department operations
- Existing or required fire protection systems
  - Fire sprinkler
  - Fixed fire extinguishing
  - Fire alarm system
- Conditional Use Permits are required by the Planning Department for various projects from Beer and Alcohol Sales to Non-Conforming Uses. See City of Santa Rosa Zoning Code 20-52.050 for more information.

**PERMIT(S) REQUIRED**

- Conditional Use Permit: Categories and fee amounts are found at: <http://ci.santa-rosa.ca.us/communitydev/development/Pages/UsePermit>
- Alteration of fire protection systems, depending upon complexity, may require a fire department system modification permit. See the Fire Department Fee Schedule for detailed descriptions.