

Approved:

Bruce Varner, Fire Chief
July 1, 2009

SANTA ROSA FIRE DEPARTMENT
FIRE PREVENTION BUREAU
CHECKLIST



ZONING VARIANCE PLAN REVIEW CHECKLIST

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

Reviewer: _____

Date: _____

FILE REVIEW

- FIRE DEPARTMENT CONDITIONS** - Review Permits Plus, Office Link, and the project folder for fire department conditions.
- VARIANCE APPLICATION**- Review the Variance Application for copies of the site plan, a description of the project, and appropriate maps.

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**

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 Standard (#18) for detailed descriptions at** <http://ci.santa-rosa.ca.us/doclib/Documents/IB%20018.pdf>

Attachments

- Plan Review Checklist-General Development Guide

General Requirements

- Evaluate the structure to determine if the proposed variance is compatible with the existing building for items such as:
 - FD Access
 - Exiting

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SANTA ROSA FIRE DEPARTMENT
FIRE PREVENTION BUREAU STANDARD



CITY COUNCIL REVIEW

- Occupancy
- Construction type
- Requirement for fire protection systems
- 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

Zoning Variances are required by the Planning Department for various projects. See City of Santa Rosa Zoning Code 20-52.050 for more information