Purpose

The SRFD Fire Prevention Bureau regularly reviews Zoning Variance applications to ensure that adequate service delivery can be provided with limited restriction.

Code References

- 2010 California Building Code (CBC)
- 2010 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 Schedule for current fees.

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
  - Occupancy
  - Construction type
  - Requirement for fire protection systems
• Evaluate impact to emergency response to include:
  
  o Apparatus access to project sites
    
    ▪ Width
    ▪ Length
    ▪ Turning radius
    ▪ Vertical obstructions
    ▪ Turnarounds
    ▪ Depth (cul-de-sac)
  
  o Adequacy of water supplies
    
    ▪ Hydrant flow capability
    ▪ Hydrant location
    ▪ Hydrant style (commercial or residential)
  
  o Emergency personnel access to structures
    
    o 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

  o Fire sprinkler
  
  o Fixed fire extinguishing
  
  o Fire alarm system

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