


July 1, 2010	SANTA ROSA FIRE DEPARTMENT FIRE PREVENTION BUREAU STANDARD
	ZONING VARIANCE

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:
 - 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 for more information.