

# SANTA ROSA FIRE DEPARTMENT FIRE PREVENTION BUREAU STANDARD

July 1, 2010



## LOT LINE ADJUSTMENT

### PURPOSE

The SRFD Fire Prevention Bureau reviews projects submitted to the Planning Department for Lot Line Adjustment to ensure that adequate service delivery can be provided with limited restriction. Lot Line Adjustments are typically driven by Zoning requirements to meet minimum lot sizes for undeveloped land, or to provide adequate construction setbacks on developed properties.

### CODE REFERENCES

- 2007 California Fire Code (CFC)
- SRFD Fire Prevention Bureau Standards

### General Requirements

- Evaluate the project against the General Development Bulletin (<http://ci.santa-rosa.ca.us/doclib/Documents/IB%20013.pdf>) for impact to emergency response including:
  - Apparatus access to project sites. Required Fire Lanes shall be contained wholly on a single site, or reciprocal access easements shall be provided.
  - Adequacy of water supplies. Required hydrants and private fire mains shall be contained wholly on a single site, or the water system shall be public.

### PERMIT(S) REQUIRED

- Lot Line Adjustment: Application is found at: [http://ci.santa-rosa.ca.us/CD/Forms\\_%26\\_Apps/lotlineadjustment.pdf](http://ci.santa-rosa.ca.us/CD/Forms_%26_Apps/lotlineadjustment.pdf)

### ATTACHMENTS

- 1) Plan Review Checklist – Lot Line Adjustment

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**WATER SUPPLY** – SRCC 18-44.508.1.

- 18.44.508.4. Verify fire flow availability, review the hydraulic calculations
- 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 ft<sup>2</sup>, 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.

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- ❑ **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.
  - 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 ft<sup>2</sup> 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 (check driveways)
    - 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

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- 18.44.503.2.7. Grade not to exceed 15% nor slope of Street Standard
- 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
- 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.