

APPENDIX C

South Placer Fire Protection District
6900 Eureka Road, Granite Bay CA. 95746 (916) 791-7059

The following are general requirements of the South Placer Fire Protection District for residential homes and home sites. These comments are for residential homes and residential site plans only. Plans submitted for approval shall reflect all requirements that apply. All of the following comments shall be printed on a comment sheet attached to the plans submitted for approval. Prior to final approval, all applicable fees must be paid.

Residential Civil and Building Site

Address

The address of the proposed residential home shall be posted and visible from the roadway fronting the property. Whenever the numbers on the building will not be clearly visible from the access roadway, the numbers will be placed at the access roadway and the driveway. Address numbers shall be visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum 4 inch letter height, 1/2 inch stroke; reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background. Numbers will be visible from at least 100 feet.

Draft Stops

Draft stops conforming to CBC Section 718.3.3 & 718.4.3 are required in attics of residential occupancies as per Placer County Building Code Amendment 15.04.136 – 1B.

Driveway Bridges

Bridges designed for major ingress/egress roads serving subdivisions or used as part of a fire apparatus access road shall be constructed and designed to meet standard, AASHTO HB-17. Bridges shall be no narrower than the driving portion of the road serving each end. The bridge or culvert crossing shall be designed for a live load of a minimum of 70,000 pounds gross vehicle weight. Vehicle load limits shall be posted at both entrances to bridges and culvert crossings.

Driveway Grades

The grade for all private lanes and driveways over 16% shall be approved by the Fire Marshal. Emergency Fire access roads and response routes 12% or more shall be approved by the Fire Marshal.

Driveway Radius

No roadway shall have a horizontal outside radius curvature of less than 50 feet.

Driveway Surface

Driveway surfaces shall be paved or similar all weather, approved surface, capable of supporting a 70,000 lb load.

Driveway Turnarounds

Turnarounds are required on driveways and dead end roads as specified. Cul-de-sacs radius shall be 42 feet of driving surface, measured from face of curb or flow line of rolled curb. If a hammerhead/T is used, the top of the (T) shall be a minimum of 80 feet in length. (See Attached Details)

Dry and Dead Vegetation Abatement

Open areas around residential homes shall be maintained in a fire safe condition. The homeowner shall be responsible to remove dead and dry vegetation at least 100 feet or to the lot line from all non-fire resistive structures as per CFC, Sections 304.1.1; 304.1.2 and California Public Resource Code 4291. This includes all homes and outbuildings.

Gated Entrances – Residential Lot

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Gate entrances on driveways to individual lots shall be at least two feet wider than the width of the traffic lane serving the lot with a minimum width of 12 feet. Property owner should contact the Fire Prevention Division to determine the best option of providing Fire District access.

Electronically opened access gates shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site. An acceptance test of the Knox access system shall be witnessed by the fire department prior to final approval of the project.

Residential Sprinkler Systems

All proposed one and two family homes will require a residential sprinkler fire system and Fire Marshal site plan review. This standard is pursuant to the 2013 California Residential Fire Code, Section R313 and 2013 California Fire Code. The design and installation shall meet both the latest edition of NFPA Standard 13-D with Placer County and South Placer Fire District Amendments.

Fire Flow Requirements - Residential

Fire Area (square feet)	Fire Flow (gallons per minute)
0 - 3,600	1,500
3,601 - 4,800	1,750
4,801 - 6,200	2,000
6,201 - 7,700	2,250
7,701 - 9,400	2,500
9,401 - 11,300	2,750
11,301 - 13,400	3,000
13,401 - 15,600	3,250

Fire flow may be reduced 50% when provided with an approved automatic sprinkler system

Reference: CFC Appendix B, Table B105.1

Standpipe

Proposed homes that do not meet California Fire Code, Section 503.1.1 standard may be required to install an underground Standpipe. Underground installation shall meet the latest edition of NFPA 24 standards. (See attached diagram)

Fire Protection System Alarms

Residential sprinkler systems water flow alarm shall be integrated with smoke alarms. An approved audible and visual (horn/strobe) sprinkler flow alarm device shall be provided on the exterior of the building in an approved location. Pilot head/heades are required in attic spaces, preferably near HVAC units located in the attic. Rooms with ceiling heights over 24 feet or more than 600 square feet may require a 3 or 4 head calculation based on the number of heads that may activate during a fire (NFPA 13D, 2013 Edition, Section 10.2.4 and A10.2.4)

Roadway and Driveway Width

Roadways serving four or less parcels shall be no less than 20 feet in width. Roadways serving five parcels or more shall meet Placer County Standards but shall be no less than 24 feet in width. Driveways serving one parcel but no more that 5 structures shall be a minimum of 12 feet in width. Vertical clearance

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shall be 15 feet for the width of the road. For the purpose of this section, roadway width shall mean driving surface to face of curb or flow line of rolled gutter. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. If driveway exceeds 800 feet, turnouts shall be no more than 400 feet apart. A turnaround shall be provided at all building sites on driveways over 300 feet in length and shall be within 50 feet of the building. All roadways and access roads shall be completed before any building construction. (See Attached Details)

Water Supply

On site water supply for firefighting shall be as follows for one and two family dwellings: For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,500 gallons per minute at 20 pounds residual pressure. The minimum fire flow may be reduced when the sizes of all proposed structures are less than 3,600 square feet. Fire flow for dwellings having a fire area more than 3,600 square feet shall not be less than that specified in CFC Appendix B, Table B 105.1 All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less.

EXCEPTION: A reduction in fire flow of 50 percent, as approved by the Fire Marshal, is allowed when the building is provided with an approved automatic sprinkler system.

Final Plans Accepted

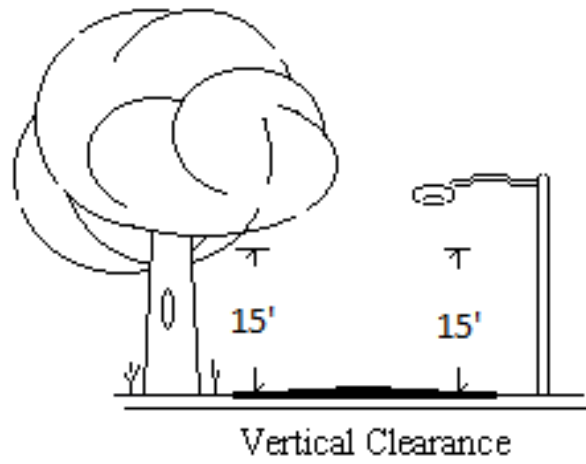
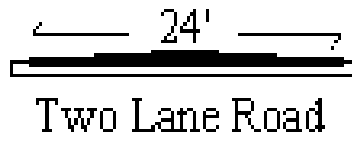
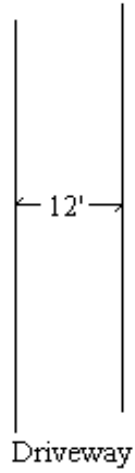
The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Residential Home Final Acceptance

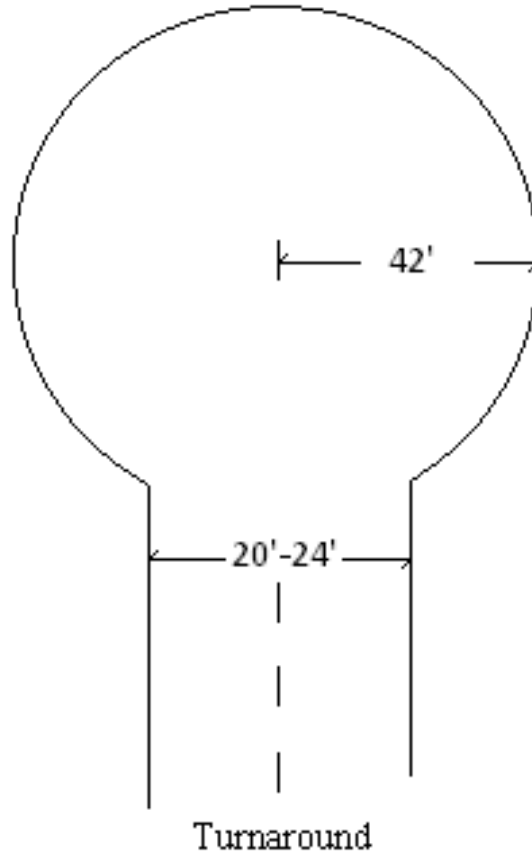
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

Attached Details Not Drawn To Scale:

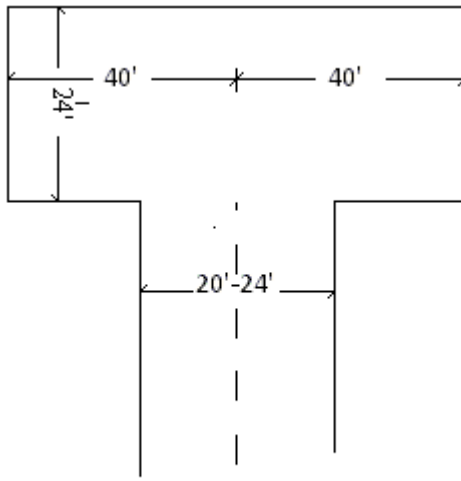
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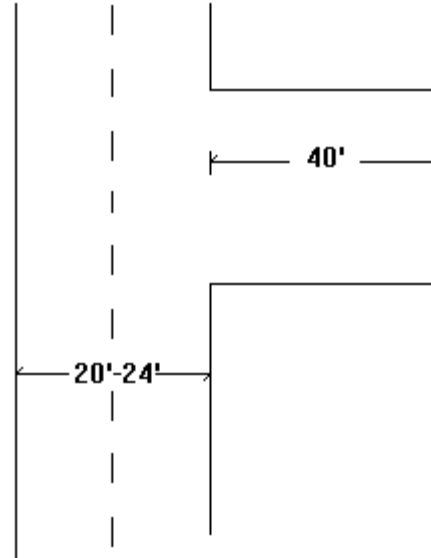
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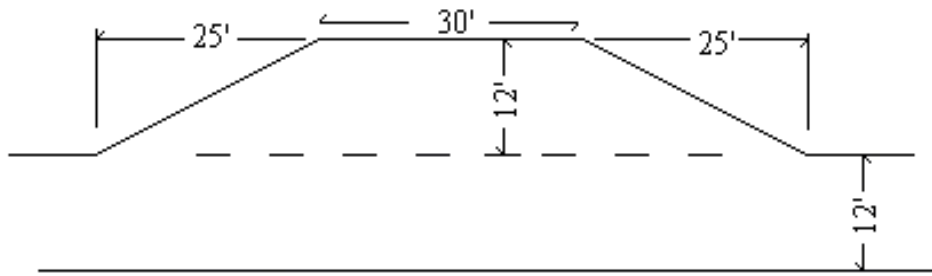
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80' Hammerhead Turnaround



Turnaround



Driveway Turnout

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