

## APPENDIX F

### **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 new commercial buildings. These comments are for the improvement of existing commercial buildings 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.

## **Tenant Improvement**

### **Fire Safety During Construction, Alteration or Demolition of a Building**

Buildings undergoing construction, alteration or demolition shall be in accordance with Chapter 33 of the California Fire Code.

#### **Address**

All new and existing buildings shall place and maintain approved numbers or address identification on the buildings so as to be plainly visible and legible from both directions of travel on the street or roadway fronting the property. Approved numbers or address identification shall be placed prior to occupancy on all new buildings. Said numbers shall contrast with their background and shall be visible at all hours of the day and night by way of internal or external illumination. Illuminated numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. External source illumination shall have an intensity of not less than 5.0 foot-candles. All numbers will be visible from a distance of at least 100 feet.

#### **Buildings under construction**

Approved numbers or addresses shall be placed at each fire access road entry into and on each building within construction sites.

#### **Multiple tenant buildings**

Tenant spaces within new or existing multi-tenanted buildings shall have approved numbers or addresses displayed at secondary access doors into the tenant space as required by the fire code official. Numbers will be required on the front and back doors of each proposed suite.

#### **Exiting**

Provide approved panic hardware at all required exit doors. Flush, edge or surface bolts or any other type of device that may be used to close or restrain the doors other than operation of the panic hardware-locking device are prohibited. Provide appropriate illuminated exit signs at all required exits. Exit and exit directional signs shall be illuminated per Section 1008, California Building Code.

Provide exits signs at every required exit doorway and wherever otherwise required to clearly indicate that direction of egress, an exit sign with letters having a principal stroke not less than 3/4 inches wide and at least 6 inches high.

#### **Fire Alarm System**

An approved fire alarm system installed in accordance with the provisions of the California Fire Code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5.

Except for Group R and Group U occupancies, all new unsprinklered buildings shall have an approved automatic fire alarm system installed when the total fire area is equal to or greater than 1500 square feet. In addition, where additions increase the total size of the building to 1,500 square feet or more, the addition and the existing occupancy / building shall be provided with an approved automatic fire alarm system.

Group A, E, and M occupancies in buildings of any square footage, sprinklered or unsprinklered, shall be provided with an approved automatic fire alarm system.

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Not less than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of the California Fire Code allow elimination of fire alarm boxes due to sprinklers or automatic fire alarm systems, a single fire alarm box shall be installed at a location approved by the fire code official.

### **Fire Alarm System – Automatic (Existing)**

If alterations impair the operation of an existing fire alarm system, the design, construction and modifications are to be completed by a currently licensed Fire Protection Engineer. The modifications shall be designed per the latest adopted edition of NFPA 72. Two sets of plans shall be submitted for review and approval prior to issuance of a building permit. An approved private licensed central monitoring station shall monitor the system. A letter of agreement with the approved private licensed central monitoring station shall be submitted prior to the final inspection of the project. The electronic automatic fire detection system shall be used only for the detection and warning of fire or life safety systems and no other systems shall be interfaced to it.

### **Fire Alarm System – Manual (Existing)**

Provide and maintain an approved manual fire alarm system per the California Fire Code, which is consistent with standards by the latest adopted edition of NFPA 72. Two sets of plans shall be submitted for review and approval prior to issuance of a building permit. Said system shall be tested and approved by a recognized listing agency. The manual fire alarm system shall be used only for the warning of fire or life safety; no other systems shall be interfaced to it.

### **Fire Alarm Systems – Unprotected Buildings**

Unprotected commercial buildings will be brought up to current Placer County Code standards, including fire alarms and sprinkler systems, whenever the tenant improvement being done requires the issuance of a building permit from the county with fire department approval and review.

### **Fire Alarm Indication Panel**

UL (Underwriters Laboratory) approved illuminated indicator board shall be provided at an approved location or locations when more than one building or zone will be monitored at the same site

### **Fire Department Rapid Entry System**

An approved rapid access system shall be provided on all commercial buildings. Buildings equipped with sprinklers, alarm or other system components that will be utilized in the event of an emergency shall install the Knox Box in an approved location by near the FIRE CONTROL ROOM. Knox-Box installation requirements: Maximum height, 6 foot to the top of the Knox-Box; Minimum height, 5 foot to the bottom of the Knox-Box (measured from finished floor elevation). The approved rapid entry system is provided by the Knox Company. The 3200 Series or 4400 Series is acceptable. The recessed version is recommended. Knox Company products may be ordered on the Internet at [www.knoxbox.com](http://www.knoxbox.com).

### **Roof access identification**

Doors leading to roof access ladders or stairs shall be labeled with signage reading "Roof Access" as required by the fire code official.

### **Fire Extinguishers**

Provide and maintain portable fire extinguishers with a minimum rating of 2A10BC. Maximum travel distance to portable fire extinguishers shall not exceed 75 feet. In large open areas, there shall be one extinguisher per 3,000 square feet. The maximum travel distance from laundry rooms shall not exceed 50 feet. One 40BC rated extinguisher shall be provided in each kitchen area. If the kitchen is provided with a Hood Fire Suppression System, the fire extinguisher agent shall be compatible with the extinguishing agent in the Hood System. Fire extinguishers shall be mounted so that the top of the extinguisher is not higher than 5 feet from the ground. Fire extinguishers shall be serviced as required by code, serviced after each use, and inspected every month.

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### **Fire Sprinkler System – Automatic (Existing)**

If alterations impair the operation of an existing fire sprinkler system, the design and construction to be completed by a currently licensed C-16 fire sprinkler designer and contractor. The modifications shall be designed per the latest adopted edition of NFPA 13. If changes are proposed within the remote part of the existing sprinkler system, hydraulic calculations will be required. Two sets of plans shall be submitted for review and approval prior to issuance of a building permit. An approved private licensed central monitoring station shall monitor the system and all control valves. A letter of agreement with the approved private licensed central monitoring station shall be submitted prior to the final inspection of the project. The design and location of the fire department connection and placement of control valves shall be approved. Bollards shall be provided to protect appliances from vehicle damage when necessary. All fire sprinkler control valves and related appliances shall be visibly labeled.

### **Where required in existing buildings and structures**

An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11. In addition, except for Group U and R-3 occupancies, when the area of an existing building is increased to 3600 square feet or more, the addition and existing building shall be provided with an approved automatic fire sprinkler system throughout.

### **Hood System**

Provide an UL approved hood extinguishing system for cooking surfaces in all commercial building kitchens per the latest edition of NFPA 96. Two sets of plans and specifications shall be submitted to this office for review and approval prior to construction.

### **Identification**

Approved regulatory safety signs that meet the latest edition of NFPA shall identify hazards and hazardous materials. Fire protection devices or other components that will be utilized in the event of an emergency shall be marked in an approved manner. Areas will be labeled with 4-inch letters contrasting with the background to assure good visibility.

### **Occupancy**

Maximum occupant load sign must be posted in a conspicuous place near the main exit.

### **Building Addition**

Any addition to the square footage of the usable floor area of an existing building shall require current design features and codes to be enforced for the entire structure. Site plans will be required.

### **Occupancy Change**

When any building is modified from its original intended use, current design features and codes shall be enforced. Site plans will be required.

### **Final Plans Accepted**

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

### **Tenant Improvement 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.