



Rancho Santa Fe Fire Protection District

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FIRE PLAN CHECK CORRECTION

List for Commercial Occupancies

Date _____ County Plan Check Number: _____ Form # _____

Project Name: _____ Address: _____

Corrections circled are to be made on the plans before Fire Approval will be issued. The approval of plans and specifications does not permit the violation of any section of the Rancho Santa Fe Protection District Fire Code, County Ordinances, or State law. The following list does not necessarily include all errors and omissions.

To facilitate rechecking, please identify, next to each circled item, the sheet of the plans upon which the correction has been made.
RETURN THIS CORRECTION LIST WITH THE CORRECTED PLANS
 Note: If new plans are provided when resubmitting, return at least one copy of the original stamped and checked set.

A. PLAN REQUIREMENTS

1. Due to the number and/or complexity of corrections, before Fire sign-off will be given, corrections should be made on the originals and run new prints.
2. Corrections can be made to all stamped plans by adding notes to the plans in **RED ink** and clouding the changes or additions.
3. Identify rooms and specify use.
4. Define all symbols and shaded areas etc. used on the plans.
5. See notes/remarks made on one set of plans. Return marked set with new/revised sets after you have complied with the requirements on the marked set of plans. Red marks on plans are part of this comments list.
6. The Fire District will require the following conditions be placed on the project: Detailed information regarding Fire District Ordinances can be found on the District's web site at: <http://www.rsf-fire.org/prevention/ordinances.asp>, under fire prevention.

B. SITE REQUIREMENTS

1. **SITE INSPECTION** may reveal conditions which have changed since plan review. When such discrepancies arise, field inspection shall take precedence.
2. **FIRE SPRINKLERS (NOTE THE FOLLOWING ON THE PLOT PLAN):** "Structures shall have an automatic fire sprinkler system installed per NFPA 13 Standards and Rancho Santa Fe Fire Protection District Policy. Fire Sprinkler plans shall be submitted and approved by the Rancho Santa Fe Fire Protection District prior to framing inspection."

1003.2.2 All occupancies built or moved into the District

Commercial	Residential (R1)(R3)	Additions	Remodels
All	All	50% increase or greater than 2,500 sq ft	See Section 1003.1.2 Exception #5

EXCEPTION:

(1) Group U occupancies not greater than 500 square feet, when building lies more than 20 feet from an adjacent structure or property use.

(2) Accessory buildings/barns not greater than 1000 square feet, and not otherwise considered enclosed buildings/structures, which are of non-combustible construction or as determined by the Chief to not present a significant fire hazard.

3. SHOW FIRE HYDRANT LOCATIONS ON PLOT PLAN In zones other than industrial, commercial and multi-family, fire hydrants shall be installed in accordance with Table No. 903.4.2-A. (Fire Code Sec. 903.4.2.2.1)

§903.4.2.2.1

TABLE 903.4.2-A	
In zones other than industrial, commercial and multi-family fire hydrants shall be installed in accordance with Table No. 903.4.2-A.	
Parcels 1/2 acre and larger:	Every 500 feet to the structure
Parcels less than 1/2 acre:	Every 350 feet to the structure

4. FUEL MODIFICATION Maintain an effective fuel modification zone by removing, clearing away or modifying combustible vegetation and other flammable materials from areas within 100 feet from such buildings or structures. Fuel modification zones shall not extend beyond the property line. (Fire Code Appendix II A Section 16)-The fuel modification zone is divided into two zones:

- A) The first zone includes the area from the building to a point 50 feet away. This zone must be modified and planted with fire resistive plants. Grass and other vegetation located more than 50 feet from buildings or structures and less than 6 inches (457 mm) in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion. Irrigation required.
- B) The second zone is the area between 50 to 100 feet from the building. In this zone the native vegetation may remain but it must be thinned by 50% and all dead and dying vegetation must be removed. Irrigation is optional.

5. SECTION 26 - FIRE-RESISTIVE CONSTRUCTION IN A WILDLAND/URBAN INTERFACE AREA

Where Required. The Fire Authority Having Jurisdiction shall require a structure to be of fire-resistive construction when any of the following conditions apply: (Fire Code, Appendix IIA, Section 26.2) While these standards will provide a high level of protection to structures built in the wildland/urban interface zone, **there is no guarantee or assurance that compliance with these standards will prevent damage or destruction of structures by fire in all cases.**

- A. **Landscape Plans are required** to meet Fire District Standards and shall be **approved prior to framing inspection.** Please contact the Fire Prevention Bureau should you have any questions about the standards.
- B. **Landscape Notice** must be signed.
- C. The Fire Authority Having Jurisdiction approves fire-resistive construction as an alternative compliance method allowing a reduction of the fuel modification zone required by Section 16 to less than the 100 feet in width.
- D. **Landscaping and fuel modifications shall be installed before final,** to insure a fire safe environment.
- E. The FAHJ shall require a structure to be of fire-resistive construction when any of the following conditions apply.
 - I. If the structure is located above a slope that will influence fire behavior and with a dense chaparral or highly combustible trees unless it can be demonstrated that flame fronts will not impact the structure.
 - II. Where there is a high fuel load, such as dense chaparral or eucalyptus, unless it can be demonstrate that flame fronts will not impact the structure.
 - III. Set backs for structures is 15 foot from top of slope for single story and 30 feet for two stories.

(Based upon 2-1 slope)

- F. The FAHJ approves fire-resistive construction as an alternative, allowing a reduction of the zoning property setbacks required by Section 25.
 - G. Where there is high fuel load, such as dense chaparral or eucalyptus, unless it can be demonstrated that the flame fronts will not impact the structure.
 - H. **Glazing Materials.** Glass or other transparent, translucent or opaque glazing which face a fire hazard area shall be tempered glass, multi layered glass panels or other assemblies approved by Rancho Santa Fe Fire
 - I. **Vinyl windows** must meet the following characteristics:
 - I. Frame and sash are comprised of vinyl material with welded corners
 - II. Metal reinforcement in the interlock area.
 - III. Glazed with insulating glass, annealed or tempered
 - J. **Skylights shall be dual-glazed** or tempered glass and solar-tubes shall be rated for a class A roof assembly
 - K. **Wall Surfacing Materials.** The exterior wall surface materials, other than non combustible materials, must have an under-layment of ½-inch fire-rated gypsum sheathing, that is tightly butted or taped and mudded, under 3/8-inch plywood or 3/4-inch drop siding or an approved alternate.
 - L. **Wood shingle and shake wall** covering shall be prohibited except for repair or replacement.
6. **PREMISES IDENTIFICATION** When required, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both. All new public roads, all private roads within major subdivisions, and all private road easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13. The Chief may require the posting of a fire access roadway where parking has obstructed or could obstruct the required width. (Fire Code Sec. 901.4.4.1.)
7. **EASEMENT ADDRESS SIGNS** All easements which are not named differently from the roadway from which they originate, shall have an address sign installed and maintained, listing all street numbers occurring on that easement, located where the easement intersects the named roadway. Minimum size of numbers on that sign shall be four inches in height with a minimum stroke of 3/8", and shall contrast with the background. (Fire Code Sec. 901.4.4.2.)
8. **STREET NUMBERS.** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background (Fire Code Sec. 901.4.4.1.) Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 3/8" stroke for residential buildings, post at roadway.
9. **FIRE APPARATUS ACCESS.** Plans for fire apparatus access roads or for their modification shall be submitted to the fire department for review and approval prior to construction or modification. (Fire Code Sec. 901.2.2.1.)
10. **FIRE APPARATUS ACCESS ROADS,** including private residential driveways, shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from the closest point of fire department vehicle access. (Fire Code Sec. 902.1.2.)
11. **DEAD ENDS** fire apparatus roads, including private driveways, more than 150 feet in length shall be provided with an approved means for turning the fire apparatus around. Clearly show the turnaround on the plot plan. A cul-de-sac shall be provided in residential areas where the access roadway serves more than 2 structures. Minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet in residential areas. (Fire Code Sec. 902.2.2.4.)

12. SURFACE

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 50,000 lbs.) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities. (Fire Code 902.2.2)

13. TURNING RADIUS The turning radius of a fire apparatus access road shall be 28 feet or as approved by the Chief. (Fire Code Sec. 902.2.3.)

14. BRIDGES When a bridge is required to be used as part of a fire apparatus access road, it shall be constructed and maintained in accordance with nationally recognized standards. (Fire Code Sec. 902.2.2.5.) (AASHTO HS 15-44)

15. GRADE (SHOW ON PLOT PLAN) the gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be the installation of a surface of portland cement concrete (PCC), with a heavy-broom finish, perpendicular to the direction of travel to enhance traction. The angle of departure and angle of approach of a fire access roadway shall not exceed 7 degree or 12% or as approved by the Chief. (Fire Code Sec. 902.2.2.6.)

16. ROADWAY DESIGN FEATURES. Roadway design features (speed bumps, speed humps, speed control dips, etc.), which may interfere with emergency apparatus responses, shall not be installed on fire access roadways, unless they meet design criteria approved by the Chief. (Fire Code Sec. 902.2.2.7)

17. SECONDARY ACCESS. The Chief may require one or more secondary means of fire apparatus access to a project, development or area where he deems that such access is necessary for emergency operations and/or evacuation. (Fire Code Sec. 902.2.2.8.)

18. GATES. All gates or other structures or devices which could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the Chief and receive Specific Plan approval. (Fire Code Sec. 902.2.4.3) Gates shall have a 50-foot setback from main road.

19. KEY BOXES When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the Chief is authorized to require a key box to be installed in an accessible location. (Fire Code Sec. 902.4.1.) (Knox key/box application attached)

C. MECHANICAL AND ELECTRICAL REQUIREMENTS

1. LOCATION OF LPG TANK, ABOVE GROUND STORAGE -Minimum separation between containers and buildings, public ways, or lines of adjoining property that can be built upon is: 10 feet for containers 125 gallons to 500 gallons; 25 feet for containers 501 to 2,000 gallons is. (Fire Code Article 82, Table 8204-A – Location of Containers)

2. SPARK ARRESTERS All structures having any chimney, flue, or stovepipe attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment and devices, shall have such chimney, flue, or stovepipe equipped with an approved spark arrester. (Fire Code, Appendix II-A, SECTION 7)

D. ROOFING REQUIREMENTS

1. ROOFING (NOTE ON PLAN) shall have a minimum Class 'A' Fire Rating. UBC 51.1503.1

2. VENT REQUIREMENTS Show vent sizes and locations of vents per U.B.C. Sec.1505. . No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas in structures within the Wildland/Urban Interface Area. (Fire Code Appendix II A 26.3.3)

E. FIRE ALARMS/SMOKE DETECTORS

1. Fire Alarms and smoke detectors shall be installed and maintained in accordance with Fire Code Section 1006
2. Central Station monitoring is required for all commercial occupancies. Ordinance 03-01

F. FIRE EXTINGUISHER

1. Fire extinguishers shall be provided and maintained every 3,000 square feet and maximum 75feet travel distance. Extinguishers shall have a minimum rating of 2:A 10:BC
2. Class K extinguishers shall be installed within 8 feet of commercial food heat processing stations Fire Code Section 1005.7

G. EXITING

1. All occupancies shall have an adequate number of exits as required by Fire Code Appendix VI-G, Table 2501-A, and Table 3211-A
2. Exit Doors shall swing in the direction of travel when the occupant load exceeds 50. (Fire Code Section 1207.2)
3. Exit paths shall be illuminated when the building is occupied. (Fire Code Section 1211.1)
4. When the exit path is not easily identifiable, additional signs may be required. (Fire Code Section 1212.2)

H. ADDITIONAL REQUIREMENTS, sheet(s) may be attached

- Submit corrected plans for recheck with plan checker at counter.
- Call Plan checker, listed below, to arrange for a recheck appointment.
- Corrected plans are to be logged-in for recheck.

Plan Checker: _____ Phone Number _____

Date: _____
