



Rancho Santa Fe Fire Protection District

P.O. Box 410 • 18027 Calle Ambiente • Rancho Santa Fe • California 92067-0410
Tel. (858) 756-5971 • Fax (858) 756-4799

Board of Directors
James Ashcraft, President
John Tanner
Nancy Hillgren
Randall Malin
Tucker Stine

Fire Chief
Tony J. Michel

FIRE PLAN CHECK CORRECTION

List for Commercial Occupancies

Date _____ County Plan Check Number: _____ Plan Check # _____

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 cannot be made to stamped plans by adding notes to the plans in **red ink** or 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: www.rsfire.org.

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. **SHOW FIRE HYDRANT LOCATIONS ON PLOT PLAN (RSF §507.5.1.1.2): Fire Hydrant Spacing:** In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, and every 300 feet of fire access roadways, regardless of parcel size.

- _____ **3. FIRE DEPARTMENT CONNECTIONS (Show location on plot plan):** Shall be located within 70 feet of the nearest hydrant and have signage to identify the structures that FDC serves
- _____ **4. GATES (RSF §503.6) (Show all gates on plot plan):** No person shall install a security gate or security device across a fire access roadway without the fire code official's approval. All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and the driveway width shall be 36 feet wide at the entrance on roadways of 24 feet or less of the traffic lane(s) serving the gate. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate. A gate accessing more than four residences or residential lots or a gate accessing hazardous institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure. Additional requirements may be required per RSF § 503.6.
- _____ **5. KEY BOXES (RSF §506.1) (Note on plot plan):** 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 Fire code official is authorized to require a key box to be installed in an accessible location. The key box shall be a type approved by the fire code official and shall contain keys to gain necessary access as required by the fire code official.
- _____ **6. EMERGENCY KEY ACCESS (RSF §506.1.3) (Note on plot plan):** All central station-monitored fire detection systems and fire sprinkler systems shall have an approved emergency key access box on site in an approved location. The owner or occupant shall provide and maintain current keys for the structure(s) for fire department placement in the box, and shall notify the fire department in writing when the building is re-keyed.
- _____ **7. THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH (RSF §503.2.7) (Note on driveway actual grade):** The angle of departure and angle of approach of a fire access roadway shall not exceed 7 degrees (12 percent) or as approved by the fire code official.
- _____ **8. TURNING RADIUS (RSF §503.2.4) (Show all turning radius' along roadways/driveways):** The turning radius of a fire apparatus access road shall comply with the County public and private road standards approved by the Board of Supervisors. The turning radius for a private residential driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official.
- _____ **9. GRADE (RSF §503.2.7) (Show grades on all roadways/driveways):** The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% shall not be allowed without mitigation measures. The fire code official may require additional mitigation measures where he deems appropriate.
- _____ **10. SURFACE (RSF §503.2.3) (Call out what the proposed surface material is):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. unless authorized by the FAHJ and shall be provided with an approved paved surface so as to provide all-weather driving capabilities.
- _____ **11. STREET NUMBERS (RSF §505.1) (Note on plot plan):** 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, and shall meet the following minimum standards as to size: 6" high with a ½" stroke for commercial and multi-residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers. The Fire code official may establish different minimum sizes for numbers for various categories of projects.
- _____ **12. EASEMENT ADDRESS SIGNS (RSF §505.3) (Note on plot plan):** 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 4 inches in height with a minimum stroke of 3/8", and shall contrast with the background.
- _____ **13. MAP DIRECTORIES (RSF §505.4) (Note on plot plan and provide proposed locations):** A lighted directory map, meeting current fire department standards, shall be installed at each driveway entrance to multiple unit residential projects and mobile home parks, where the numbers of units in such projects exceed 15.
- _____ **14. FIRE APPARATUS ACCESS AND/OR MODIFICATIONS (RSF §501.3.1) (Note on plot plan)**
All roadways shall be a minimum of 24 feet wide. 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.

_____ **15. HOSEPULL- BUILDINGS AND FACILITIES (RSF §503.1.1) (Note on plot plan):** Approved fire apparatus access roads shall be provided for every facility, building or portion of building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions: The fire code official may increase the 150 foot minimum where:

1. Fire apparatus access roads cannot be installed because of topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
2. There are no more than two Group R-3 or Group U occupancies.

_____ **16. ADDITIONAL ACCESS (RSF §503.1.2) (Note on plot plan):** The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

_____ **17. ROADWAY DESIGN FEATURES (§503.4.1) (Note on plot plan):** 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 fire code official.

_____ **18. FIRE LANE DESIGNATION & MARKING (§ 503.3-503.3.1) (Note on plot plan):** Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire access roadways as provided by Vehicle Code section 22500.1 (public) or 22658(a) (private).

C. MECHANICAL AND ELECTRICAL REQUIREMENTS

_____ **1. LOCATION OF LPG TANK, ABOVE GROUND STORAGE (Note on plot plan):** 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.

D. BUILDING CONSTRUCTION REQUIREMENTS

_____ **1. Wildland Urban Interface Special Building Construction Regulations (§ 4905.4) (Note on plot plan):** Are located in the 2013 California Building Code and amendments for the County of San Diego for the following construction features:

Standards of Quality

- a) SFM Standard 12-7A-1 Exterior Wall Siding and Sheathing
- b) SFM Standard 12-7A-2 Exterior Windows
- c) SFM Standard 12-7A-3 Horizontal Projections
- d) SFM Standard 12-7A-4 Decking
- e) SFM Standard 12-7A-5 Ignition-resistant Materials

_____ **2. ROOFING (RSF §4905.4) (Note on plot plan and roof plan):** Class "A" Very High Fire Hazard Areas

- a) Roof gutters –Prevent debris accumulation
- b) Replacement – more than 50% or more 2,500 square feet roof area

_____ **3. VENT REQUIREMENTS (RSF §4905.4 #4) (Call out on plot plan and roof plan):** Prevent intrusion of flames and embers. Call out model of vent and the ember resistant ("ER") model.

E. FIRE PROTECTION SYSTEMS

_____ **1. FIRE SPRINKLERS (§ 902.1) (Note on plot plan):** Structures shall meet National Fire Protection Association Standards 13, 13-D and 13-R latest addition, and Rancho Santa Fe Fire Protection District installation policies as appropriate.

_____ **2. AUTOMATIC FIRE SPRINKLER SYSTEMS (§ 903.2) (Note on plot plan):** Approved automatic Fire sprinkler systems are required in all new structures. For the purpose of fire-sprinkler systems, buildings separated by less than ten (10) feet from adjacent buildings shall be considered as one building. Fire barriers, partitions and walls, regardless of rating, shall not be considered as creating separate buildings for purposes of determining fire sprinkler requirements. Mezzanines shall be included in the total square footage calculation. Third party review required prior to submittal to the Fire District.

_____ **3. PLAN SUBMITTALS (Note on plot plan):** Fire sprinkler plans and fire alarm plans are required to be submitted to the Fire District for new construction and tenant improvements regardless of the scope of work (including relocating fire sprinkler heads or alarm devices).

_____ **4. SPRINKLER SYSTEM MONITORING (Note on plot plan):** Automatic fire sprinkler systems with 20 or more sprinkler heads shall be monitored.

_____ **5. FIRE ALARMS/SMOKE DETECTORS (907)**

- a) Fire Alarms and smoke detectors shall be installed and maintained in accordance with Fire Code Section 907 and NFPA 72
- b) Central Station monitoring is required for all commercial occupancies.
- c) Audible Alarm Signal – The audible signal shall be the standard fire alarm evacuation signal, three pulse temporal pulse pattern.

_____ **6. FIRE EXTINGUISHERS & EXTINGUISHING SYSTEMS**

- a) Fire extinguishers shall be provided and maintained every 3,000 square feet and maximum 75 feet travel distance. Extinguishers shall have a minimum rating per occupancy classification. Identify location and size of extinguishers on floor plan.
- b) Class K extinguishers shall be installed within 30 feet of commercial food heat processing stations
- c) Hood and Duct Systems required to have a Type I hood shall be protected with an approved automatic fire-extinguishing system
- d) Commercial Cooking Systems must be in Compliance with UL 300 and CFC

F. MID-RISE BUILDINGS

_____ **1. Mid-Rise Buildings Sec 319.1 General (Note on plot plan) :** All newly constructed mid-rise buildings or any mid-rise building which undergoes a complete renovation that requires the complete vacancy of the building to complete the renovation shall comply with this section.

Exceptions:

- 1. Buildings used exclusively as an open parking garage.
- 2. Buildings where all floors above the fourth floor level are used exclusively as an open parking garage.
- 3. Buildings such as a power plant, lookout tower, steeple, grain house, and other similar structures with non-continuous human occupancy.

G. EXITING (Note all exiting requirements per the occupancy classification)

- 1. All occupancies shall have an adequate number of exits.
- 2. Exit Doors shall swing in the direction of travel when the occupant load exceeds 49.
- 3. Exit paths shall be illuminated when the building is occupied.
- 4. When the exit path is not easily identifiable, additional signs may be required.
- 5. Provide occupant load, occupant load factor, and exit analysis
- 6. Provide dead end and travel distance limits
- 7. Doors shall be readily openable from the egress side without the use of a key or special knowledge or effort
- 8. Second floor with occupant load and number of exits
- 9. Identify maximum travel distance.

H. LANDSCAPE SUBMITTALS (RSF § 4907.5.1) (Note on plot plan):

Landscape Plans are required for all residential custom homes, production tract homes, multi-family residential, and commercial buildings. Landscape plans shall be submitted and approved by the Fire District prior to the framing inspection. Landscape plan submittals shall include, at a minimum, a readable scale, the delineation of 100-foot fuel modification zone, the existing vegetation, and all irrigated areas, a plant legend with both botanical and common names and identify all plant material symbols.

