



# Rancho Santa Fe Fire Protection District

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**Board of Directors**  
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**Fire Chief**  
*Nicholas Pavone*

## 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: <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. **SHOW FIRE HYDRANT LOCATIONS ON PLOT PLAN (Fire Code Sec. 508.5.1.1)** in zones other than industrial, commercial and multi-family, fire hydrants shall be installed in accordance with Table No. 508.5.1.1A

Table 508.5.1A

In zones other than industrial, commercial and multi-family fire hydrants shall be installed in accordance with Section 508.5.1.1.2

Parcels ½ acre and larger:	<b>Every 500 feet to the structure</b>
Parcels less than ½ acre:	Every 350 feet to the structure

3. **FIRE DEPARTMENT CONNECTIONS** Shall be located within 70 feet of the nearest hydrant and have signage to identify the structures that FDC serves
4. **GATES. (NOTE THE FOLLOWING ON THE PLOT PLAN) (Fire Code Section 503.6.1)** 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. Gates shall have a 50-foot setback from main road.
5. **KEY BOXES & SWITCHES (NOTE THE FOLLOWING ON THE PLOT PLAN) (Fire Code Section 506.1)** 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. (Knox key switch/box application is available at front desk)
6. **THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH (Fire Code Section 503.2.7)** of a fire access roadway shall not exceed 7 degrees or 12% or as approved by the Chief.
7. **TURNING RADIUS (Fire Code Section 503.2.4)** the turning radius of a fire apparatus access road shall be 28 feet or as approved by the Chief.
8. **GRADE (SHOW ON PLOT PLAN) (Fire Code Section 503.2.7)** 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.
9. **SURFACE (NOTE THE FOLLOWING ON THE PLOT PLAN) (Fire Code Section 503.2.3)**  
Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs.) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities.
10. **STREET NUMBERS. (NOTE THE FOLLOWING ON THE PLOT PLAN) (Fire Code Sec. 505.1)** 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 said numbers shall contrast with their background, and shall meet the following minimum standards as to size:
11. **EASEMENT ADDRESS SIGNS (Fire Code Sec.505.1)** 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.
12. **STREET NUMBERS. (Fire Code Sec.505.1.)** 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. Numbers and shall meet the following minimum standards as to size: **6" with 1/2" stroke for commercial, and 12" for Multi-Family and Industrial with 3/8" stroke. Numbers must be placed on building(s). May also be needed on roadway, and other side(s) of building.**
13. **FIRE APPARATUS ACCESS. (Fire Code Sec.503)**  
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.

- 14. **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.
- 15. **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.

**C. MECHANICAL AND ELECTRICAL REQUIREMENTS**

- 1. **LOCATION OF LPG TANK, ABOVE GROUND STORAGE - Fire Code Table 3804.3)** 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.
- 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. For Re-roofing, see CBC Section 3403.3
- 2. **VENT REQUIREMENTS** Show vents sizes and locations of vents per C.B.C. Sec.701A 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. Dormer vents discouraged

**E. FIRE PROTECTION SYSTEMS**

- 1. **FIRE SPRINKLERS (Fire Code Section 903.2) (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 any modifications or framing inspection.

**Section 903.2 All occupancies built or moved into the District**

Commercial	Residential (R1)(R3)	Additions	Remodels
All	All	50% increase or exceeding fire flow as defined in Appendix “B” or ISO grading Schedule	Contact Fire Prevention 858 756 5971

**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.
- (4) **Agricultural buildings** constructed of wood or metal frames over which fabric or similar material is stretched which are specifically used as green houses are exempt from fire sprinkler. Requirements unless physically connected to other structures.
- (5) **Remodels:** If the scope of work does not include additional square footage or significant modification to the interior or roof of the existing portions of the structure, or both, or when the cost of the installation of an automatic fire sprinkler system in the existing portion of the structure is greater than 15% of the construction costs of the remodel, a fire sprinkler system retrofit will not be required. The Chief may require that other protective measures be taken based on existing conditions and/or potential hazards.

**2. FIRE ALARMS/SMOKE DETECTORS**

- 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. Ordinance 03-01
- c) Audible Alarm Signal – The audible signal shall be the standard fire alarm evacuation signal, three pulse temporal pulse pattern (Fire Code Section 907.10.2.1)

**3. FIRE 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 of 2:A 10:BC (Fire Code Table 906.3(1))
- b) Class K extinguishers shall be installed within 30 feet of commercial food heat processing stations (Fire Code Section 904.11.5)
- c) Hood and Duct Systems for commercial type cooking equipment that produces grease laden vapors. (Fire Code Section 904.1)
- d) Commercial Cooking Systems must be in Compliance with UL 300 and CFC 904.11

**F. EXITING**

- 1. All occupancies shall have an adequate number of exits as required by (Fire Code Section 1019.1)
- 2. Exit Doors shall swing in the direction of travel when the occupant load exceeds 50. ( 1008.1.2)
- 3. Exit paths shall be illuminated when the building is occupied. (Fire Code Section 1006.1)
- 4. When the exit path is not easily identifiable, additional signs may be required. (Fire Code Section 1011.1)
- 5. Provide occupant load, occupant load factor, and exit analysis (Fire Code Section 1004.1)
- 6. Provide dead end and travel distance limits (Fire Code Section 1027.17.3)
- 7. Panic hardware required when occupant load exceeds 50 persons. (Fire Code Section 1008.1.9)
- 8. Second floor with occupant load over 10 requires 2 exits with one leading directly outside 1004
- 9. Maximum Travel distance: Sprinklered building: 250 ft for A, E, F-I, 1-1, M R, S-I Occupancies. 400 ft for F2 S2 and U Occupancies (See 1016.1, Table 16.1)

**G. ADDITIONAL REQUIREMENTS, additional sheet(s) may be attached.**

- Submit corrected plans for recheck with plan checker at counter. Thursday 8:30- 11:30 AM Only.
- 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: \_\_\_\_\_

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