



FIRE DEPARTMENT

10573 E Stockton Blvd.
Elk Grove, CA 95624

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I SCOPE

This standard applies to all gates and barriers installed across fire access roads within the jurisdiction of Cosumnes CSD Fire Department. All such gates and barriers shall be approved by Cosumnes CSD Fire Department prior to their installation.

II DEFINITIONS

100% CONCURRENCE OF PROPERTY OWNERS – For gates/barriers providing access to multiple parcels, a notarized copy of Appendix VII – Form A, *Emergency Access Gates and Barriers*, shall be signed by each property owner served by the gate. This is to verify that all property owners understand and agree to the conditions of the gate/barrier permit.

AUTHORITY HAVING JURISDICTION – any agency having statutory authority to enforce federal, state, county, city, or district laws, ordinances, or standards.

GATES AND BARRIERS – any gate, crossbar, door or other obstructive device which is utilized for the purpose of restricting, controlling or obstructing entry or exit by motor vehicles or pedestrians to or from a private roadway and which is not manned on a 24 hour, 7 day per week basis by a person capable of providing immediate access to a police or fire vehicle or person.

PRIVATE STREET OR ROADWAY – Any roadway not dedicated as a public right-of-way that is owned and maintained by abutting property owners, or association of property owners that is utilized for the purpose of providing vehicular or pedestrian access to a commercial building(s), subdivision, apartment complex, condominiums or other residential development or wildland, excluding off-street parking areas, driveways, and driveways to off-street parking areas.

PRIVATE DRIVEWAY – a private way for vehicular travel that provides access from an off-street parking area to a public or private drive.

ULTIMATE EDGE OF RIGHT-OF-WAY – the line furthest from the centerline of the street that has been approved by the County and recorded on the parcel map for existing or future street improvements. To determine the location of this line contact Sacramento County Land Division & Site Improvement Review, 827 7th Street, Room 102-105 Sacramento, CA 95814 (916) 874-6591 or the public works agency having jurisdiction.

III REQUIRED SUBMITTALS

A. Gates installed within the City of Elk Grove or the City of Galt shall be approved via the following procedure:

1. Submit two (2) sets of plans to Sheila Wolcott, Fire Department Plan Intake Coordinator, at Cosumnes CSD Fire Department located at 10573 East Stockton Blvd., Elk Grove, Ca. 95654. (916.405.7111)
2. Plan review fees will be assessed. Contact the Plan Intake Coordinator for a current fee schedule.
3. Plans will be routed to the appropriate City agencies for concurrent review.
4. Once approved by all appropriate City agencies, plans will be available for pickup from the Fire Department Plan Intake Coordinator.

B. Gates installed outside the City of Elk Grove or outside the City of Galt, but within the jurisdiction of Cosumnes CSD Fire Department shall be approved via the following procedure:

***Please note:** Plans must be submitted in the order listed below. Once plans are approved by the first agency, then approved plans are submitted to the second agency and so on. Plan review fees may be assessed by each agency.

1. Submit eight (8) copies of plans to Sacramento County Department of Transportation located at 906 G Street, Sacramento. (916) 874-5374. Each agency will stamp all plans, retain one set for their records, and return the remaining sets for submittal to the next agency
2. Submit seven (7) copies of plans (stamped approved by Sac. Co. Dept. of Trans.) to Sacramento County Planning Department located at 827 7th Street , Room 101, Sacramento. (916) 874-6141
3. Submit six (6) copies of plans to Sacramento County Sheriff's Department, Community Development Assistant Planner, Community Oriented Policing Strategies Division, located at 4221 North Freeway Blvd, Ste A-1, Sacramento. (916) 874-5986
4. Submit two (2) sets of plans to Sheila Wolcott, Fire Department Plan Intake Coordinator, at Cosumnes CSD Fire Department located at 10573 East Stockton Blvd., Elk Grove (916.405.7111)
5. Submit two (2) sets of plans to Sacramento County Building Department located at 4101 Branch Center Road, Sacramento. (916) 875-5400

IV SUBMITTALS – REQUIRED INFORMATION

- A. Signed 100% Concurrence of Property Owners. These forms shall be provided with plans when applicable.
- B. Provide a scaled site plan (I.E. 1" = 20') with the following information:
 1. Approval stamps for all appropriate agencies listed in section III above.
 2. Name, address, phone number, and C-10 license number of electrical contractor performing electrical work.
 3. Name, address, phone number, and C-13 license number of contractor installing gate.
 4. Address and assessors parcel number of property or properties served by the gate.
 5. Structural engineer's stamp for all gates exceeding 6 feet in height.
 6. Show location of gates on property in relation to all fire access roads (public and private).
 7. Show location of gates in the fully open position.
 8. Show location of property lines for property or properties served by the gate.
 9. Show the location of all fire hydrants and fire department connections in close proximity to gate.
 10. If emergency vehicles must turn immediately upon entering through the gate, show the turning radius on plans. The minimum outside turning radius is 50 feet and the minimum inside turning radius is 25 feet.
 11. Show location of proposed fence if new fence is to be installed.
 12. Show the location of the "ultimate edge of right-of-way." (see definition of ultimate edge of right-of-way)
 13. Show the footprint of any buildings adjacent to gate.
 14. Show location of pedestrian gate. One pedestrian gate shall be located within ten feet of a vehicle gate.
 15. Show location of pedestrian gate Knox box (only required if gate is to be maintained locked). If gate is secured via a key locking knob, a key to the gate shall be provided in the Knox box. If it is secured via a combination lock, a laminated card with the gate combination shall be provided.
 16. Provide a note stating that gate installation shall be UL 325 compliant.
 17. Provide a note stating that gate shall be openable with radio frequency controlled "Click-2-Enter."
 18. Provide a note indicating the location of the Knox override switch.

V REQUIREMENTS

- A. Plans shall be minimum 17 X 24 inches in size and drawn to scale.
- B. All gates shall be UL 325 compliant (this verifies that gate has passed specific safety testing.)
- C. Gates for single direction travel shall provide a clear width of 16 feet and a clear height of 13 ½ feet. These gates shall swing in the direction of travel.
- D. Gates for two direction travel shall provide a clear width of 20 feet and a clear height of 13 ½ feet. These gates shall swing into the property being served.

- E. Gates shall be electrically operated (manual gates secured with Knox padlock for nighttime security or access to wildlands may be approved on a case by case basis). Said gates shall be provided with a NO PARKING – FIRE LANE sign on both sides.
- F. Gates operated with Click-2-Enter shall be provided with a blue 2" x 2" reflective marker located in the center of the exit gate and visible to approaching traffic.
- G. Wiring for gates shall be provided by AC current, underground installation.
- H. Gates shall fail in the open position when power is off.
- I. Gates requiring use of a proximity reader or card shall be provided a vehicle turn-out.
- J. Direction limiting devices such as tire spikes are not permitted.
- K. The total number of gates/barriers through which emergency vehicles must pass to reach any address shall not exceed one.
- L. The total number of gates/barriers through which emergency vehicles or personnel must pass to reach within 150 feet of all exterior portions of a building shall not exceed one.
- M. Vehicle gates shall be provided with a pedestrian gate within 10 feet. This pedestrian gate shall be provided with a Knox box and gate key mounted 48 inches above grade and shall meet the requirements of the California Building Code. Pedestrian gates shall not be located in the median between two vehicle gates.
- N. Gates shall be setback a minimum of 40 feet from the ultimate right-of-way. See attached diagrams for new and retrofit gate installations.
- N. Gates shall be inspected for proper installation and operation prior to use.
- O. No other requirements of the Fire Department shall be adversely affected by the placement of any gate.
- P. Fire department approval does not waive any requirements of other authorities having jurisdiction.

VI MAINTENANCE

- A. Property owner or owners shall be responsible for maintaining the gate. This maintenance may include, but not be limited to the following:
 1. Replacing batteries necessary for operation of gate during power outages
 2. Lubrication of parts per manufacture's specifications
 3. Repair or replacement of gate upon vandalism, vehicular or wind damage
 4. Maintaining the Click-2-Enter system in a functional state including changing of radio frequencies if necessary
 5. Maintaining the Knox override switch and Knox box
 6. Maintaining a key or gate code for the pedestrian gate Knox box

Please Note: Gates not maintained functional for emergency access shall be maintained in the fully open position until necessary repairs are completed.