



FIRE DEPARTMENT

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Single Family Dwelling Requirements

- I **Objective:** To provide homeowners and contractors the information necessary to obtain plan review and final inspection approval of single family in-fill homes, including mobile homes. This Standard does not apply to residential subdivisions.

- II **Jurisdiction:** Cosumnes CSD Fire Department's jurisdiction over single family residential homes relates to fire access, fire flow, and fire sprinklers only. "Fire access" relates to our ability to get fire engines and ambulances close enough to a home to reach it with our fire hose, equipment, and personnel. "Fire flow" relates to our access to a fire hydrant that provides sufficient gallons per minute (GPM) to suppress a fire. All of the following requirements are taken from the 2013 California Fire Code, City of Elk Grove Ordinance No. 17.04, Sacramento County Ordinance No. 17.04, or the City of Galt Ordinance No. 15.28

- III **Permit Release Letter** – Shall not be issued from the fire department until the site plan is submitted, reviewed, and approved. Plan review fees are collected when plans are submitted.

- III **Definitions (See attached diagram)**
 - A. CFC – California Fire Code 2013 Edition
 - B. CRC – California Residential Code 2013 Edition
 - C. NFPA – National Fire Protection Association
 - D. Fire access lane (driveway) – A paved road that provides the fire department immediate access to a building. This road must have an all weather paved surface.
 - E. 150 foot hose reach – 150 feet is the maximum distance permitted from a fire access lane to all exterior portions of a home. This is required since the standard fire hose used to put out a house fire is only 150 feet long. If the fire department cannot reach entirely around the home with that hose, then extinguishment will be delayed.
 - F. Fire apparatus (fire engine) turn around – A location with specific minimum dimensions designated for use by a fire apparatus to turn around. No parking is permitted in a designated fire apparatus turn around.
 - G. Private road – A road not maintained by a city or county agency.
 - H. Public road – A road maintained by a city or county agency.
 - I. Residential Fire Sprinklers – Sprinklers designed specifically for homes that control a fire in its early stages. By controlling the fire when it is still small, residential sprinklers prevent the occurrence of "flashover" – a condition in which the entire room erupts into flame with temperatures exceeding 1,200 degrees F . Fire sprinklers activate individually by a heat sensitive fusible link or glass bulb, so only the sprinkler(s) nearest the fire will activate, minimizing water damage. Residential sprinklers can be color coordinated to match a home's interior and can also be mounted flush with the ceiling to make them aesthetically pleasing.

IV Fire Code Requirements

- A. All new homes are required to be provided with fire sprinklers installed in accordance with NFPA Standard 13D (no exemptions are permitted) CRC R313. Existing homes undergoing remodel or addition must meet certain criteria in order to be exempt from fire sprinkler requirements.
- B. All exterior walls of homes (regardless of size) shall be within 150 feet of a fire access lane. Homes which cannot comply with the 150 foot hose reach requirement shall be provided with an on-site fire apparatus access lane which in turn meets the 150 foot hose reach requirement. (CFC 503.1.1)
- C. Fire access lanes shall have a minimum clear width of 20 feet. For roads serving two or fewer homes only, this width may be reduced to 16 feet. (CFC 503.2.1)
- D. Fire access lanes exceeding 150 feet in length shall be provided with an approved turn around at the end of the fire access lane. See attached diagram for turn around dimensions. (CFC 503.2.5)
- E. Fire access lanes shall be:
 - 1. Residential Lots: 2 inches asphalt over 6 inches aggregate base
 - 2. AR 10 or less: 6 inches aggregate base or equivalent. Property owner shall provide documentation from Sacramento County verifying the zoning of the parcel. Prior to final the general contractor shall provide a letter from a civil or soils engineer indicating that the driveway is capable of supporting 65,000 pounds.
- F. Address numbers shall be posted at the start of the project. (CFC 505.1)
- G. Address numbers shall be visible from the street and shall be illuminated at night. Numbers can be illuminated internally or they may be installed adjacent to an exterior light. (CFC 505.1). For homes set back further than 30', a reflective address sign with minimum 3 inch numbers (visible from both directions of approach) shall be installed at the driveway entrance.
- H. Driveway gates across required fire access lanes shall meet the following requirements:
 - 1. They shall be set back a minimum of XX feet. (Required setback shall be considered on a case by case basis.
 - 2. They shall be openable with either a Knox padlock or a Knox over-ride switch.
 - 3. They shall provide a minimum clear opening width of 20 feet (16' if serving 2 or fewer homes)

V Deadlines for fire department requirement compliance

- A. Required fire lanes shall be installed prior to any combustible construction being placed on site. This is required so that the fire department can access the site for fire and medical emergencies that occur during construction. As soon as wood or any other combustibles are placed anywhere on site, this requirement takes effect.
- B. Required fire hydrants shall be installed, flushed, tested and fully operational prior to combustible construction being placed on site. This is required so that there will be water available for a fire that may occur during construction. If the installation of a fire hydrant is part of the scope of work, a contractor should be selected early in the project
- C. Required fire sprinklers shall be installed prior to the building department framing inspection. This is to permit an inspection and hydrostatic test of the system piping by a fire inspector while the piping is still visible. Selection of a sprinkler contractor should take place at the early stages of the project in order to ensure that the sprinkler contractor has sufficient time to have the plans reviewed/approved and the system

installed. Construction will not be permitted beyond the framing stage if the sprinkler system has not passed the fire department visual inspection and hydrostatic test.

- D. Required street signage and/or address numbers shall be installed as soon as work begins on site. This is to assist the fire department in locating the home in event of a fire or medical emergency during construction. This requirement may be met with temporary signs until the permanent signs/numbers are installed.

VI Separate Submittals

- A. Gates across fire access lanes.
- B. Fire sprinklers
- C. Propane tanks exceeding 125 gallons water capacity require a separate submittal and approval prior to installation.

VII General

- A. Two fire department inspections are required: one fire sprinkler hydrostatic/visual inspection at framing stage and a "final" when the home is complete. For all inspections call the fire department Inspection Hotline at (916) 405-7117.
- B. The building department will not issue a Certificate of Occupancy and permit occupants to move in until the fire department has approved the "final" inspection.