



## COSUMNES FIRE DEPARTMENT

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### COSUMNES FIRE DEPARTMENT Standard COMMERCIAL Civil Engineering Comments

1. All civil engineering plans are required to be submitted in an electronic format. When plans are submitted for final signature, the engineering firm is required to submit an electronic copy of the complete plan set as it appears in the approved printed plans with addresses noted. All electronic formats shall be submitted in AutoCAD DWG (any version is accepted) on a Windows formatted compact disk (CD). Note: include ALL XREF drawings associated with the project. E-mailed copies will not be accepted at this time.
2. All street name signs shall be provided at the time roadways are surfaced.
3. All required roadways, street signs, and addresses shall be installed prior to combustible construction.
4. Water mains and fire hydrants designated for a project shall be installed and able to provide the required fire flow prior to combustible construction.
5. A fire department inspection is required for all fire protection equipment, including but not limited to, underground piping, thrust blocks (in place) and other restraining systems, hydrostatic testing, flushing of fire service line(s), conduit for PIV tamper switch, and tracer wire.
6. Manufacturer's specification sheets for fire protection equipment shall be provided to the fire inspector for review and approval prior to inspection of underground pipe, fittings, valves and other fire protection appurtenances.
7. Fire service lines for all fire suppression systems shall not pass through a building / structure footing without prior approval from the Cosumnes CSD Fire Department Fire Department (CCSDFD) and the engineer of record.
8. Commercial buildings in excess of 10,000 square feet shall provide two separate points of connection to the public water system prior to combustible construction.
9. Commercial projects shall be capable of providing a minimum of 3000 gallons per minute (gpm) at 20 psi residual pressure with a static pressure of 50 psi.
10. Hydrants shall be Clow 960, factory-painted white and installed in accordance with the local water purveyor standards. The 4 ½ inch pumper connection shall face the fire lane.
11. All new commercial buildings in excess of 10,000 square feet of floor area shall provide two separate points of fire department access that meet the standards of the CCSDFD. Separate points of access shall be located at a minimum of 500 feet apart and be in place prior to combustible construction.
12. At a minimum, roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with 95% compaction and good drainage.
13. Roadways shall be able to support 65,000 pounds gross vehicle weight in all weather conditions.
14. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete.
15. The angle of approach and angle of departure shall not exceed eight degrees.

16. The turning radius for all fire access roads is 25 feet inside and 50 feet outside.
17. Bridges and culverts shall be designed in accordance with the California Fire Code, California Building Code, City of Elk Grove standards, City of Galt standards, or County of Sacramento standards, and the standards of the Cosumnes CSD Fire Department.
18. The installation of on-site or off-site fire protection equipment including fire hydrants, water mains and underground piping installations shall meet the requirements and specifications of the CCSDFD and the water purveyor having jurisdiction. Both the fire department and the water purveyor shall be notified 48 hours in advance of any shut down or interruption of normal service to fire hydrants or fire sprinklered buildings. Deviations from approved standards and the approved plans shall require written approval from CCSDFD **prior to** installation.
19. All required traffic signaling installations erected or modified by this development shall be provided with traffic pre-emption devices of a type approved by CCSDFD. These devices shall be installed and functioning prior to occupancy and at no cost to CCSDFD. These devices shall be clearly designated on the civil plans.
20. The installation of traffic calming devices is subject to the standards of the CCSDFD. All proposed traffic-mitigation plans shall be submitted to CCSDFD for review and approval prior to installation.
21. All gates obstructing fire lanes or roadways shall comply with the County Emergency Access Gates and Barriers Standard as adopted within the City of Elk Grove Fire Code Ordinance, the City of Galt Fire Code Ordinance and the County of Sacramento Fire Code Ordinance, whichever applies.
22. Sound walls, masonry walls, or fencing shall not be erected without fire department approval as such walls and fencing can interfere with fire department operations and the designed fire flow / fire hydrant requirements for the property.
23. Fire department connections and post indicator valves shall be painted red with the building address stenciled in white and equipped with a breakaway padlock.
24. "No Parking-Fire Lane" signs and/or red painted curbs shall be installed as per CCSDFD guidelines. All raised curbs in "No Parking-Fire Lane" areas shall be painted RED with acceptable red curb paint. Lettering shall be 3" high, white and have a 3/4" stroke. Markings shall be located every 50 feet.
25. All landscaping shall provide a minimum of 3 feet of clearance (when fully grown) from fire protection equipment.
26. When required, vehicle barriers shall be installed for the protection of fire department equipment. Barriers consist of a minimum of 4" pipe, concrete filled, three feet tall and three feet deep from finished grade. Barriers shall be a minimum of three feet away from fire protection equipment spaced a maximum of 4 feet apart from each other.
27. Construction equipment, including portable restrooms, building materials, worker vehicles, delivery vehicles and the like shall not obstruct fire hydrants or the fire lane at any time.
28. The wetlands/riparian corridors of creeks create an unusual fire hazard and challenge to emergency responders. Where applicable, the following requirements apply to your project and shall be designated on the civil plans:
  - Provide non-combustible fences along all developed areas adjacent to wetlands, creeks or open spaces.
  - Provide access to all wetland corridors at the end of cul-de-sacs via rolled curbs and gates with pipe bollards. Bike lanes adjacent to creeks shall be a minimum of 10 feet wide with a turning radius of not less than 35 feet inside and 45 feet outside diameters.
  - Any bridges over creeks or wetland areas shall be capable of supporting 65,000 GVW.
  - Provide a least ten (10) feet of greenbelt or other defensible space between non-combustible fences and the creek/wetlands area.