

## STANDARD OPERATING PROCEDURES



Section Number:	FPB 001.00
Section Title:	Fire Prevention
Standard Title:	Residential Model Homes (Non-Production) Access and Water Access
Effective Date:	09-25-2002
Reviewed Date:	09-15-2010
Applies To:	<input type="checkbox"/> ALL <input type="checkbox"/> SAFETY <input type="checkbox"/> NON-SAFETY <input checked="" type="checkbox"/> OTHER: <u>FIRE PREVENTION</u>
Approved By:	<i>Judy M. Hansen</i>

### OBJECTIVE

To provide public safety while constructing model homes within the communities of Elk Grove, Galt, and Sacramento County.

### PROCEDURE

All combustible construction (under construction) in the Cosumnes Fire Department boundaries shall be provided with paved (all weather) access roads to within 150 feet of the furthest point of any building. In addition, water supply capable of supporting adequate fire flow and fire hydrants shall be provided prior to any combustible construction or storage.

### Exceptions

1. Up to three model homes, or a total of 10,800 square feet, of construction can be built when a minimum of 500 feet to any combustible construction or exposure is provided.
2. Four to six homes, or a total of 21,600 square feet, of construction can be built when a minimum of 1,000 feet to any combustible construction or exposure is provided.
3. Seven to nine homes, or a total of 32,400 square feet, of construction can be built when a minimum of 1,500 feet to any combustible construction or exposure is provided.

### Notes

- a. Multiple groups of model homes owned by the same developer/builder shall conform to the above for each set of model homes except for internal exposure distance to each group.

- b. An all weather (paved) access road is required If any portion of a model home is in excess of 300 feet from the public way. Minimum 16' wide, 2" asphalt over 4" road base compacted to 95% with a turn around hammerhead (see graphical example). Model homes closer than 300 feet from any portion to the public way shall be provided with a minimum of a 16' wide, 4" deep gravel road compacted to 95%.
- c. Temporary street signs shall be installed.
- d. Building addresses shall be posted.

Submittals for approval of these exceptions shall include the following:

1. A photograph of the street sign(s);
2. A notarized Letter of Liability Release for the Cosumnes CSD Fire Department signed by senior officer (vice-president or above) of the development corporation/company;
3. A soils test report from a licensed soils engineer for compaction of temporary roadways;
4. Scaled site plan showing the location of model lots and the distance to exposures. In addition, access road, including temporary roads, shall be shown and the type of surface (paved or gravel) shall be indicated; and
5. Fees at the current approved rate for site plan review.

All requests outside the scope of this SOP shall be submitted as a Uniform Fire Code appeal as follows:

1. All appeal requests shall be prepared **in writing** by the applicant with sufficient detail to allow staff to perform an in-depth analysis and review of the situation. In many cases, a diagram or plot plan will be necessary to fully explain the situation. All such appeals shall be reviewed and approved or denied by the Fire Chief.
2. In all cases, the most recently approved appeals fee shall be charged per Cosumnes CSD Ordinance No. 7. This fee covers technical reviews, appeals, and other reports.
3. In general, alternatives or mitigation measures such as temporary water tanks, separation by distance, fire sprinklers, etc., may be required to offset the relaxing of a code or standard in response only to a legitimate hardship that is unavoidable and is not the fault of the applicant.
4. The proposed alternative shall **not** place exposures or life at a significant risk.

5. All weather (paved) fire department access roads shall be provided to within 150 feet of the furthest point of all combustible construction or lumber storage **prior to** the start of construction.
6. When the request for appeal requires a temporary situation, (e.g., a temporary variance) the specific dates of starting and finishing the temporary condition shall be documented in writing.

END OF SOP FPB 001.00

