



# PLACER HILLS - NEWCASTLE FIRE PROTECTION DISTRICTS



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## STANDARD DEVELOPMENT CONDITIONS COMMERCIAL AND MULTI-FAMILY DWELLINGS

### General Conditions

1. All applicable Fire District fees and permits are to be paid in full at issuance of Placer County building permit.
2. The following fees and inspections are required:
  - a. New Construction Fees
  - b. Fire sprinkler plan review and inspections
  - c. Propane tank and line installation inspection (as applicable)
  - d. Wildland Urban Interface (WUI) compliance inspection
  - e. Final inspection of building for occupancy

### Addressing

1. All buildings are required to have addresses posted on each building.
2. It is recommended addresses on buildings be 12" min letter height, with contrasting background.
3. Individual tenant units shall have addresses/unit numbers and shall be Arabic numerals or alphabetic letters, 4" min. letter height with 1/2" stroke, and contrast with their background.
4. When a building is located greater than 100 feet of centerline of roadway addresses shall be posted at driveway entrance, perpendicular to roadway and visible from both direction of roadway travel and contrast with their background.

### Access to Structures

1. Access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of each structure.
2. Fire access roads shall be designed to provide an all-weather driving surface. The access road shall be constructed to the following requirements:
  - a. Grades shall not exceed 16% except upon review and approval by the Fire District.
  - b. Fire access roads shall be a minimum of 20 feet for one story buildings and 26 feet for two or more story buildings with no parking. Signage shall be provided as applicable which may include posted signs and or red curbing.
  - c. At least 15 ft. of vertical nominal clearance shall be provided over the full width of the roads, driveways, and other means of vehicular access.
  - d. A fire access road that exceeds 150 feet shall provide a turnaround for fire apparatus. The turnaround shall be designed and located to the satisfaction of the Fire District.
3. Gates on access roadways are to be 2 feet wider than roadway and must be 30 feet from roadway to allow vehicles to stop in driveway without obstructing traffic on the roadway.



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## **Parking/Fire Lanes**

1. No parking is permitted on fire access roads when 26' wide or less.
2. "No Parking" signs or other designation indicating that parking is prohibited shall be provided at all fire lanes and fire access roads.

## **Fire Department Rapid Entry System:**

1. Buildings required to have a fire alarm system, standpipe or sprinkler systems shall provide a KNOX key box system for Fire District use. The key box shall contain keys for emergency access, alarm box, fire alarm room, electric rooms, and any other key necessary areas for emergency entry.
2. The Fire District provides information on how to obtain a KNOX key box.
3. The contractor shall install the key box at a pre-approved location on the premises.

## **Fire Extinguishers:**

1. Fire extinguishers shall be provided for the protection of the building and the occupancy hazards within. Fire extinguishers shall be provided in accordance with the applicable fire code.

## **Water Supply:**

1. An approved water supply capable of supplying the required fire flow and fire protection systems shall be provided to all buildings or portions of buildings hereafter constructed and become occupied.

## **Fire Sprinkler System:**

1. Automatic fire extinguishing systems shall be required when any commercial structure exceeds 3600 square feet of total floor area. Approved automatic sprinkler systems shall be installed according to NFPA 13, NFPA 13R, or other NFPA Publications as applicable.

## **Fire Department Connection (FDC) - (Fire sprinkler system)**

1. Fire Department Connection (FDC) shall be on the street side of buildings and shall be located and arranged so that hose lines can be readily and conveniently attached to the inlets without interference from any nearby objects, including buildings, fences, post, or other Fire Department Connections.
2. Hose connections shall be equipped with standard caps, properly secured, and arranged for easy removal. Fire Department Connection shall be no more than 40 feet (40') from a water source.

## **Fire Alarm System:**

1. Every automatic fire sprinkler system shall be equipped with an alarm system. The system shall consist of a water flow switch, valve tampering switch(s), audible warning device(s) and supervised by a central fire alarm station. Based on occupancy, additional alarm devices/systems may be required to provide audible and visual warning, manual activations, and smoke and heat detection.



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2. An occupancy exceeding 1500 square feet and not protected by an automatic fire sprinkler system shall have an alarm system installed. This may include: smoke/heat detection, manual pull stations, audible warning device(s), and must be supervised by a central fire alarm station.

## **Fire Protection During Construction**

1. Fire department vehicular access to all structures under construction shall be provided at all times. In areas where ground surfaces are soft or likely to become soft, hard all-weather surface access roads shall be provided.
2. The fire protection water supply system, shall be installed and in service prior to placing combustible building materials for structures on the project site. If phased construction is planned, coordinated installation of the fire protection water system is permitted.
3. Trash and debris shall be removed from the construction site as often as necessary to maintain a fire safe construction site.
3. Flammable or combustible liquids shall be stored, handled, or used on the construction site in accordance with the applicable provisions of the Fire Code.
4. At least one portable fire extinguisher having a rating of at least 4-A, 30-BC shall be within a travel distance of 75 ft. or less to any point of a structure under construction.
5. Buildings and structures constructed in Fire Hazard Severity Zones shall, in addition to the requirements of the California Building Code, be required to meet additional requirements as set forth by Wildland Urban Interface standards.