



City of Escondido
Fire Department
 1163 N Centre City Parkway
 Escondido, CA 92026

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General / Preliminary Requirements

The following is a list of general requirements for the conceptual project. Plans submitted did not necessarily contain all the required information in order to conduct a complete plan check. This list does not necessarily include all errors and omissions. **THERE MAY BE ADDITIONAL REQUIREMENTS BASED ON THE PLANS SUBMITTED IN THE FUTURE. MAKE ALL CORRECTIONS ON ORIGINAL PLANS. RETURN THIS CORRECTION SHEET WITH THREE SETS OF THE CORRECTED PLANS AND ONE SET OF THE ORIGINAL PLANS.** For plan check, please indicate the location of the correction in the margin of this correction sheet.

ALL FIRE DEPARTMENT REQUIREMENTS MUST BE INCLUDED IN WRITING UNDER “FIRE DEPARTMENT NOTES” IN ADDITION TO THOSE REQUIREMENTS SHOWN ON PLANS.

- TIF. or PDF - 150 dpi, minimum 11" x 17" page size file copy of project must be provided showing building floor plan and site plan.
- In accordance with California Fire Code Section 104.7.2, the Escondido Fire Department will require the submission of a technical opinion and report. The opinion and report must be prepared by a qualified engineer acceptable to the Fire Marshal and the owner and must analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon. The opinion and report must reference all applicable codes including, but not limited to: 2013 California Fire Code, Escondido Amendments to the 2013 California Fire Code and National Fire Protection Association Standards.
- Once the technical and opinion reports are accepted by the Fire Marshal and owner, approved fire protection plans must be submitted to the Escondido Fire Department for review. The opinion, report, and fire protection plans must be prepared by and bear the stamp of a professional fire protection engineer.
- Fire protection plan required: FPP must include, but are not limited to fire sprinklers, standpipe systems, and fire alarm systems. Plans must be submitted to the Fire Department, or their designated outsource provider for review. The FPP must be prepared by and bear the stamp of a professional fire protection engineer.

Fire Protection Systems

- NFPA 13 **automatic fire sprinkler system** may be required.
- NFPA 13 NFPA 13R and NFPA 13D **automatic fire sprinkler system** will be required.

- Standpipe systems** will be required at the following locations:
 - 1. _____
 - 2. _____
- An approved fire alarm system may be required.
- A fire hydrant is required to be located within 50 feet of the fire department connection, unless otherwise specified. Please show location on plans.
- Fire hydrants capable of delivering 1,500 GPM 2,500 GPM at 20 PSI residual pressure will be required every 500 feet 300 feet other _____
- Additional hydrants may be required near intersections, fire department connections or other locations.
- Fire sprinklers are required for all single family dwellings.
- An approved UL300 fire suppression system is required for hood systems.
- If structure is over 55 feet in height, it qualifies as a high rise AND must meet 2013 C.F.C. and C.B.C. requirements.
- Extinguishers must be provided at all locations indicated with a minimum rating of 2A-10B:C in a visible and accessible location, at an exit or in the exit pathway. Walking distance is not to exceed 75 feet (Must comply with 2013 CFC Section 906). Extinguishers must be mounted not more than 5 feet nor less than 3 ½ feet above the floor. Extinguisher signage may be required.

Access

- Alleys must be improved to 24 feet wide. “NO PARKING” must be posted.
- Homes with driveways exceeding 15% slope will require Portland cement with rake or rough broom finish. Access roads exceeding 20% slope are not allowed.
- Access roads serving two homes must be a minimum of 20 feet wide [Escondido Ordinance 2013-13, Table 503.2.1.1A].
- Dead-end roads over 600 feet (urban) and 800 feet (rural) require a secondary access.
- Driveways serving three or more homes are considered access roads and must be a minimum of 24 feet wide with no parking. (Engineering may require a minimum width of 28 feet wide).
- Speed humps/bumps are not be allowed on fire access roads.
- Access roads serving a single family home must have a paved driveway and must be a minimum of 16 feet wide [Escondido Ordinance 2013-13, Table 503.2.1.1A].

- Dead-end access roads and driveways over 150 feet and/or exceeding at 15% slope require a Fire Department turn-around and may require a turn-out near the mid point.
- Minimum radius for a cul-de-sac must be 36 feet radius.
- All-weather, paved access must be able to support the weight of fire apparatus (75K lbs.) and approved fire hydrants must be installed and in service prior to placing any combustible materials on the job site. [Escondido Ordinance 2013-13, Section 503.2.3.1]
- All gated entrances must be equipped with electric switches accessible from both sides and operable by dual-keyed switches for both fire and police. Electric gates must be operable by the Fire Department strobe detectors and allow free exiting. A funding method to provide ongoing maintenance of fire lanes, electric gates, and other fire & life safety requirements must be provided for in the CC&Rs, and/or the Association, to the satisfaction of the Fire Department. A responsible property manager must be easily accessible to the Fire Department.
- A Knox Box will be required where access to or within a structure or an area is restricted (CFC Section 506). [2013 CFC, Section 506.1].
- A 28 foot inside turning radius will be required on all corners.
- Must maintain a minimum required access width of 28 feet to allow for on-street parking, loading and unloading of vehicles and still provide clear and unobstructed emergency vehicle access of 20 feet. One side to be marked as "FIRE LANE" (must meet Escondido Fire Department standards).
- Roof access to structures must be provided from all stairwells.
- Elevators must be capable of accommodating a fire department gurney.
- Barricades must not obstruct fire hydrants or impede emergency vehicle access.
- 13 feet 6 inches vertical clearances must be provided in all access and driveway areas. Trees that obstruct the vertical clearance or access width must be trimmed or removed and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted.
- Red curbs with 4 inch, white lettering "NO PARKING FIRE LANE" is required in the turn-around and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted to the Escondido Planning Department.
- Red curbs with 4 inch, white lettering, "NO PARKING FIRE LANE" signs are required in 24 feet wide access areas and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted to the Escondido Planning Department. "FIRE LANE" signs and red curbs must meet specifications of the Escondido Fire Department.
- The minimum Fuel Modification Zone is 100 feet from structures.
- If 100 foot Fuel Modification Zone is not possible, the minimum setback between structures and native vegetation is 30 feet. To mitigate for 100 foot Fuel Modification Zone see below.

- The Fuel Modification Zones must be permanently marked and provisions to provide ongoing maintenance must be reflected in the CC&Rs. A copy of the CC&Rs listing this requirement must be submitted to the Escondido Planning Department.
- Homes located in or adjacent to a very high fire severity zone will require enhanced building construction. Please see list below.

To mitigate for the reduction of a 100 foot fuel modification zone, the following conditions are required and must comply with (CBC 2013, Chapter 7):

- Exterior windows, window walls, glazed doors, and glazed openings within exterior doors must be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to ASTM E 2010. Skylights must be tempered glass or a Class “A” rated assembly.
- Roofs must have a Class “A” roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the spaces must be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No.72 cap sheet installed over the combustible decking.
- Exterior wall surfaces must comply with provisions of the 2013 C.B.C. and the following requirements: The exterior wall surface must be of a non-combustible material. In all construction, exterior walls are required to be protected with 2 inch nominal solid blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
- Roof and attic vents, when required by Chapter 15 of CBC, must resist the intrusion of flame and embers into the attic area of the structure, or must be protected by corrosion-resistant, noncombustible wire mesh with ¼ inch (6mm) openings or its equivalent. Vents must not be installed in eaves and cornices. Eaves and soffits must be protected by ignition-resistant materials or noncombustible construction on the exposed underside.
- Exterior door assemblies must be of approved non-combustible construction, or solid-core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness of no less than 1 ¼ inches or have a fire protection rating of not less than 20 minutes when tested according to ASTM E 2074. Windows within doors and glazed doors must comply with the above glazing requirements. CBC 708A.3.
- Paper-faced insulation is prohibited in attics and ventilated spaces.
- Gutters and downspouts must be constructed of non-combustible material. Gutters must be designed to reduce the accumulation of leaf litter and debris that contribute to roof edge ignition.
- Fencing attached to or immediately adjacent to structures which face wildland fuels must have the first 5 inches constructed of non-combustible heavy timber, or fire retardant pressure-treated wood or materials.
- Exterior balconies, carports, decks, patio covers, unenclosed roofs and floors, and other similar architectural appendages and projections, where any portion of such surface is within 10 feet of the primary structure must be of non-combustible construction, fire retardant treated wood, heavy timber construction, or one-hour fire resistive construction.

Cellular sites

- Interference with Fire Department radio communication from cellular sites must be corrected immediately.
- Access to cellular site must meet Fire Department standards (see Access).

Generator Installation

- Secondary containment must be provided for the generator fuel storage tank. Fuel storage must not exceed quantity limits set forth by 2013 CFC.
- Bollards must be installed to prevent vehicle damage to the generator fuel tank.

Radio Frequency

- Radio repeaters (Bi-Directional Amplifiers) for Fire Department communications will be required, if the building shields emergency radio reception.