



# City of Escondido Fire Department

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## Fire Prevention Requirements “At a Glance”

“At a Glance” provides a quick review of some of our most common fire prevention questions. For more detailed information about the Fire District requirements, please refer to our Ordinances on our website at <http://fire.escondido.org>.

### Residential Fire Sprinklers

- Fire sprinklers are required in all new occupancies (exceptions may apply).
- Fire sprinklers are required in any addition to an existing residential structure when the square footage addition is more than 50% of the existing building square footage or when the altered building will exceed a fire flow as calculated per section 507.3.
- Fire sprinklers may be required in remodels or reconstruction depending on the scope of work.
- Fire sprinkler systems with 100 heads or more will be required to be monitored.

### Fire Hydrants

- A hydrant is required to be within 500 feet of a structure for parcels ½ acre and larger.
- A hydrant is required to be within 350 feet of a structure for parcels that are less than ½ acre.
- Hydrants in multi-family, commercial, and industrial zones shall be installed at intersections, at the beginning radius of cul-de-sacs, and every 300 feet of fire access roadways, regardless of parcel size.

### Roofing

- Roofing coverings and valleys shall be a Class “A” rating.
- Replacement of more than 50% of the roof material or more than 2,500 square foot roof area roof material requires a building a permit.

### Roadways & Driveways

- Generally, the Fire Department requires emergency vehicle access 20’ to 24’ wide that is **clear and unobstructed**. Older existing streets may only be 20’ wide. New construction requires a minimum 24’ wide road.
- Mobile home Park owners cannot allow on-street parking if streets are less than 28’.
- If streets are 28’ or greater, parking is allowed on one side.
- If streets are 36’ or greater, parking is allowed on both sides.
- Some private neighborhoods and parks choose to prohibit on street parking through covenants, codes and regulations. These requirements may be separate from emergency vehicle access requirements.
- Driveways must be comprised of an all-weather surface, capable of holding 75,000 pounds.
- Driveways leading to 1-2 single family homes must be a minimum of 16 feet wide.
- Driveways leading to 3-8 single family homes must be at least 20 feet wide.
- Driveways leading to 9 or more single family homes must be at least 24 feet wide.

- All new roads must be a minimum of 24 feet wide.
- All roadways should maintain a 13 foot 6 inch vertical clearance.
- Approved turnaround is required when driveways are 150 feet long or more.
- Roadways/driveways over 600 feet will require an approved turnout every 400 feet.
- The gradient shall not exceed 20%. Grades exceeding 15% will require mitigation measures.
- Speed bumps are not permitted.

## Fire Department Access & Gates

- Street address must be clearly posted and visible on a contrasting background. Address numbers shall be posted on easement roads where the road intersects with the named roadway, if applicable.
- Numbers must be at least 4 inches in height for residential, 6 inches in height for multi-residential and commercial buildings and 12 inches in height for industrial buildings.
- All electrical gates must be equipped with a Knox key switch.
- Minimum gate width is 16 feet wide (open, not including the hinges) and shall be set back 30 feet from the nearest edge of roadway.
- Gated communities with more than 4 homes must also have a strobe sensor installed in addition to a Knox key switch and battery back-up for power failures.
- Gates closer than 30 foot of roadway shall be equipped with strobe sensor and Knox key switch.

## Vegetation Management

- Dead and dying trees must be removed.
- Fire resistive trees must be planted so the drip-line is a least 10 feet away from any structure.
- Non-fire resistive trees shall be planted so the drip-line is at least 30 feet from any structure.
- Dead Palm fronds should be removed from all palm trees.
- Maintain 100 feet of defensible space from all structures (first 50 feet ornamental/irrigated, second 50 feet thinned out by 50%).
- Trim all weeds and grasses 20 feet from roadways.
- Keep any combustible material at least 10 feet from propane (LPG) tanks (including vegetation and trash).

## Fire Lane Sign Requirements

The Fire Department works with property owners/managers to designate fire lanes. Red curbs may be suggested when there are problems enforcing parking regulations.

No Parking/Fire Lane signs must follow these guidelines:

- The words FIRE LANE shall be white reflective on red background and no smaller than 2 inches in height. CVC Code 22500.1 must be imprinted on the sign.
- All other lettering shall be red on white reflective background no smaller than 2 inches in height.
- The sign shall be no smaller than 12 inches wide by 24 inches high.
- The sign shall securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be of durable material and installed per guidelines for Sign Mounting.
- Signs shall be installed at all driveway entrances and at intervals of not less than 100 feet along all designated fire lanes.



## Fire Lane Curb Painting Requirements

Where a curb exists adjacent to a fire lane, the top and face of the curb shall be painted with red traffic paint. Where the curb is discontinued, a red stripe and stencil as described below shall be painted to define the fire lane. Red curbs, red stripes and white stencils must be maintained in good condition.

- The face of the curb shall be stenciled with the words: NO PARKING FIRE LANE in white block letters a minimum 4 inches in height.
- The stencil must be painted on the FACE of the curb. Exception: Under circumstances where the curb height is less than 4 inches, the stencil may appear on the top of the curb.
- The stencil must appear every 50 feet or less, depending on the configuration of the fire lane. (Where a small island cannot contain both phrases, FIRE LANE must appear the NO PARKING may be omitted).
- Where no curb exists adjacent to the fire lane, the edge of the fire lane shall be marked with an 8 inch wide red stripe. In addition, a diagonal 8 inch wide red stripe may be required between the edges of the fire lane, with the diagonal stripe connecting the stripes or curbs at the edges of the fire lane. Spacing of the diagonal stripe is every 50 feet.



- The stripe shall be stenciled with the words NO PARKING FIRE LANE in white block letters, minimum 4 inches in height.
- The stencil must appear every 50 feet or less, depending on the configuration of the fire lane.