

FIRE ACCESS PLAN NOTES

- To the Applicant: Owner(s), Developer(s) and/or Contractor(s); A "discretionary" plan review is "conceptual" by definition, and as such does NOT constitute an approval for Fire Access. It shall therefore be incumbent of the Applicant to ensure that a Fire Plan review cycle is provided during the "ministerial" review. Also, an "Exhibit A" package with or without a Fire Access Plan, does NOT constitute an approved FAP for issuance of construction/building permit.
- Construction documents approved by the Fire Code Official are approved with the intent that such construction documents comply in all respects with the CFC/CBC. Review and approval by the Fire Code Official shall NOT relieve the applicant of the responsibility of compliance with these codes. CFC 105.4.4
- Building Address number(s) location(s) shall be visible and legible from the street/road fronting the property per San Diego Municipal Code Section §95.0209.4
- Fire Apparatus Access Roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. CFC 503.2.3
- Fire apparatus Access Roads and Water Supplies for fire protection, shall be installed and made serviceable prior to and during time of construction. CFC 501.4
- Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. CFC 503.2.5. See Appendix D CFC Figure D103.1 Radius 30' inside 50' outside.
- Any Hammerhead/Turnaround/Cul-de-Sac shall be provided in accordance with Appendix D CFC Figure D103.1. ALL dimensions have been shown on the Fire Access Plan. Turn radius 30' inside/50' outside.SDFD FPB Policy A-14-1.
- Aerial fire access road(s) adjacent to buildings that are greater than 30 feet in height from grade plane, shall have a minimum width of 26 feet. The proximal edge of Aerial fire access shall be a minimum of 15-30 feet from the building facade(s) and/or plumb line of eave(s). Aerial access shall be provided along one entire long side(s) of the building(s). Show ALL proposed locations where aerial access is being provided. (See FPB Policy A-14-1)
- Post indicator valves, fire department connections, and alarm bell are to be located on the address/access side of the structure. CFC 912.2.1
- All required hose pulls are shown to reach all portions of the exterior of the building(s) per policy A-14-1. Hose pull is measured from the fire apparatus (engine) when the fire engine is in a fire access roadway. Hose pull can be measured from multiple locations within the access roadway. The hose pulls must connect or overlap to show complete coverage. For a sprinklered building(s), the maximum hose pull is 200'. For non-sprinklered building(s), the maximum hose pull is 150'. Change in vertical elevation must also be accounted for.
- All existing and/or proposed fire hydrants within 600' of the project site and a 300' radius overlay shall be shown to encompass ALL portions of ALL structures as part of submitted project. SD Ordinance 1793.27
- CFC 507.5.5 - Clear space around hydrants: A 3 foot radius clear space shall be maintained around ALL fire hydrants, except as otherwise required or approved.
- San Diego Municipal Code Section §55.0507 item (c) hydrant locations shall be identified by the installation of reflective blue colored markers. Such markers shall be affixed to the roadway surface, approximately centered in roadway and/or between curbs. The marker(s) shall be at a right angle to the hydrant.
- CFC 507.5.6 - Physical Protection: If additional hydrants are required and/or where fire hydrants are subject to impact by a motor vehicle, vehicle impact protection(s) or other approved means shall comply with Section CFC 312
- ALL red curb parking sign areas have been shown with a key indicator. ALL required access roadways shall not provide less than the required/approved width and/or be obstructed in any manner, including the parking of vehicles. Where inadequate width has not provided for parking along access roadways, then such access shall be kept clear by the posting of signs or the painting of curbs per policy A-14-1.
- The location(s) of an approved "Knox" key box are shown on the FAP and follow the San Diego Fire Department FPB policy K-15-2.
- An approved vehicle strobe detector system and/or Knox Keyswitch override shall be provided for ALL vehicle entry and/or emergency vehicle entry points to the project site; locations to be approved by Fire Access reviewer. CFC section 506.
- Where security gates are installed, gates shall have an approved means of emergency operation. The security gates and emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. CFC 503.6
- At least one fire extinguisher with a minimum rating of 2-A-10-BC shall be provided within 75 feet maximum travel distance for each 6,000 square feet or portion thereof on each floor. CFC Sec. 906.
- Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard (ZA10BC) as follows: 1. At each stairway on all floor levels where combustible materials have accumulated. 2. In every storage and construction shed. 3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids. CFC 3315.
- Provide stairway identification signs per CFC 1023.9 - 1023.9.1.
- CFC 504.3 - New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal shall be provided with a stairway to the roof in accordance with 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.
- Exterior doors and openings required by CFC/CBC shall be maintained readily accessible for emergency access by the Fire Department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official. CFC Sec. 504.
- A Class I (or I or II) standpipe outlet connection is required in occ. of 4 or more stories at every floor-level connection of every required stairway above or below grade. Outlets at stairways shall be located within the exit enclosure or, in the case of pressurized enclosures, within the vestibule or exterior balcony, giving access to the stairway. There shall be at least 1 outlet above the roof line when the roof has a slope of less than 4/12 units horizontal. In buildings where more than 1 standpipe is provided, the standpipes shall be interconnected. CFC 905.
- Every building four stories or more in height shall be provided with not less than one standpipe for use during construction installed in accordance with CFC 3313.1. Standpipe shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of Fire Department access. CFC 3313.1.
- Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, Fire Department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns or strobes.
- Decorative materials shall be provided and/or maintained in a flame-retardant condition. CFC Sec. 804.
- ALL buildings and sites undergoing construction, alteration, or demolition shall comply with the requirements of Chapter 33 of the CFC.
- An approved access walkway leading from fire apparatus access roads to exterior openings required by the Fire or the Building Code shall be provided.
- Fire protection equipment shall be identified in an approved manner. Rooms containing controls for A/C systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the Fire Department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.
- Per Municipal Code: Structures located in Zone 1 shall be constructed of non-combustible, one hour or better fire-rated and/or heavy timber construction. DSD policy requires that structures located in the high severity fire zone meet these requirements and are reviewed for compliance by a Structural or IAS reviewer.

SIGN DETAIL

- SIGNS, WHEN SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED THEY SHALL COMPLY WITH CBC SECTION 1143A & 11B-703.
- WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING, THEY SHALL COMPLY WITH NOTES E, F, H, I AND J BELOW.
 - WHEN SIGNS DIRECT OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF A BUILDING, THEY SHALL COMPLY WITH NOTES E, F AND G BELOW.
 - WHEN SIGNS IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND COMPLY WITH NOTES E AND J BELOW.
 - IDENTIFICATION SIGNS SHALL COMPLY WITH ALL REQUIREMENTS, DIRECTION AND INFORMATION SIGNS SHALL COMPLY WITH FINISH, PROPORTIONS, AND CHARACTER HEIGHT. ACCESSIBILITY SIGNS SHALL COMPLY WITH FINISH AND CONTRAST.
 - FINISH AND CONTRAST CHARACTERS, SYMBOLS, AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
 - PROPORTION CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 80% MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "T".
 - CHARACTER HEIGHT CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE "X". LOWERCASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR GREATER THAN 6", THE MINIMUM CHARACTER HEIGHT SHALL BE 3".
 - RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS WHEN RAISED CHARACTERS ARE REQUIRED OR PICTORIAL SYMBOLS ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - CHARACTERS ON SIGNS SHALL BE RAISED 1/4" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH "F" BELOW.
 - RAISED CHARACTERS SHALL BE A MINIMUM 1/2" AND A MAXIMUM OF 2" HIGH.
 - PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 9" IN HEIGHT.
 - CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM 1/2" AND A MAXIMUM 3/4" DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTILINE, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.
 - LOCATION WHEN A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHEN A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHEN THE SIGN IS LOCATED WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MINIMUM BY 18" MINIMUM, CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
 - HEIGHT SIGNS WITH RAISED CHARACTERS SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
 - BRAILLE CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHENEVER BRAILLE IS REQUIRED. BRAILLE DOTS SHALL HAVE A DOME OR ROUNDED SHAPE AND SHALL COMPLY WITH CBC SECTION 1143A.7 AND CBC SECTION 11B-703.3.

