



Coastside Fire Protection District
Fire Prevention Bureau
Standard Detail & Specification Manual

Section:	Public Information	Effective:	May 15, 2007
Title:	Requirements for Final-Residential	Revised:	May 7, 2019
Number:	PI-006	Approved:	<i>Gary Silva</i>

Automatic Fire Sprinklers:

All areas shall be equipped with fire sprinklers, meeting the requirements of NFPA 13D (2013 edition). The plans for this system must be submitted to the City of Half Moon Bay or the San Mateo County Planning and Building Division. Upon submission of said plans, the City/County will forward a complete set to the Half Moon Bay Fire Protection District for review. The fee schedule for Automatic Sprinkler Systems shall be in accordance with Coastside Fire District Ordinance No. 2013-03. Fees shall be paid prior to plan review.

Underground Fire Sprinklers Supply:

Installation of underground sprinkler pipe shall be visually inspected with the trench open, pipe bedded in 4" of sand, copper lines with buried soldered fittings shall be pressure tested to 200 pounds or 50 pounds over the main pressure, verified by the Inspector prior to flush and flushed prior to hook-up to riser. **No System shall be hooked up to the underground prior to inspection and flush.**

Fire Access Roads:

Fire suppression operations involve heavy pieces of apparatus that must set-up and operate close to the building. **When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed. Such protection shall be installed and made serviceable prior to and during the time of construction before combustibles are on the project site.**

Approved signs or painted curbs or lines shall be provided and maintained to identify fire apparatus access roads and state the prohibition of their obstruction.

Construct all fire apparatus access roads in accordance with California Fire Code Appendix D. The minimum unobstructed required width is 20 feet. Minimum required vertical clearance is 15 feet 6 inches. Gates securing access roads must provide a clear opening 20 feet in width. Dead-end access roads, which exceed 150 feet in length, shall be constructed with turnarounds so that fire apparatus can maneuver to reverse direction on the access road. Cul-de-sacs, tees, bulbs, and other configurations intended to satisfy this requirement must be approved by the Chief.



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Roads shall be constructed to support loads imposed by fire apparatus shall provide an all weather-driving surface and shall be certified by a Civil Engineer @ Final.

Smoke Detectors:

Smoke Detectors shall be hard-wired with a battery back-up **and** shall be interconnected. Place smoke detectors on every level **AND** in every bedroom or room which may be used as a bedroom.

Emergency Building Access:

All security gate systems controlling vehicular access shall be equipped with a "Knox", key operated emergency entry device. Applicant shall contact the Fire Prevention Bureau for specifications and approvals prior to installation.

Address Numbers:

Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters and numerals for permanent address numbers shall be of 4-inch stroke and of a color which is contrasting with the background. Such letters or numerals shall be internally illuminated 6' above ground level and facing the direction of access. Buildings located remotely to the public roadway must have reflective contrasting letters on a reflective sign at the entrance and every turn-off.

Roof Covering:

The roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher.

Fire Flow:

The California Fire Code Appendix B and BB have been utilized to determine the required fire flow and number of fire hydrants required. The fire flow One-and-Two-family dwellings may use the reduction exception if equipped with approved automatic sprinkler system, larger and more complex structures will require larger volumes and the Fire Prevention Bureau should be consulted early in the project. Fire hydrants are typically placed 500 feet apart

Garage Doors:

Garage doors shall be rated @ 20 minute, self closing and equipped with a gasket to block smoke migration into the house.

Garage Construction:

Refer to the 2013 California Building Code.



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Defensible Space:

The Fire Department recommends that a defensible space of not less than 100 feet (or property line) be maintained between the home and any combustible vegetation. Vegetation and or weeds which presents a fire hazard to structures shall be modified or removed in order to provide and maintain a defensible space. Defensible space requirements and specifications will be determined by the Coastside Fire Protection District.

Internal Flow Alarm:

An internal audible device that will annunciate with the flow switch as well as the Flow Alarm bell is required. The Fire Bell and interior audible device shall be on the same circuit as the garage door opener to facilitate repair. Breakers shall be marked showing this circuit.