

**AUBURN
FIRE DEPARTMENT**



**BUILDING STANDARDS AND
REQUIREMENTS**

**Residential Subdivision
Single Family Residential
2017**

CITY OF AUBURN FIRE DEPARTMENT

Plan Review and Fee Collection

The following is a guideline for the process of plan review, approval, and fee collection for the Fire Department.

The Fire Department, through Ordinance, has a number of fees for plan review, permits, and services. These fees will be collected upon completion of review and at time of approval. All fees are to be paid in full prior to any issuance of final acceptance and or occupancy.

Procedure:

- A. For projects that are submitted through the Community Development Department, Public Works, or Building Department;
 - 1. Community Development, Public Works, or Building will submit to the Fire Department any applicable project for review and or comment.
 - 2. Fire will submit back to appropriate department with conditions, comment, and or approval. Fire will condition the project final approval upon payment of all applicable fees.
 - 3. Upon final review and or approval, Fire will attach a completed FIRE DEPARTMENT INSPECTION AND PERMIT RECEIPT form (Yellow). This will be forwarded to the appropriate department overseeing the project.
 - 4. The originating department will forward the FIRE DEPARTMENT INSPECTION AND PERMIT RECEIPT form (Yellow) to the project developer/coordinator (customer) who will pay appropriate fire fees to the Finance department.

- B. For projects that are submitted directly to Fire Department;
(Fire protection and related type systems requiring fire approval only)
 - 1. Three (3) copies of such plans, diagrams, and calculations are required for Fire Department review.
 - 2. Fire will review and attach conditions, comment, and or approval. Fire will condition the project final approval upon payment of all fees required.
 - 3. Upon final review and or approval Fire will attach a completed FIRE DEPARTMENT INSPECTION AND PERMIT RECEIPT form (Yellow). Fire may forward such documents to the Building Department counter for customer pick-up.
 - 4. Customers will pick-up approved project(s) at Fire or Building Department counter and proceed to Finance to pay all fees.



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1225 Lincoln Way • Auburn, California 95603
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FEE SCHEDULE

TYPE OF SERVICE	DESCRIPTION	FEE
Fire Suppression Systems		
UL 300 Hood System	Plan Check, Inspection, Testing	\$163
Sprinkler System Initial - 1-99 Heads	Plan Check, Inspection; Visual, Hydro, Flow, Final	\$211
Sprinkler System Initial - 100-299 Heads	Plan Check, Inspection; Visual, Hydro, Flow, Final	\$260
Sprinkler System Initial - 300+ Heads	Plan Check, Inspection; Visual, Hydro, Flow, Final	\$309
Sprinkler System Tenant Improvement - 1 -49 Heads	Plan Check, Inspection; Visual, Final	\$211
Sprinkler System Tenant Improvement - 50+	Plan Check, Inspection; Visual, Final	\$309
Spray Booth	Plan Check, Inspection; Visual, Final	\$211
Specialized Fire System	Plan Check, Inspection, Testing (Min. Fee, additional time charged at inspection rate)	\$309
Fire Pump System	Plan Check, Inspection; Visual, Final	\$114
Fire Standpipe System	Plan Check, Inspection; Visual, Final	\$114
Smoke Management Systems	Plan Check, Inspection; Visual, Final	\$114
Special Suppression System	Plan Check, Inspection; Visual, Final	\$211
Alarm Systems		
Alarm System - 1-9 Devices	Plan Check, Inspection, Testing	\$211
Alarm System - 10-29 Devices	Plan Check, Inspection, Testing	\$260



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FEE SCHEDULE

Alarm System - 30+ Devices	Plan Check, Inspection, Testing	\$309
Alarm System - Tenant Improvement	Plan Check, Inspection, Testing	\$211
Building and Development		
Subdivisions - 0-50 Units	Plan Review (Civil), Develop Conditions	\$211
Subdivisions – 51+ Units	Plan Review (Civil), Develop Conditions	\$211
Fire Plan for Development - Develop-Subdivision	Plan Development	\$260
Fire Plan for Development - With Open Space	Plan Development	\$357
Hydrant Flow Test	Flow, Record, Hydrant Test	\$211
Private Fire Service Main - Sprinkler feed only	Plan Check, Inspection; Visual, Hydro, Flow, Final	\$211
Private Fire Service Main - Fire Hydrants	Plan Check, Inspection; Visual, Hydro, Flow, Final	\$211
Compressed Gas Systems – General	Plan Check, Inspection	\$309
Compressed Gas Systems - Hazardous Material	Plan Check, Inspection	\$309
Compressed Gas Systems - Medical Gas	Plan Check, Inspection	\$309
Electric Gate	Plan Check, Inspection; Visual, Final	\$114
Residential Parcel Inspection	Inspection	\$211
Project Plan Review Revision Per Hour	Plan Check Hourly Rate	\$114
Re-inspection Fee	Inspection	\$114
Permits and Licensing		
Permits as Required by the Fire Code	Review, Inspection, and Issuance	\$114



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FEE SCHEDULE

Apartments/Hotels/Motels - 3-16 units	Inspection	\$211
Apartments/Hotels/Motels - 17-32 units	Inspection	\$260
Apartments/Hotels/Motels - 33 or more units	Inspection	\$309
Community Care Licensing - Initial application	Review, Pre-Inspection, Inspection, 850 Form Submittal	\$309
Community Care Licensing - Occupancy Change	Inspection, 850 Form Submittal	\$309
Carnivals and Fairs	Review, Inspection	\$309
Combustible Dust Operations	Review, Inspection	\$211
Combustible Storage	Review, Inspection	\$211
Commercial Day Care Facility - 7-49 persons	Inspection	\$211
Commercial Day Care Facility - 50-149 persons	Inspection	\$309
Commercial Day Care Facility - 150 or more persons	Inspection	\$406
Compressed Gases	Inspection	\$211
Cryogenics	Inspection	\$211
Dry Cleaning Plant	Inspection	\$211
Dust Producing Operations/Storage	Inspection	\$309
Flammable/Combustible Liquids	Inspection	\$211
Garage Repairs/Motor Vehicles Fuel	Inspection	\$309
Hazardous Materials	Inspection	\$211
High Piled Storage	Inspection	\$211
Hot Works/Cutting & Welding	Inspection	\$211



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FEE SCHEDULE

Institutional - Fewer than 6 patients	Inspection	\$211
Institutional - 6 or more patients	Inspection	\$309
Large Family Day Care Inspection	Inspection	\$211
Liquid Petroleum Gas (LPG)	Inspection	\$211
Lumber Yard/Woodwork	Inspection	\$309
Organic Coating Application	Inspection	\$211
Ovens (Industrial Baking/Drying)	Inspection	\$211
Places of Assembly - Less than 300 Occupants Load	Inspection	\$211
Places of Assembly - 300 - 999 Occupants Load	Inspection	\$309
Places of Assembly - 1000 or more Occupant Load	Inspection	\$406
Residential Care Facilities - Less than 7 Residents	Inspection	\$211
Residential Care Facilities - 7 or more Residents	Inspection	\$309
Spraying or Dipping	Inspection	\$211
Temporary Membrane Structures - 401 - 1499 sq ft.	Review, Inspection	\$211
Temporary Membrane Structures - 1500 - 2999 sq ft.	Review, Inspection	\$211
Temporary Membrane Structures - 3000 - 5999 sq ft.	Review, Inspection	\$309
Temporary Membrane Structures - 6000 or more sq ft.	Review, Inspection	\$309
Tire Storage	Inspection	\$211
Wood Products	Inspection	\$211
Above Ground Tank	Inspection	\$211



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FEE SCHEDULE

Underground Tank	Inspection	\$211
Knox Box Servicing	Inspection and Service	\$114
Family Day Care	Inspection	\$114
Other Fire Code Inspection	Inspection	\$114
Other Required Inspections Not Specifically Listed	Inspection	\$114
Pre-Inspection Fee	Pre-Inspection	\$114
Off Hours Inspections	Inspection	\$163
General/Misc.		
Annual Business General Fire & Life Safety Inspections	Inspection	\$211
Standard Inspection Rate	Per Hour	\$114
Special Consultation Fee	Per Hour	\$114
Reports and Documentation		\$114
Weed/Vegetations Abatement Processing Fee - Abatement	Administrative Fees for Processing Abated Properties; Fee(s) added to actual charges incurred	\$406
Weed/Vegetations Abatement Processing Fee - Submittal to Tax Assessor	Fee	\$504
Outsourced Plan Review	Outsourced Plan Review	Actual Costs Incurred
Will Serve Letters/Special Requests	Will Serve Letters/Special Requests	\$211
False Alarm Response	False Alarm Response	\$751
Fire Flow Hydrant Test	Flow Test	\$114

*Inspections include an initial field inspection and one (1) re-inspection. Repeated failed tests or additional inspections required will be charged at the standard inspection rate for an inspection.



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FEE SCHEDULE

Service	Rate	
	<u>GPM</u>	<u>Hourly</u>
Type 1, Type 2, Type 3 Fire Engine and Water Tender - GPM 0001 - 1000	0001 – 1000	\$75.00
	1001 – 1250	\$90.00
	1251 – 1500	\$95.00
	1501 - 2000+	\$105.00
Rescue Fire Apparatus (Light)		\$80.00
Fire Department Pickup Truck		\$56.00
Fire Department Sedan		\$45.00
Fire Department Van		\$64.00
Fire Department SUV		\$80.00
Non-City Equipment or Vehicle		Actual Cost Incurred
Emergency (Spilled Load, Hazmat, DUI, Etc.) Responses	Hourly	\$114
Engine Company Standby	Hourly	\$114
Additional Standby Time	Hourly	\$114

*One hour minimum; 15-minute increments thereafter

**Current Labor Rate:

Full-time and part-time Fire Department Personnel: Actual weighted rate for the personnel performing services

Volunteer Personnel: Current Cal EMA rates on file

Independent Contractor: Actual Cost Incurred

**AUBURN FIRE DEPARTMENT
PLAN REVIEW CHECKLIST**

Residential Subdivision

In an effort to expedite the Fire Department Plan Review process for your project a check list has been developed to ensure that pertinent information is identified on your plans. The items listed are standard conditions for the type of project as submitted. This list is for your use.

Plans Required for Review	Plans Required for Review
<input type="checkbox"/> Overall site plan indicating: roads & access, water mains & size, fire hydrant(s), building location(s), grade dimensions,	<input type="checkbox"/> Building envelopes and locations, ingress & egress locations, special hazards, adjoining properties and uses
<input type="checkbox"/> Vegetation management plans or landscaping plans	<input type="checkbox"/> Other relevant plans pertaining to project

General Site Plan Information	Related Information
<input type="checkbox"/> Fire access, roads & streets, indicate width	<input type="checkbox"/> Identify Defensible space areas
<input type="checkbox"/> Fire access, roads & streets, indicate length	<input type="checkbox"/> Identify Vegetation Modification plans
<input type="checkbox"/> Fire access, roads & streets, if over 150' indicate turnaround with dimensions	<input type="checkbox"/> Identify Shaded Fuel Break areas
<input type="checkbox"/> Fire access, roads & streets, indicate grade	<input type="checkbox"/> Identify Emergency Access
<input type="checkbox"/> Fire access, roads & streets, indicate vertical clearance	<input type="checkbox"/> Identify Emergency Fire Access and Gates
<input type="checkbox"/> Fire access, roads & streets, indicate surface	<input type="checkbox"/> Identify Defensible space areas
<input type="checkbox"/> Fire access, roads & streets, indicate RED CURB & "NO PARKING" signs	<input type="checkbox"/> Identify Roof materials and rating
<input type="checkbox"/> Identify driveways over 150'	<input type="checkbox"/> Identify Exterior siding/outer wall materials
<input type="checkbox"/> Indicate existing water mains & size	<input type="checkbox"/> Fire Plan submitted
<input type="checkbox"/> Indicate new water mains & size	
<input type="checkbox"/> Indicate fire hydrant location(s)	
<input type="checkbox"/> Indicate Open Space Areas	

**AUBURN FIRE DEPARTMENT
PLAN REVIEW CHECKLIST**

Single Family Residential Plan

In an effort to expedite the Fire Department Plan Review process for your project a check list has been developed to ensure that pertinent information is identified on your plans. The items listed are standard conditions for the type of project as submitted. This list is for your use.

Plans Required for Review	Plans Required for Review
<input type="checkbox"/> Overall site plan indicating: roads, streets & driveway, nearest fire hydrant(s) location, building location(s), adjoining properties and uses	<input type="checkbox"/> Building address and APN, Name of property owner and builder, total square footage of all buildings, type of construction
<input type="checkbox"/> Vegetation management plans or landscaping plans	<input type="checkbox"/> Other relevant plans pertaining to project

General Site Plan Information	Related Information
<input type="checkbox"/> Fire access, roads & streets, indicate width	<input type="checkbox"/> Identify Defensible space areas
<input type="checkbox"/> Fire access, roads & streets, indicate length	<input type="checkbox"/> Identify Vegetation Modification plans
<input type="checkbox"/> Fire access, roads & streets, if over 150' indicate turnaround with dimensions	<input type="checkbox"/> Identify Shaded Fuel Break areas
<input type="checkbox"/> Fire access, roads & streets, indicate grade	<input type="checkbox"/> Identify Emergency Fire Access
<input type="checkbox"/> Fire access, roads & streets, indicate vertical clearance	<input type="checkbox"/> Identify Emergency Fire Access and Gates
<input type="checkbox"/> Fire access, roads & streets, indicate surface	<input type="checkbox"/> Identify Defensible space areas
<input type="checkbox"/> Fire access, roads & streets, indicate RED CURB & "NO PARKING" signs	<input type="checkbox"/> Identify Roof materials and rating
<input type="checkbox"/> Identify driveways over 150'	<input type="checkbox"/> Identify Exterior siding/outer wall materials
<input type="checkbox"/> Indicate existing water mains & size	<input type="checkbox"/> Fire Plan submitted
<input type="checkbox"/> Indicate new water mains & size	
<input type="checkbox"/> Indicate fire hydrant location(s)	
<input type="checkbox"/> Indicate Open Space Areas	

FIRE DEPARTMENT CONDITIONS (Residential/Subdivision)

SPECIFIC CONDITIONS FOR THIS PROJECT

- A. Plans shall be submitted to the fire department for approval prior to any work on the project.
- B. All applicable fire department fees and permits are to be paid in full as a condition of approval.
- C. When a project is located within a Fire Hazard Severity Zone a comprehensive Fire and Vegetation Management Plan is to be developed and submitted to the Fire Department for review and approval along with the improvement plans for the subdivision. The Fire and Vegetation Management Plan must be completed prior to final acceptance of the subdivision.

ACCESS TO STRUCTURES

- 1. Roadways and driveways shall extend to a point where of all portions of the exterior walls of the first story of the structure can be accessed within 150 feet.
- 2. Access roads and driveways shall be designed to provide an all weather driving surface. The access road or driveway shall be constructed to the following requirements subject to the approval of the Public Works Department:
 - a. Grades shall not exceed 15% except upon review and approval by the Fire and Public Works Departments.
 - b. Private roads shall be constructed to provide a minimum two-way traffic flow with no parking serving no more than three (3) single family residences or (3) parcels.
 - c. Driveways shall provide a minimum 12-foot traffic lane to no more than two (2) buildings or (2) dwelling units.
 - d. At least 15 ft. of vertical clearance shall be provided over the width of roads, driveways, and other means of vehicular access.
 - e. Flammable vegetation shall be removed for a distance of ten (10) feet on each side of a road or driveway.
 - f. A turnaround shall be provided at all building sites with roadways and driveways that exceed 150 feet in length and shall be within 50 feet of the building.
 - g. Driveways exceeding 150 feet in length, but not more than 300 feet in length, shall provide a turnout at the 150 foot midpoint. For driveways exceeding 300 feet in length, a turnout shall be provided at midpoint and or no greater than 300-foot intervals apart.

PARKING/FIRE LANES

- 3. Parking is not permitted on roadways when the road is 26' wide or less.
- 4. "No Parking" signs or other designation indicating that "parking is prohibited" shall be provided at all normal and emergency access points in and around structures.
- 5. All improvements, including paving and maintenance of restricted access ways, shall be performed to the satisfaction of the Fire Department and the Director of Public Works. Access shall be continuously maintained during the building

construction period and required fire lanes shall be maintained in an unobstructed manner and subject to inspection by the Fire Department. The Fire Department may cause the removal of obstructions at the owner's expense.

SIGNS AND ADDRESSES

6. All buildings shall have a permanently posted address. When a building exceeds 150 in length from the public way, the address shall be placed at each driveway entrance and visible from both directions of travel along the road.
7. Size of letters, numbers and symbols for addresses shall be a minimum 3-inch letter height, 3/8 inch stroke, reflectorized, contrasting with the background color of the sign. All residential dwellings shall comply with the standards of the Personal Security Ordinance of the Auburn Municipal Code, including house numbering. If there is a conflict between the requirements, the more restrictive shall apply.

WATER SUPPLY

8. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the City of Auburn. Fire flow and fire hydrant locations are to be installed in accordance with the Fire Code.
9. 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.
10. Water flow information shall be verified through Placer County Water Agency (PCWA)
11. Water supply mains for fire protection systems shall be installed in accordance with the requirements of the Placer County Water Agency and the current NFPA Standard 24.

FIRE FLOW REQUIREMENTS

12. The minimum fire flow requirements shall comply with the Fire Code.

FIRE HYDRANTS

13. The provision of Fire Hydrants shall comply with the following standards:
 - a. Fire Details for "Water Supply and Fire Hydrants" shall be provided with the improvement plans and shall be completed prior to acceptance of the subdivision improvements by the City.
 - b. Hydrant spacing shall be in accordance with the Fire Code.
 - c. When access, fire lanes, or cul-de-sac depth exceed 450 feet (450'), hydrants shall be required mid-depth.
 - d. Hydrants shall be clearly identified with a blue reflective marker located 6 to 8 inches (6" to 8") from center of street or road way toward hydrant.
 - e. Curbing in front of hydrants shall be painted red 7 feet 6 inches (7'-6") on each side of hydrant.
 - f. Hydrant standards and installation shall be as required by Placer County Water Agency (PCWA).

REQUIREMENTS FOR BUILDINGS AND STRUCTURES

14. Prior to issuance of building permits for any structure or building, the Fire Department shall review the proposed plans for compliance with applicable Fire Codes and requirements for the subdivision. A scale drawing of the site's surrounding area showing streets, access points, water supply sources, and other items of fire suppression interest shall be submitted to the Fire Department.
15. Landscaping or other obstructions shall not be placed around structures in a manner so as to impair or impede accessibility for fire fighting and rescue operations.
16. The location of structures and access to each structure shall be approved by the Fire Department before permits for construction are issued.
17. Automatic fire extinguishing systems required shall be installed as set forth in NFPA 13, NFPA 13D, or NFPA 13R, as applicable.

VEGETATION MANAGEMENT PLAN

18. A vegetation management plan shall be submitted for review and approval by the Fire Department along with the improvement plans for any subdivision; four (4) or more dwelling units. This plan shall describe all actions that will be taken to prevent a fire from being carried toward or away from any building. The vegetation management plan shall include:
 - a. A copy of the site plan, showing the location of the proposed building(s).
 - b. Any and all fuel modifications that may include: the removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the pruning of live trees.
 - c. A maintenance component shall be included in the plan indicating the responsible party(s) and actions required to maintain any and all fuel modifications.

DEFENSIBLE SPACE

19. Defensible space fuel modification.

This is an area where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing fire and to create an area for fire suppression operations to occur. Defensible space is required around all structures for any project. Defensible space can be accomplished by:

 - 1.) The removal of non-fire resistive vegetation and or;
 - 2.) The application of ornamental fire resistive ground covers or vegetation.

Defensible Space requirements for projects include:

 - a. Defensible space shall be provided from any building for a distance of 100' to 200' or up to the property line when less than 200'. Distance shall be measured along the grade from the perimeter or projection of the building. Distance may be determined by a number of factors that may include; slope, topography, fuel types, and exposure to the wild land.
 - b. Ornamental vegetative fuels or cultivated ground covers shall be permitted within the designated defensible space area provided that they do not provide for a means of readily transmitting fire from the growth to any structure.

- c. Trees shall be permitted within the defensible space provided that the horizontal distance between the crowns of adjacent trees and the crowns of fuel is not less than 10'. Deadwood and litter shall be regularly removed from trees.
 - d. Tree crowns extending to within 10' of any structure shall be pruned to maintain a minimum horizontal clearance of 10'. Tree crowns within the defensible space shall be pruned to remove limbs located less than 6' above the ground surface.
 - e. Any portion of tree crowns which extend to within 10' of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10'.
20. Any person who owns, leases, controls, operates, or maintains any dwelling or structure in, upon, or adjoining any mountainous area, forest-covered land, brush-covered land, grass-covered land, or any land that is covered with flammable material, which area or land is within the City of Auburn shall at all times do all of the following:
- Trees.** Remove that portion of any tree that extends within 10 feet of the outlet of any chimney or stovepipe.
- Dead or Dying Wood.** Maintain any tree adjacent to or overhanging any building free of dead or dying wood.
- Vegetative Growth.** Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
- Chimney and Stovepipe.** Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size. Chimneys serving fireplaces or decorative heating appliances in which solid or liquid fuel is used shall be provided with a spark arrester. Spark arresters constructed of woven or welded wire screening of 12 USA standard gauge wire shall have openings not exceeding ½ inch.
- Disposal of Flammable Vegetation and Fuels.** Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels produced through fuel modification practices shall be performed.

Process:

Prior to issuance of building permits for any residential structure or building, the fire department shall review the proposed plans for compliance with applicable conditions and requirements for the project. Plans submitted are to indicate defensible space areas and what application will be used to create the defensible space. The fire department shall issue approval through the City of Auburn permit process prior to any construction. The fire department shall conduct any such required inspections prior to issuance of final occupancy for any permitted project. In addition, within allowable code enforcement, the fire department will have the ability to inspect for compliance of such defensibility requirements and enforce mitigation measures to ensure compliance at any time.

SPARK ARRESTERS

21. Chimneys serving fireplaces or decorative heating appliances in which solid or liquid fuel is used shall be provided with a spark arrester. Spark arresters constructed of woven or welded wire screening of 12 USA standard gauge wire shall have openings not exceeding ½ inch.

FIRE PROTECTION DURING CONSTRUCTION

22. 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.
23. The fire protection water supply system, including fire hydrants, shall be installed and in service prior to placing combustible building materials for structures or combustible pre-tested fabricated building assemblies on the project site or utilizing them in the construction of building structures. If phased construction is planned, coordinated installation of the fire protection water system is permitted.
24. Trash and debris shall be removed from the construction site as often as necessary to maintain a firesafe construction site.
25. Flammable or combustible liquids shall be stored, handled, or used on the construction site in accordance with the applicable provisions of NFPA 30 (Flammable and Combustible Liquids Code); NFPA 58 (Standard for the Storage and Handling of Liquefied Petroleum Gases); and NFPA 395 (Standard for the Storage of Flammable and Combustible Liquids on Farms and Isolated Construction Projects).
26. 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. Personnel normally on the construction site shall be instructed in the use of the fire extinguishers provided.

BUILDING REQUIREMENTS IN FIRE HAZARD SEVERITY ZONES

27. Buildings and structures constructed or relocated into Fire Hazard Severity Zones shall meet the requirements of applicable Building Code and any other local ordinances.

DEFENSIBLE SPACE OVERVIEW AND REQUIREMENTS

Defensible Space, Definition:

The area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structures fires. The perimeter as used in this definition is the area encompassing the parcel or parcels proposed for construction and or development, excluding the physical structure itself. The establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures characterize the area.

Defensible space fuel modification.

This is an area where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing fire and to create an area for fire suppression operations to occur.

Defensible space is required around all structures for any project.

Defensible space can be accomplished by:

- 1.) The removal of non-fire resistive vegetation and or;
- 2.) The application of ornamental fire resistive ground covers or vegetation.

Defensible Space requirements for projects include:

Defensible space shall be provided from any building for a distance of 100' to 200' or up to the property line when less than 200'. Distance shall be measured along the grade from the perimeter or projection of the building. Distance may be determined by a number of factors that may include; slope, topography, fuel types, and exposure to the wild land.

Ornamental vegetative fuels or cultivated ground covers shall be permitted within the designated defensible space area provided that they do not provide for a means of readily transmitting fire from the growth to any structure.

Trees shall be permitted within the defensible space provided that the horizontal distance between the crowns of adjacent trees and the crowns of fuel is not less than 10'. Deadwood and litter shall be regularly removed from trees.

Tree crowns extending to within 10' of any structure shall be pruned to maintain a minimum horizontal clearance of 10'. Tree crowns within the defensible space shall be pruned to remove limbs located less than 6' above the ground surface.

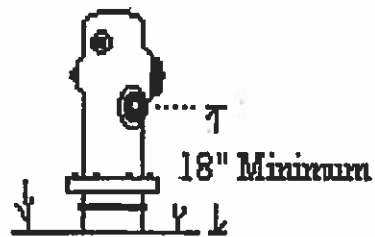
Any portion of tree crowns which extend to within 10' of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10'.

Process:

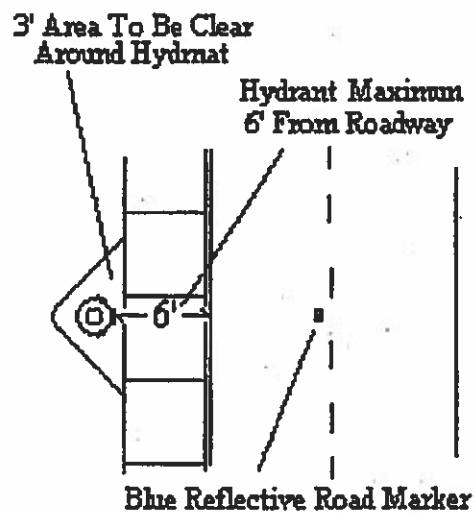
Prior to issuance of building permits for any residential structure or building, the fire department shall review the proposed plans for compliance with applicable conditions and requirements for the project. Plans submitted are to indicate defensible space areas and what application will be used to create the defensible space. The fire department shall issue approval through the City of Auburn permit process prior to any construction. The fire department shall conduct any such required inspections prior to issuance of final occupancy for any permitted project. In addition, within allowable code enforcement, the fire department will have the ability to inspect for compliance of such defensibility requirements and enforce mitigation measures to ensure compliance at any time.

Vegetation Management Plan

A Vegetation Management Plan is the assessment, implementation, and maintenance used to mitigate the hazards of potential wildfire for a specific project or geographical area. A Vegetation Management Plan is to address specific courses of action, responsible parties, resources and priorities. Components of a Vegetation Management Plan may include, but not limited to: modification of fuels, removal of fuels, fire safe landscaping, defensible space, shaded fuel breaks, fire breaks, and other such means to mitigate the hazards of wildfire. Components contain specific prescriptions to be used in the Vegetation Management Plan with the intent of reduction of wildfire hazard.



Fire Hydrant, Typical



Fire Hydrant Placement & Location

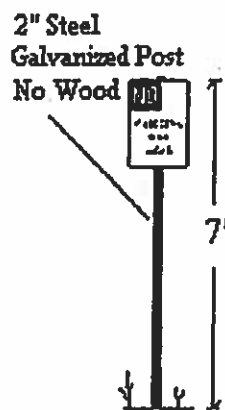
Fire Hydrant, Placement, Location & Marking

**AUBURN FIRE
DEPARTMENT**

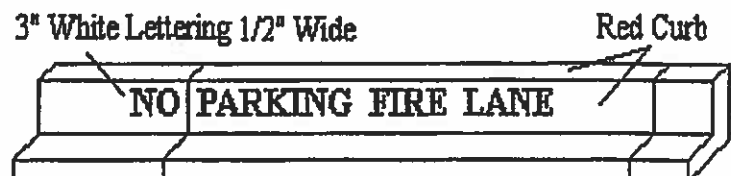
Fire Code & Fire Safe Standards



"No Parking Sign"



Posted Sign

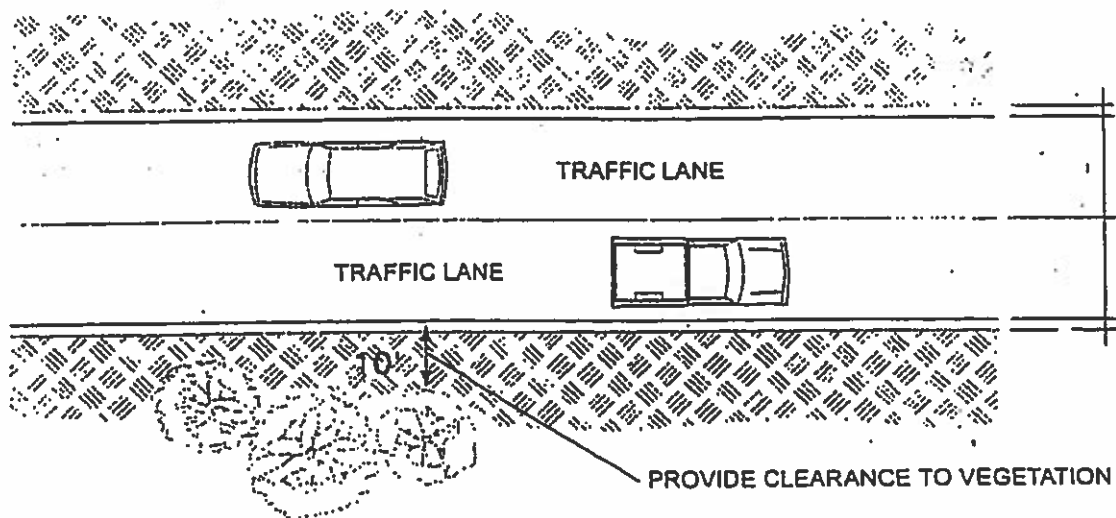


Red Curbing

"NO PARKING" Sign & Red Curbing

Fire Code & Fire Safe Standards

**AUBURN FIRE
DEPARTMENT**

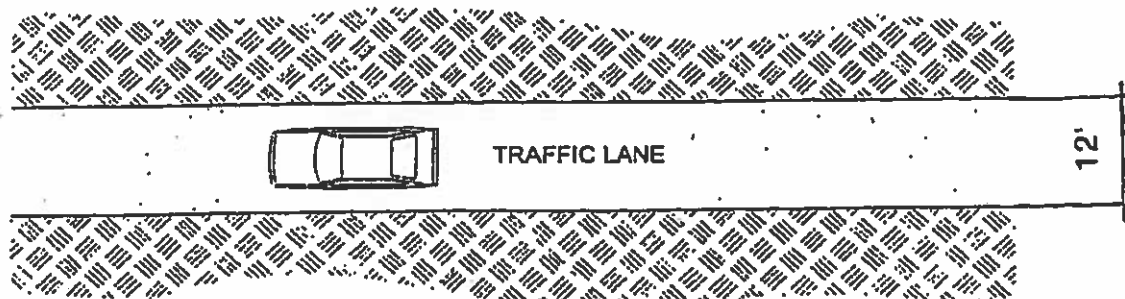


ROAD & PRIVATE LANES

(With "No Parking")

MINIMUM OF 2 LANES

26' MINIMUM WIDTH



DRIVEWAY

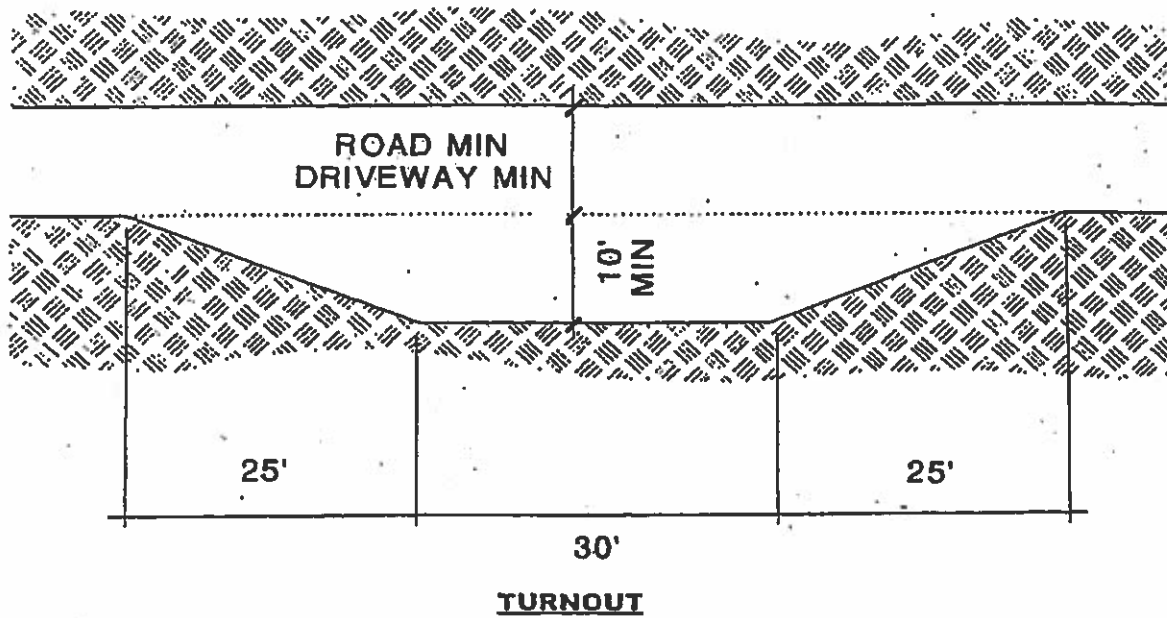
(With "No Parking")

MINIMUM 12' TRAFFIC LANE

Road, Private Lane, Driveway

**AUBURN FIRE
DEPARTMENT**

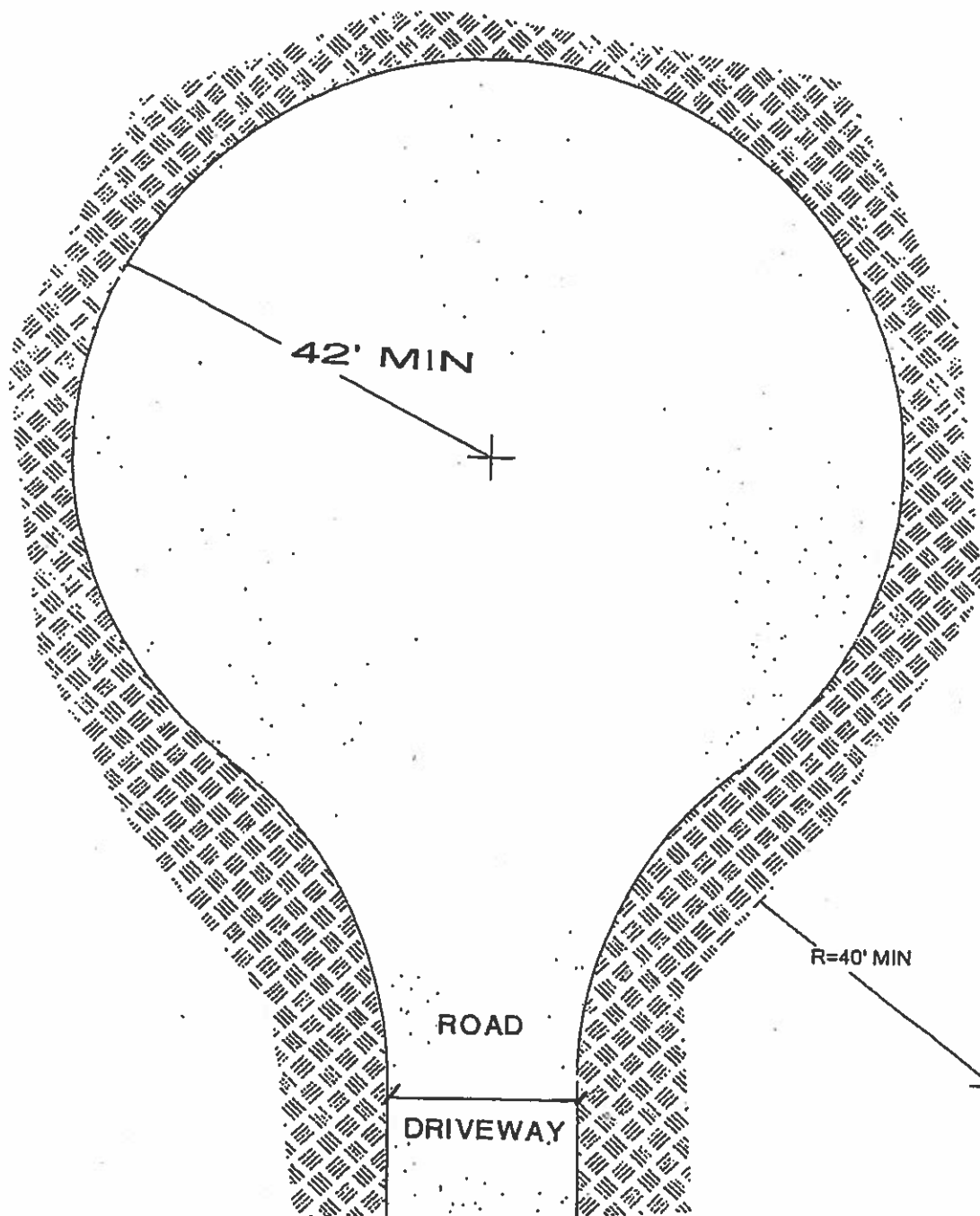
: Fire Code & Fire Safe Standards



Turnout, One-Way Road & Driveway

Fire Code & Fire Safe Standards

**AUBURN FIRE
DEPARTMENT**

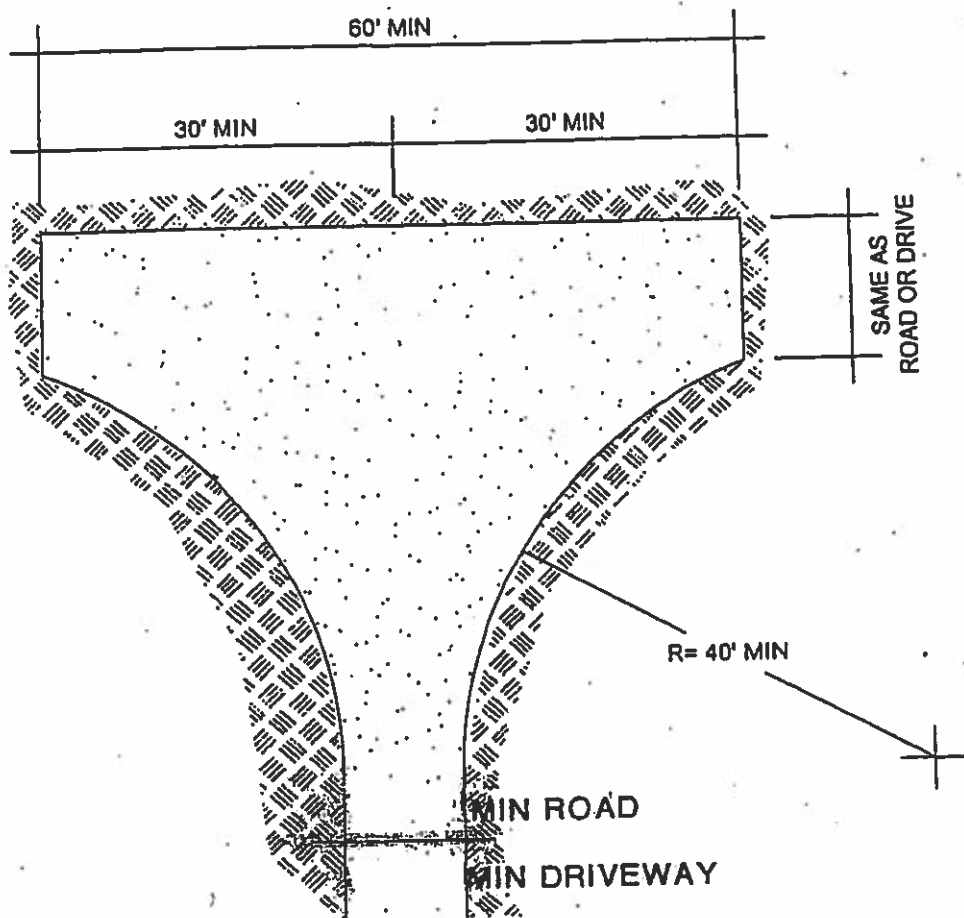


**Turnaround, Cul-De-Sac
With "No Parking"**

Turnaround, Road & Driveway

Fire Code & Fire Safe Standards

**AUBURN FIRE
DEPARTMENT**

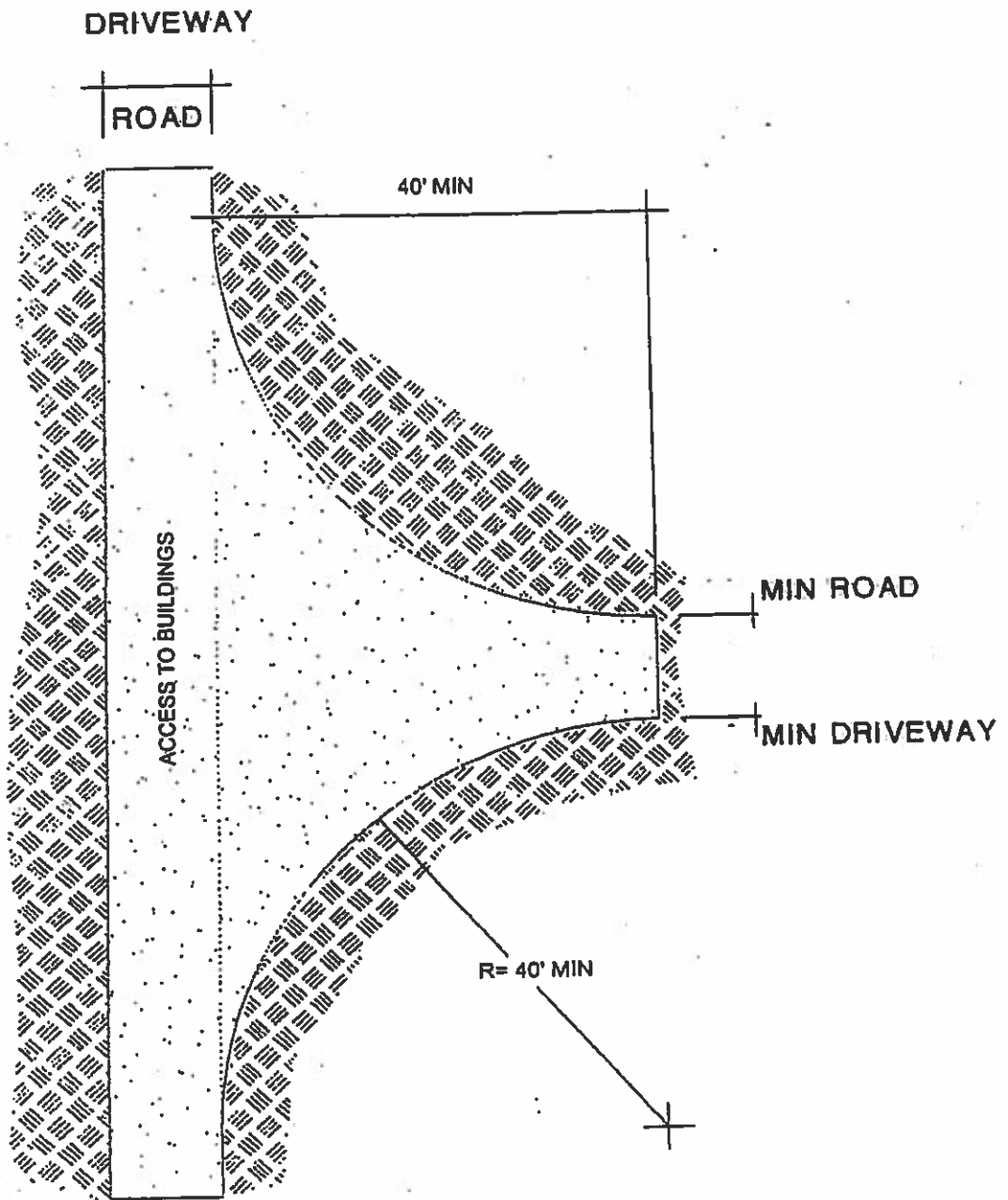


HAMMERHEAD TURNAROUND

Turnaround, Hammerhead, Road & Driveway

**AUBURN FIRE
DEPARTMENT**

Fire Code & Fire Safe Standards

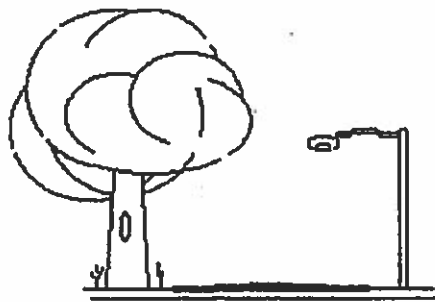


STUB-OUT TURNAROUND

Turnaround, Stub-Out, Road & Driveway

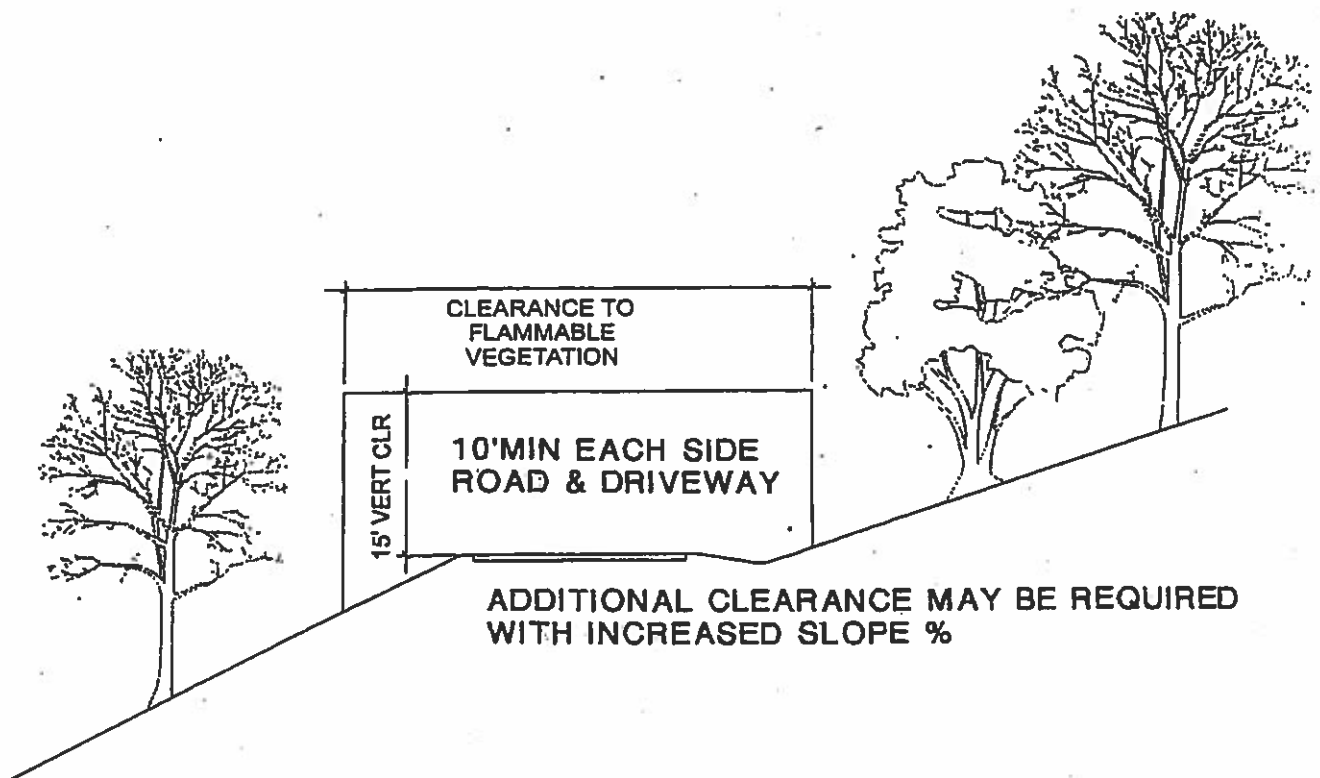
**AUBURN FIRE
DEPARTMENT**

Fire Code & Fire Safe Standards



Vertical Clearance

Minimum 15'

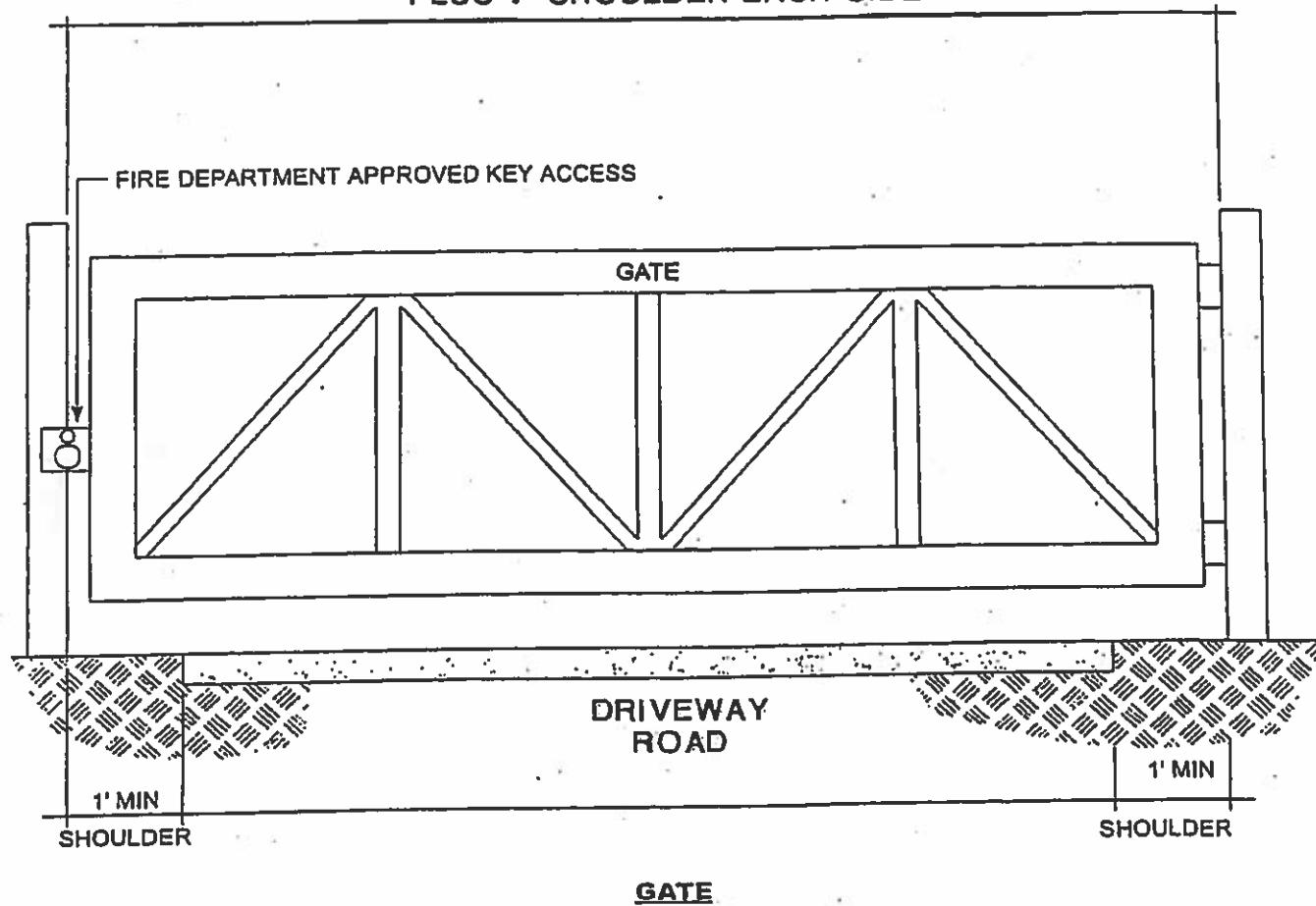


Road & Driveway, Clearance

Fire Code & Fire Safe Standards

**AUBURN FIRE
DEPARTMENT**

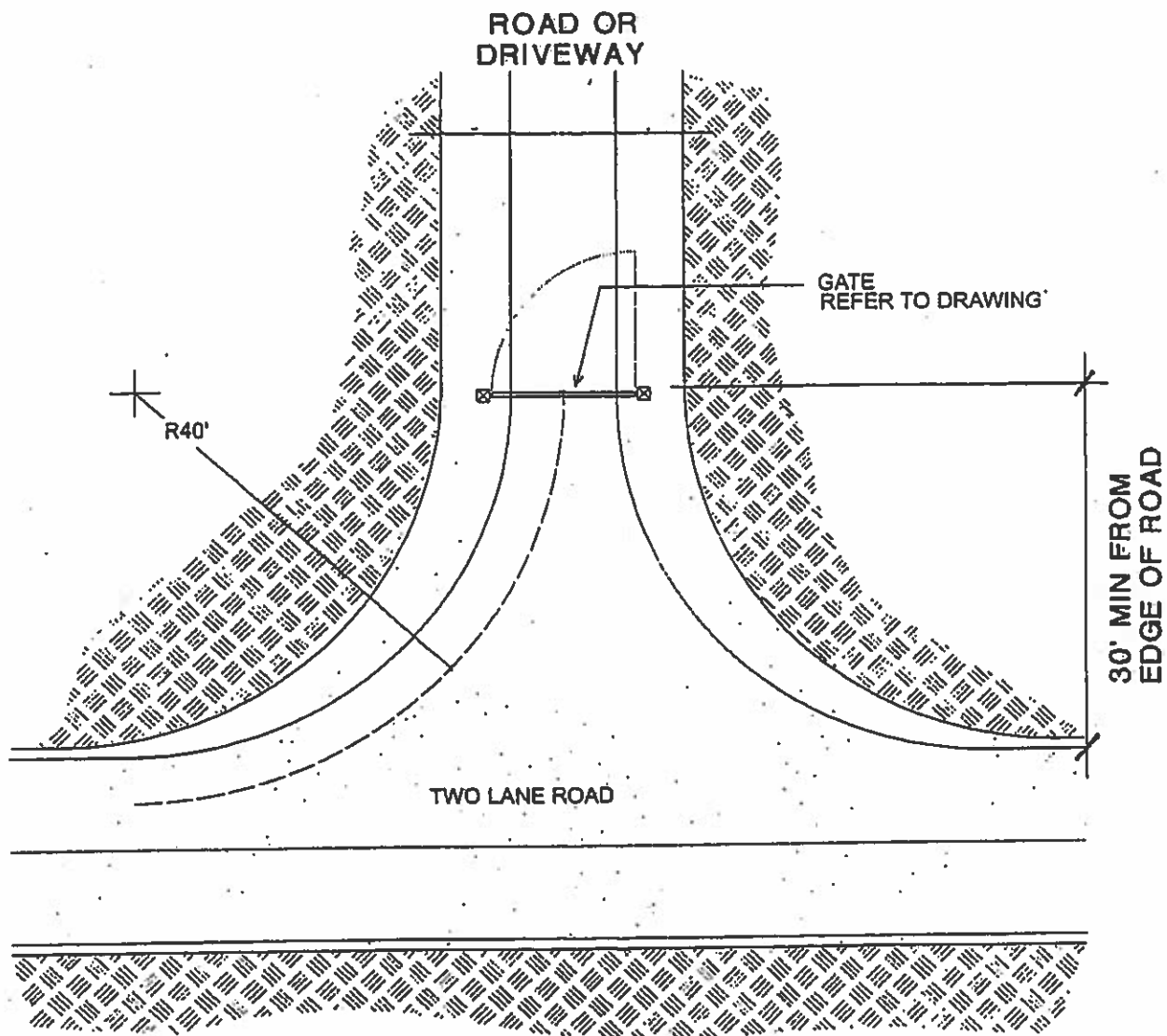
TOTAL TO BE WIDTH
PLUS 1' SHOULDER EACH SIDE



Gate For Road, Private Lane, & Driveway

Fire Code & Fire Safe Standards

**AUBURN FIRE
DEPARTMENT**



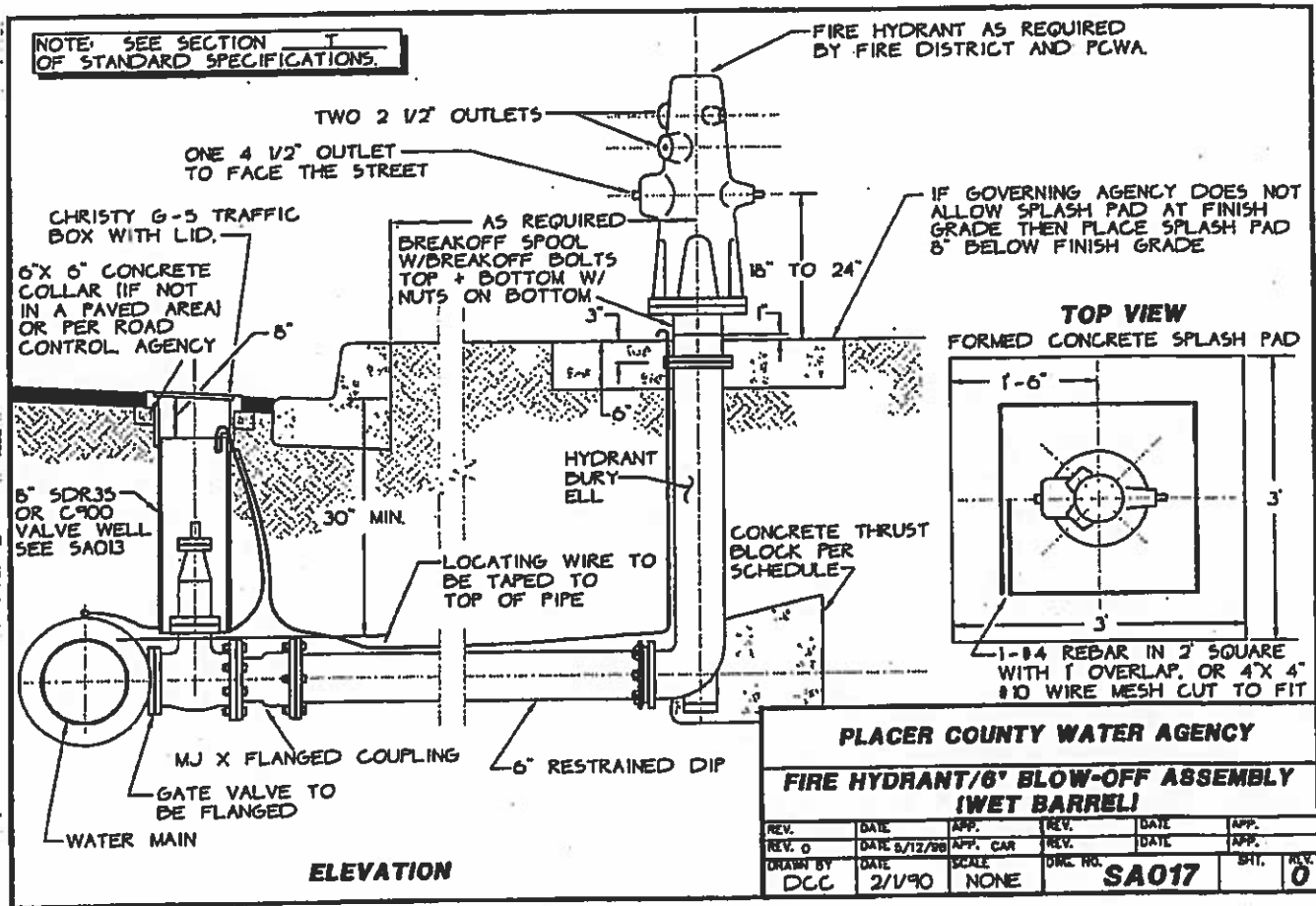
GATED ENTRANCES

- GATE ENTRANCE 2 FEET WIDER THAN WIDTH OF TRAFFIC LANE
- 30 FEET FROM THE ROADWAY, OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC
- CENTER LINE OF LANE TURNING RADIUS TO BE NOT LESS THAN 40'
- PROVIDE FIRE DEPARTMENT APPROVED KEY ACCESS

Gate Entrances

**AUBURN FIRE
DEPARTMENT**

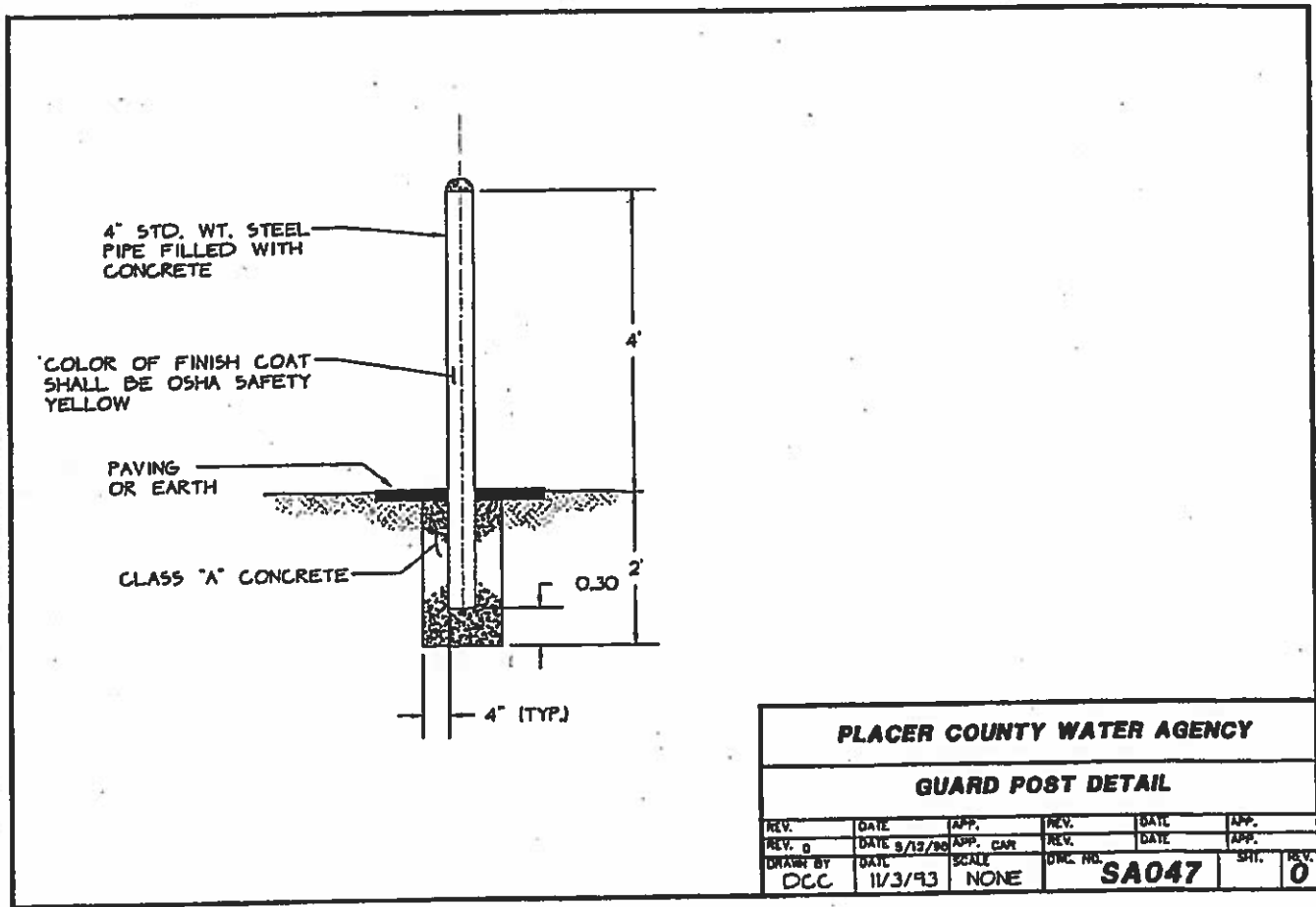
Fire Code & Fire Safe Standards



Fire Hydrant Assembly (Wet Barrel)

Placer County Water Agency

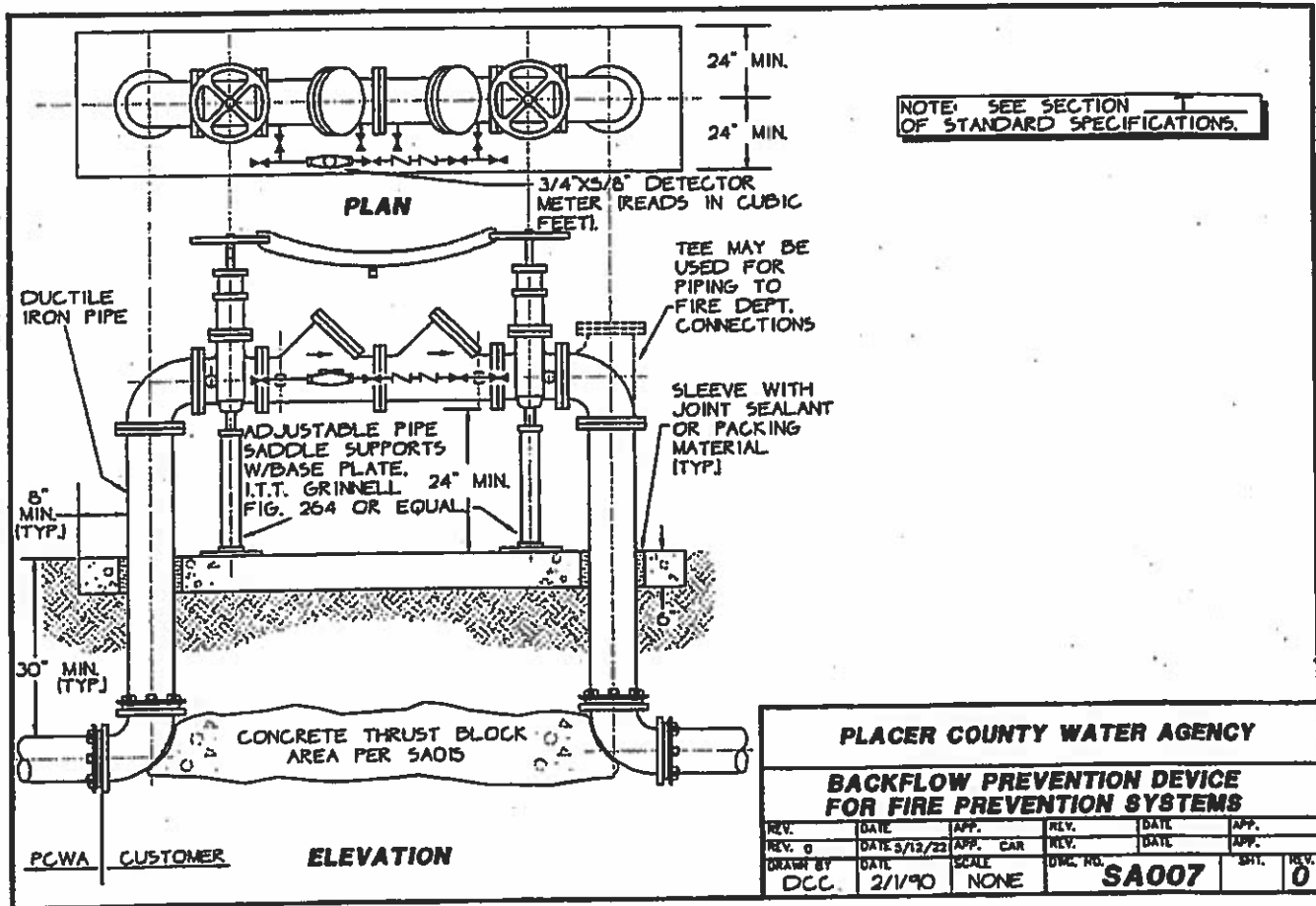
AUBURN FIRE
DEPARTMENT



Guard Post-Ballard

Placer County Water Agency

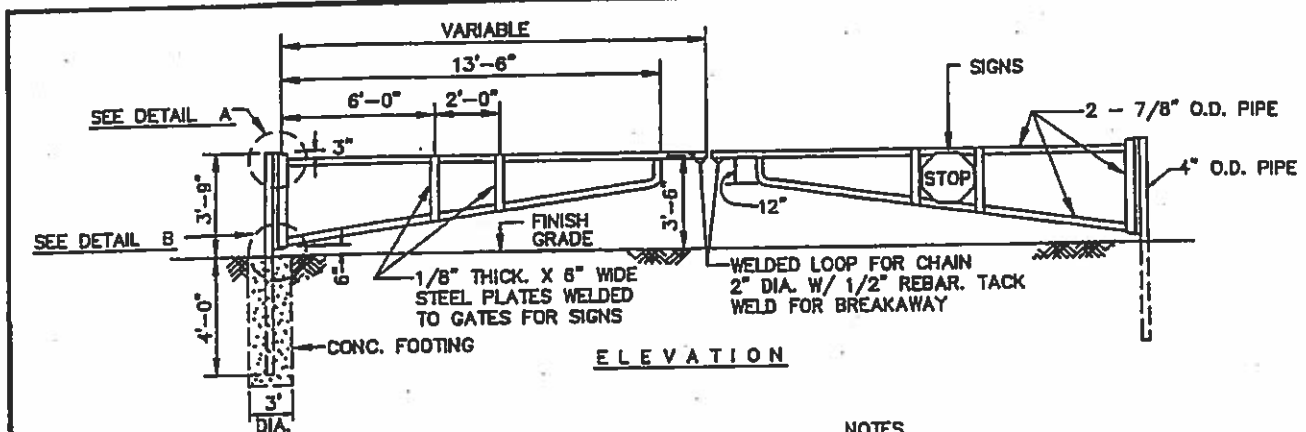
**AUBURN FIRE
DEPARTMENT**



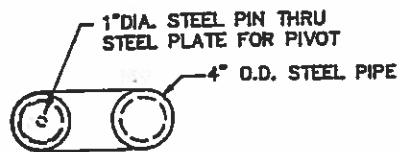
Backflow Prevention Device For Fire Protection Systems

Placer County Water Agency

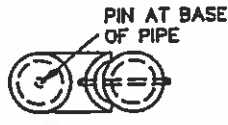
AUBURN FIRE
DEPARTMENT



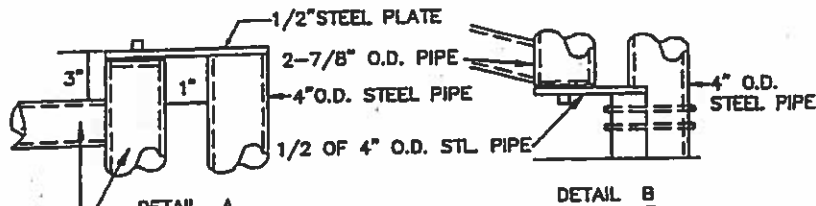
ELEVATION



TOP VIEW



TOP VIEW



DETAIL A

DETAIL B

2-7/8" O.D. STEEL PIPE

NOTES

1. ALL PIPES SHALL BE BLACK STEEL PIPES, OUTSIDE DIA. (O.D.) AND WELDED.
2. ALL STEEL TO BE PAINTED WITH 2 COATS OF PRIMER AND INSIGNIA YELLOW.
3. PROVIDE 2 - 2" X 5" O.D. PIPE AND INSTALL WITH CONC. FOOTING (12" X 24" D.) FOR TIE-DOWN WHEN GATE IS OPENED

CITY OF AUBURN
PUBLIC WORKS DEPARTMENT

ENTRY-PIPE GATE DETAIL

DATE: JANUARY 1993

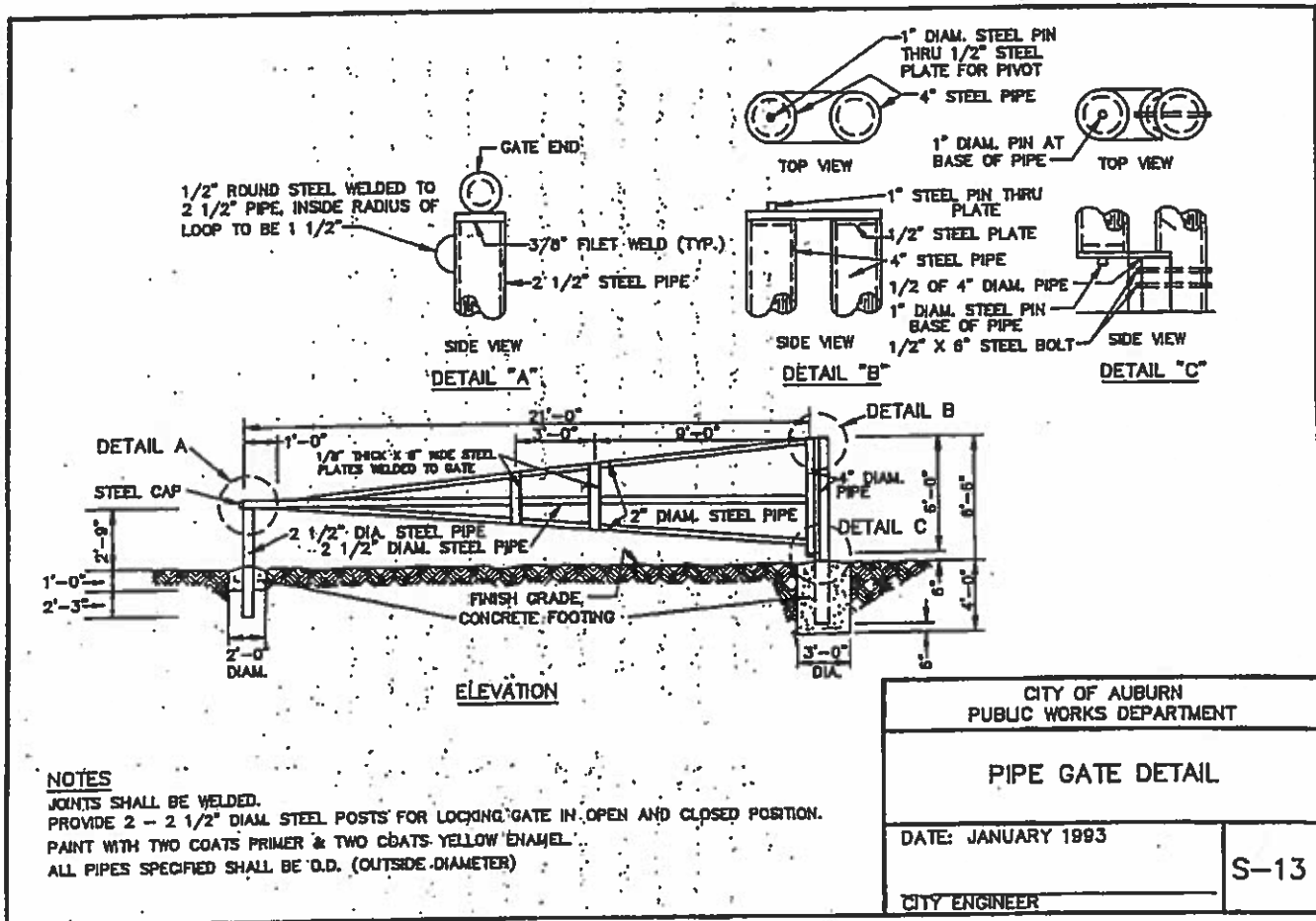
CITY ENGINEER

S-14

Entry-Pipe Gate, Two Lane

City of Auburn Public Works

AUBURN FIRE
DEPARTMENT



Entry-Pipe Gate, Single Lane/Access

City of Auburn Public Works

AUBURN FIRE
DEPARTMENT