



Santa Barbara County Fire Department Completeness Guide for Planning Projects

The following list can be used as a guide in understanding components of your project that will be reviewed by Santa Barbara County Fire Department (SBCFD). Adherence to the list will help ensure you are providing required elements of your project for a complete review by SBCFD. For additional guidance, SBCFD Development Standards can be found on our website sbcfire.com under Fire Prevention, they can also be accessed from this link <https://sbcfire.com/development-standards/>

Access

Fire Access Plans:

1. Large-scale developments or ones that include multiple parcels or structures, shall provide detailed access plans that includes dimensions, slope, surface type, fire lanes, aerial apparatus, and parking plan.

General Access:

1. Projects that requires Fire Department access, shall show access from the public way to the location of the project and project structures.
2. All access shall comply with SBCFD Development Standard 1: Fire Apparatus Access.
3. Submitted fire access plans shall include dimensioned widths, slope, surface type (all weather vs paved), and be from the public way to the location of the structures.
4. When required, all turnouts and fire department turnarounds shall be indicated on submitted plans. (Any dead-end fire access exceeding 150 feet or when deemed necessary by SBCFD will require a fire department turnaround.)
5. Designated fire lanes shall be indicated on the plans.
6. Roadway grades shall not exceed 15% unless approved by SBCFD. Surface slopes shall be indicated on submitted plans.
7. Any obstructions located in the access such as gates or traffic calming devices shall be indicated on the plans.
8. Fire apparatus access shall be provided for every facility, building or portion of a building constructed. Such access shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - a. The fire code official is authorized to increase the 150 feet dimension on a case by case basis.

Road Access:

1. Fire access roads provide access to more than four residential units and/or more than two residential parcels or any industrial or commercial occupancy. Fire access roads shall provide a minimum of two, ten-foot traffic lanes along with two feet of unobstructed shoulders on either side of the access road.
2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.



Driveway Access:

1. Driveways shall serve no more than four residential units and/or more than two residential parcels. Driveway widths shall provide a minimum of 12 feet traffic lane with 16 feet unobstructed horizontal clearance and 13.5 feet of unobstructed vertical clearance.
2. Plans shall show access from the public way to the location of the project and project structures.

Aerial Apparatus Access:

1. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, aerial fire apparatus access is required. For the purpose of this requirement, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
2. Aerial fire apparatus access roads shall have a minimum width of 26 feet exclusive of shoulders, in the immediate vicinity of the building or portion thereof, and be located not less than 15 feet, not greater than 30 feet from the building and be parallel to one entire side of the building.

Road Naming:

1. Any project road providing the principle means of access to five or more residential structures, business entities, or parcels, which is not a public road, shall require road naming.

Gated or Delayed Access:

1. Any gated access points or other obstructions (speed humps, traffic spikes, etc.) to the fire apparatus access way shall called out and indicated on the plans.
2. Such devices shall be called out and indicated on the plans, and be approved by SBCFD prior to installation.

Bridge/Cattle Guards:

1. Any bridge and/or cattle guard on the fire apparatus access way, shall be called out and indicated on the plans. Such items shall conform to SBCFD standards. Weight limits shall be provided on the plans.

Easements:

1. All easements shall be called out on the plans with dimensions. This shall include access and water easements.
2. All access easements shall be buildable and useable.
3. Any access that passes onto or through another parcel shall be called out. Width of easements shall be wide enough to allow for the proposed access requirements.
 - a. Generally, we are looking for 30 feet wide accesses easement for driveways and 60 feet wide accesses easements for roadways.
 - b. Alternative width can be approved through consultation with SBCFD.



Fire Protection

Fire Water:

1. Information indicating if the fire water is being served by a municipal water system, water purveyor's system, or private water system shall be provided.
2. If fire water is being provided by a municipal or purveyor's system, a can and will letter or similar letter indicating their system can and will serve the fire water flow requirements for the project.
3. If a private water system is being used to provide fire water, documentation shall be provided that the private water system can provide the required fire flows.

Stored Water Plan:

1. Water tanks that are being proposed as a means of providing required fire water, the location, elevation, and size of the tanks shall be included on the plans.
2. The size of stored fire water tanks shall be determined as per Appendix B of the California Fire Code, or NFPA 1142 (if located in a rural area). The determined amount shall be above that required for domestic usage and be reserved for fire protection purposes exclusively.

Fire Hydrant Plan:

1. All existing and proposed fire hydrants shall be indicated on the plans.
2. The location and size of water lines feeding fire hydrants shall be indicated on plans.

Defensible Space:

1. If the project is located within the State Responsibility Areas (SRA), Local Responsibility Areas (LRA) designated as Very High Hazard Severity Zone, or with the Santa Barbara County High Fire Hazard Area designated by the Santa Barbara County Building Official, provisions for defensible space and adherence to SBCFD Development Standard 6: Defensible Space, shall be followed.
2. In areas located within the State Responsibility Areas (SRA), Local Responsibility Areas (LRA) designated as Very High Hazard Severity Zone, or with the Santa Barbara County High Fire Hazard Area designated by the Santa Barbara County Building Official, a Fire Protection Plan for the mitigation of potential loss from wildfire exposure shall be done. The plan shall determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the project. A guide on how to develop the plan can be found within Santa Barbara County Fire Department Development Standard #6 Defensible Space.