FIRE DEPARTMENT NOTES

CITY OF ORANGE FIRE DEPARTMENT
New Construction Code Requirements

Project Name: County of Orange Health Care Agency
Project Address: 402 S Tustin
Reviewed By: Wendy Fahey
Date: June 16, 2009

The developer shall be responsible for the following Fire Department requirements:

Applicable Codes

The City of Orange has adopted the California Fire Code, 2007 edition, including Appendices: Appendix Chapter 1, Appendix Chapter 4, A, B, C, E, F, G, H, and as amended by City of Orange Ordinance No. 22-07. (OMC Chapter 15.32)

Address identification

15.32.500 SECTION 505.1 Amended – Address identification.

New and existing buildings shall have approved address numbers in accordance with Section 501.1.

15.32.510 SECTION 505.1.1 Added – Address identification.

All new and existing buildings shall display approved address identification numbers or letters on the street side of the building in such a position that the number is easily visible to approaching emergency vehicles from the public way.

Exception: Buildings located on the same lot with residential buildings, when approved by the fire code official or other authorized city official.

Address identification on residential buildings shall be no less than four (4) inches in height with a minimum stroke of one-half (0.5) inch. Non-residential identification shall be a minimum of six (6) inches in height with a minimum stroke of 3/4 (.75) inch. Address identification shall contrast with the background, and shall be illuminated by an approved internal or external source during hours of darkness.

15.32.520 Section 505.1.2 Added – Multi-unit buildings.

When a non-residential building contains multiple units, address numbers complying with Section 505.1.1 shall be placed immediately adjacent to the non-hinged side of exterior doors or above all exterior doors serving each individual unit. Interior door address identification shall be approved.

15.32.530 Section 505.1.3 Added – Building Complexes.

Approved diagrammatic representations shall be positioned at all entrances to building complexes. The diagrammatic representations shall show the overall site, location of the viewer, buildings and units and the addresses or unit designations within the complex, and shall be internally or externally illuminated as approved during hours of darkness. Buildings and multi-unit buildings within complexes shall be addressed as required by Sections 505.1 and 505.1.1.

Fire Extinguishing Systems

New Buildings
Approved automatic sprinkler systems shall be provided throughout in new buildings of any construction type exceeding 5,000 square feet, or buildings of type V construction exceeding 3,000 square feet.

Existing Buildings: Approved automatic sprinklers shall be installed in any existing building that meets the conditions for required sprinkler protection for new buildings and meets one or more of the following conditions:

- An increase in area is made to a building.
- A change is made to the use or occupancy of the building that changes the level of hazard or increases the occupant load.
- A significant modification is made to the building or a modification impacts the structural system of the building as determined by the fire code official.

Fire Department Connections (FDC)

- The fire department connection shall not be affixed to the building.
- The fire department connection shall be located at least 40 feet away from the building.
- The fire department connection shall be located on the address side of the building.
- The fire department connection shall be located within 40 feet of a hydrant on the same side of the street as the hydrant.
- The fire department connection shall not provide pressure to the on-site hydrants.

Sprinkler System Monitoring and Alarms

All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised and sealed or locked in the position of normal operation.

Exceptions:
1. Automatic sprinkler systems protecting one-and two family dwellings.
2. Limited area systems serving fewer than 20 sprinkler heads when approved by the fire official.
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks when located in buildings or tenant spaces that do not contain monitored fire protection systems.
6. Valves controlling the fuel supply to fire pump engines.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems.

Fire Department Access

California Fire Code Section 503.1.1
Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road 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.

During Construction
Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided by permanent fire apparatus access roads except where approved by the fire official.

Prior to lumber being delivered to the site an inspection shall be requested and conducted for approval of fire department access and water supply. Lumber may not be delivered until the Fire Inspector has approved the fire access and water supply.

Dead Ends
Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus

Dimensions
Fire apparatus roads shall have a unobstructed width of not less than 20 feet and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (OMC 15.32.450 Section 503.2.1)

Fire Access Design
The fire department access roadway shall be an all-weather driving surface capable of supporting the imposed loads of fire apparatus, 60,000 pounds. The access shall be designed for a three-axle vehicle.

The fire department access roadway shall be provided with adequate turning radius for fire department apparatus. (A 45 foot outside and 25 foot inside radius.)

Obstruction of Fire Apparatus Access Roads
Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Speed bumps, speed humps and all other traffic calming measures shall be reviewed and approved by the fire code official prior to installation.

Security Gates
The installation of security gates across fire apparatus access roads shall be approved by the fire chief. Where security gates are installed, each gate shall meet requirements as contained in City of Orange access guidelines, and shall be a minimum clear width of 14 feet. The security gates and the emergency operation shall be maintained operational at all times. All electrically operated vehicle access gates shall be equipped with an approved automatic opening device in addition to a key operated switch. (CFC Section 503.6 as amended in OMC Title 15, Section 15.32.480)

Fire Access Road Markings and Signs
All streets less than 36 feet wide shall be marked and signed as a fire lane. The marking and signs shall be provided and installed per the City of Orange Fire Departments Fire Lane Standards.

Hydrants

During Construction
An approved water supply for fire protection, either temporary or permanent, shall be made available prior to combustible material arrival on the site. (CFC Section 1412.1 as amended in OMC Title 15 Section 15.32.650)

Fire Flow Design Criteria
Fire flow requirements for buildings or portions of buildings and facilities shall be determined per Appendix B of the California Fire Code, 2007 edition.

The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1. (CFC B105.2 as amended in OMC Title 15, Section 15.32.820)

Exception:
A reduction in required fire-flow of up to 50 percent, as approved by the fire code official, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678L/min) for the prescribed duration as specified in Table B105.1.

Prior to issuance of a fire service (detector check) the required water supplies for hydrants and fire sprinkler systems shall be determined and the water supplies shall be approved by the Fire Department.

Spacing
The location and spacing of fire hydrants shall not exceed that determined by the fire code official in consultation with the water department.

Regardless of the average spacing, fire hydrants shall be located such that all required fire hydrants on streets and access roads adjacent to a building are within the distances listed in Table C105.1 of the California Fire Code, 2007 edition. (15.32.830 Section C105.1)

Clearance
A minimum of three feet of clearance shall be provided around the circumference of all fire hydrants.

Knox Switches and Pad Locks

Where access to or within a structure or an area is restricted because of secured openings, or where hazardous materials are used or stored in amounts requiring disclosure to the fire department, or where immediate access is necessary for life-saving or fire-fighting purposes, or where fire detection or suppression systems are installed, the fire code official is authorized to require a key box to be installed in accordance with access guidelines and standards as developed by the City of Orange Fire Department. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. (CFC Section 506.1 as amended in OMC Title, 15.32.540)

A Fire Department approved key box for fire department access shall be installed on the address side of the building near the main entrance or fire control room at a height of 5 feet above finished grade. The Knox box shall contain keys to gain access to each building.

When Knox switches and pad locks are provided for vehicular and pedestrian gates the switches and pad locks shall be dual keyed for City of Orange Fire and Police Departments.

Exiting to a Public Way

Construction plans shall include a site plan and landscape plan detailing exiting from outside the building to a public way. Details on the type of ground covering, hardscape, gates and latching and locking hardware shall be provided on the plans.

Elevators

All buildings provided with an elevator shall provide at least one elevator sized for emergency medical use. The minimum cab size is: **Single slide door (right or left) or end opening door,** requires a minimum clear cab size of 6'8" x 4'9" x 7'6" and a minimum door opening of 3'6" x 7'0". A **center opening door** requires a minimum clear cab size or 6'8" x 5'5 x 7'6" and a minimum door opening of 3'6" x7'0".

A copy of the site plan shall be provided to the fire department in PDF format minimum print size of 81/2 X 11 and maximum of 11X17. The site plan shall show; fire department access, hydrants, fire department connections, standpipes, fire sprinkler shut-off valves and fire alarm control panels.

Fire Master Plan

A fire master plan shall be provide with the plans submitted for SRC review and shall be provided in the construction plans when submitted for permit and review. The fire master plan shall reflect the following:

1. Project Information
   a. Scope of work
   b. Building Area, construction type, occupancy classification
   c. Fire protection systems provided
2. Water and Hydrants
   a. Show all hydrants within 400 feet of the project
   b. Identify new, relocated and existing hydrants
3. Access and Roadways
   a. Show location of all fire access
   b. Show turning radii and width
   c. Identify 150' hose pull distance from the exterior portions of the first story of all structures. Show all landscape, planters, walls that may obstruct access for hose pull. Hose pull for residential buildings will be taken from one point from the fire department access. Hose pull for nonresidential buildings may be taken from multiple points from the fire department access.
   d. Indicate type of all weather surface
   e. Show details of design to accommodate fire apparatus load of 60,000 lbs
4. Fire Lane Identification
   a. Show red curbs
   b. Identify location of fire lane signs
   c. Provide details of curb markings and sign design
5. Fire Protection System Devices
   a. Show all fire department connection locations
   b. Show the location of all control valves
   c. Show the location of standpipe in-lets
6. Gates and Obstructions
   a. Show all gates, pedestrian and vehicular
   b. Identify if gates are manual or electric
7. All emergency access walkways should meet the following basic design standards:
   a. Surface- all-weather
   b. Width- five- feet minimum
   c. Location- an approved route between the fire access lane and portions the exterior of the first story of a building as required by the Fire Chief

ADDITIONAL FIRE DEPARTMENT NOTES

1. SPRINKLER SYSTEM FOR BUILDING 1–3 MUST BE INSTALLED PER NFPA 13, 2002 EDITION.
2. FIRE ALARM SYSTEM REQUIRED FOR GROUP I–1 OCCUAPNCY PER CFC 907.2.6.1
3. DECORATIVE MATERIALS, DRAPES, CURTAINS AND HANGING IN GROUP A AND I OCCUPANCIES MUST MEET THE FLAME PROPAGATION STANDARDS OF NFPA 701 AS REQUIRED BY CFC CHAPTER 8.
4. SMOKE FIRE DAMPERS MUST BE OPERATED BY SMOKE DETECTORS LOCATED IN ACCORDANCE WITH CBC 716.3.2.1

PROJECT DATA

EDUCATION AND TRAINING CENTER - BUILDING 1 WELLNESS PEER SUPPORT CENTER - BUILDING 2

BUILDING 1 AND BUILDING 2
OCCUPANCY: A3 AND B MIXED USE
CONSTRUCTION TYPE: V–B
SPRNKLER: FULLY SPRINKLERED

NOTE: BUILDING 1 AND BUILDING 2 ANALYZED AS ONE BUILDING

BUILDING HEIGHTS
BUILDING 1
NO. OF STORIES: ONE STORY
BUILDING HEIGHT: 23'–6"
BUILDING 2
NO. OF STORIES: ONE STORY
BUILDING HEIGHT: 28'–3"

BUILDING AREAS
BUILDING 1
B OCCUPANCY: 7,600 SQ. FT.
BUILDING 2
A3 OCCUPANCY: 7,640 SQ. FT.
TOTAL AREA: 15,240 SQ. FT.

ALLOWABLE AREA BUILDING 1
FULLY SPRINKLERED 9,000 X 3: 27,000 SQ FT.

ALLOWABLE AREA BUILDING 2
FULLY SPRINKLERED 6,000 X 3: 18,000 SQ FT.

MIXED USE CALCULATION PER 508.3.3.2

BUILDING 1 BUILDING 2

$\frac{7,600\ (B)}{27,000} + \frac{7,640\ (A)}{18,000} = 0.28+0.42 = 0.70<1$

AGGREGATE AREA NOTE:

ALLOWABLE AREA OF MOST RESTRICTIVE OCCUPANCY (A3) IS 18,000.
TOTAL BUILDING AREA OF BUILDING 1 AND BUILDING 2 IS 15,240 SQ. FT. < 18,000 SQ. FT.

CRISIS RESIDENTIAL BUILDING - BUILDING 3

BUILDING 3
OCCUPANCY: I–1
CONSTRUCTION TYPE: V–A (1–HR FIRE RESISTIVE CONSTRUCTION PER 425.4.1)
SPRINKLER: FULLY SPRINKLER

BUILDING HEIGHT
NO. OF STORIES: 2 STORIES
BUILDING HEIGHT: 38'– 4"

BUILDING AREAS
I–1 OCCUPANCY
FIRST FLOOR: 5370 SQ. FT.
SECOND FLOOR: 4174 SQ. FT.
TOTAL: 9544 SQ. FT.

ALLOWABLE AREA
I–1: 10,500 SQ. FT. PER FLOOR

AREA INCREASE BY SPRINKLERS NOT REQUIRED TO COMPLY WITH ALLOWABLE AREA. SEE TABLE 601 FOOTNOTE e.

MAINTENANCE - BUILDING 4

BUILDING 4
OCCUPANCY: S–2
CONSTRUCTION TYPE: V–B

BUILDING HEIGHT
NO. OF STORIES: 1 STORY
BUILDING HEIGHT: 20'–0"

BUILDING AREAS
S–2 OCCUPANCY: 777 SQ. FT.

ALLOWABLE AREA
S–2: 13,500 SQ. FT.

SITE DATA

SITE AREA: 105,599 SQ. FT., 2.42 ACRE

BUILDING ADDRESSES

NOTE: CAMPUS WILL HAVE ONE ADDRESS AND INDIVIDUAL BUILDINGS WILL BE DESIGNATED BY LETTERS AS FOLLOWS.

BUILDING	LETTER
BUILDING 1 (TRAINING)	A
BUILDING 1 (EDUCATION)	B
BUILDING 2	C
BUILDING 3	D
BUILDING 4	E

BUILDING 2 - PLUMBING FIXTURE

TABLE A. OCCUPANCY LOAD FACTOR:

GROUP A–3 OCCUPANCY – 1657/30 = 55.23 = 56
GROUP B OCCUPANCY – 2538/200 = 12.69 = 13

TOTAL OCCUPANT LOAD: 69
50% MEN AND 50% FEMALE BASE ON TOTAL OCCUPANT LOAD = 35

FOR 35 MEN:
WC: 1:1–100; 1 REQUIRED, 1 PROVIDED
URINAL: 1:1–100; 1 REQUIRED, 2 PROVIDED
LAVATORIES: 1:1–200; 1 REQUIRED, 2 PROVIDED

FOR 35 FEMALE:
WC: 3:1–50; 3 REQUIRED, 3 PROVIDED
LAVATORIES: 1:1–200; 1 REQUIRED, 2 PROVIDED

DRINKING FOUNTAIN: 1 PER 150, 1 REQUIRED, 1 PROVIDED

DEFERRED APPROVALS

- AUTOMATIC FIRE SPRINKLER SYSTEMS
- AUTOMATIC FIRE ALARM SYSTEM
- UNDERGROUND FIRE UTILITY SYSTEM (SEE NOTE 3 ON SHEET C–5)
- EMERGENCY GENERATOR PAD AND ANCHORAGE DESIGN/ BUILD BY CONTRACTOR, ADDITIVE ALTERNATE 1.
- BASKETBALL POLE/BACKBOARD DESIGN/ BUILD BY CONTRACOR

AGENCY APPROVALS

1. GRADING PLANS AND SOILS REPORT TO BE REVIEWED AND APPROVED BY COUNTY GEOTECH. ENGINEER (NICK BEBEK 714–834–3328). PRIOR TO BUILDING PERMIT ISSUANCE.

APPLICABLE CODES

ADMINISTRATIVE CODE	2007 CALIFORNIA CODE OF REGULATIONS PART 1, TITLE 24, CCR
BUILDING CODE	2007 CALIFORNIA BUILDING CODE PART 2, TITLE 24, CCR (2006 IBC AND 2007 CALIFORNIA AMENDMENTS)
ELECTRICAL CODE	2007 CALIFORNIA ELECTRICAL CODE PART 3, TITLE 24, CCR (2005 NEC AND 2007 CALIFORNIA AMENDMENTS)
MECHANICAL CODE	2007 CALIFORNIA MECHANICAL CODE PART 4, TITLE 24, CCR (2006 IMC AND 2007 CALIFORNIA AMENDMENTS)
PLUMBING CODE	2007 CALIFORNIA PLUMBING CODE PART 5, TITLE 24, CCR (2006 IPC AND 2007 CALIFORNIA AMENDMENTS)
FIRE CODE	2007 CALIFORNIA FIRE CODE PART 9, TITLE 24, CCR (2006 IFC AND 2007 CALIFORNIA AMENDMENTS)
REFERENCED STANDARDS	NFPA 13–02 INSTALLATION SPRINKLER SYSTEMS NFPA 72–02 NATIONAL FIRE ALARM CODE

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