



Fire Safe Regulations Update



November 3, 2020

Consulting Team



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Deadline Details

Public Workshops: **November 18 and 24, 2020**

Strikethrough Draft Presented to Board: **December 8, 2020**

Final Draft Regulations Presented to Board: **January 19, 2021**

45-Day Public Comment Period: **February 5 – March 23, 2021**

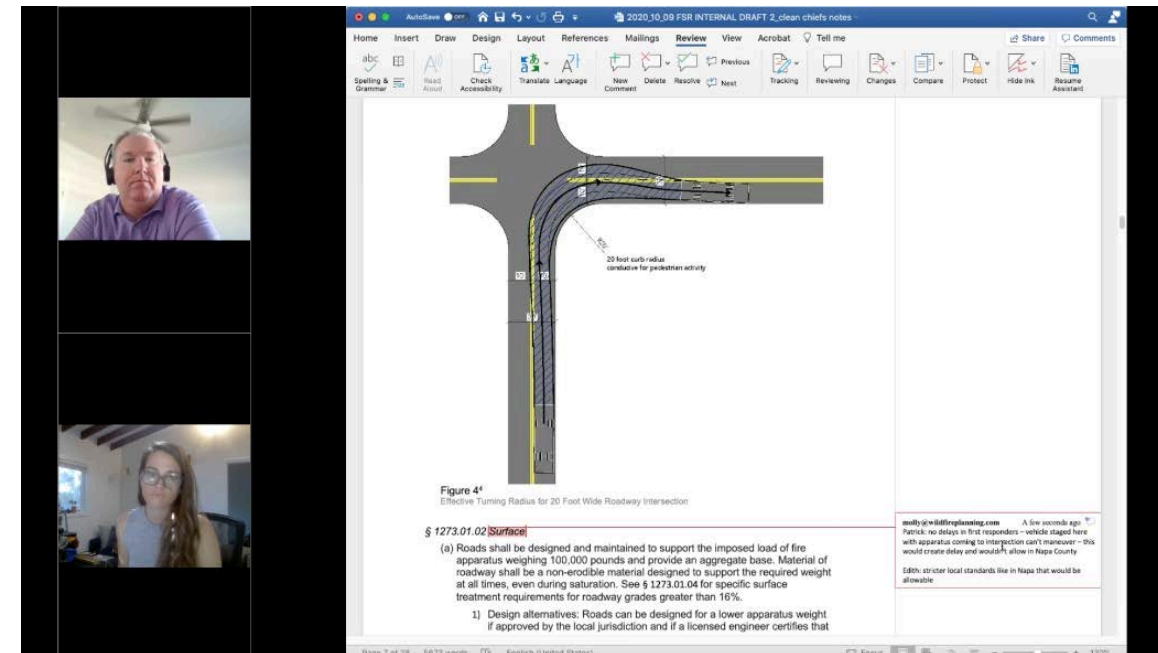
Additional Notice Periods: **as required**

Final Board Approval: **June 9, 2021**

Effectiveness Date of Regulations: **October 1, 2021**

Regulations Development Process

- Fire Chiefs Working Group – Questionnaire, Online Workshops, Feedback
- County Planning Directors, RCRC, CSAC workshop
- Future workshop with League of Cities
- Future public workshops



The screenshot shows a video conference interface. On the left, there are two video thumbnails: the top one shows a man in a purple shirt wearing headphones, and the bottom one shows a woman with glasses. The main area of the screen displays a technical drawing of a road intersection. The drawing is a plan view of a T-junction where a road crosses another road at a right angle. A yellow line indicates a 20-foot curb radius at the corner of the intersection, labeled as '20 foot curb radius candidate for pedestrian activity'. Below the drawing, there is a caption: 'Figure 4* Effective Turning Radius for 20 Foot Wide Roadway Intersection'. Underneath the caption, there is a section titled '§ 1273.01.02 Surface' with a red highlight. The text in this section reads: '(a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 100,000 pounds and provide an aggregate base. Material of roadway shall be a non-erodible material designed to support the required weight at all times, even during saturation. See § 1273.01.04 for specific surface treatment requirements for roadway grades greater than 10%.' Below this, there is a numbered list item: '1) Design alternatives: Roads can be designed for a lower apparatus weight if approved by the local jurisdiction and if a licensed engineer certifies that'. The bottom of the screen shows the Microsoft Word ribbon with various tabs like Home, Insert, Draw, Design, Layout, References, Mailings, Review, View, Acrobat, and Tell me. The status bar at the bottom indicates 'Page 7 of 28', '5673 words', and 'English (United States)'. There is also a small comment box on the right side of the drawing area.

Article 1: Administration

Overview of Significant Changes

- Defined “building construction” and other terms for greater clarity regarding to what development activities these regulations apply.
- Established applicability to LRA VHFHSZ based on amendments to PRC 4290.
- Changed option for “same practical effect” to “alternative means of compliance” to improve the consistent application of the regulations.



Article 1: Key Proposed Changes

Current Section	Proposed Change
1270.00 Title	<ul style="list-style-type: none">• “SRA Fire Safe Regulations” => “State Fire Safe Regulations”
1270.01 Purpose	<ul style="list-style-type: none">• Simplified language to establish these minimum regulations are for fire safety in Building Construction
1270.02 Scope	<ul style="list-style-type: none">• Applied exemption for building permits on pre-1991 subdivision maps to LRA VHFHSZ (exemption is for building permits pulled on pre-2021 maps)• Simplified scope – defined “Building Construction” rather than spell out all the possible development processes the regulations might or might not apply to
1270.03 Provisions for Application of these Regulations	<ul style="list-style-type: none">• Editorial fixes

Article 1: Key Proposed Changes

Current Section	Proposed Change
1270.04 Local Ordinances	<ul style="list-style-type: none">• TBA
1270.05 Inspections	<ul style="list-style-type: none">• TBA
1270.06 Exceptions to Standards	<ul style="list-style-type: none">• Defined “Exception”• Exceptions from the standards must propose an alternative means of compliance• Where a local jurisdiction approves an Exception appeal that the fire inspector denied, the jurisdiction must make findings relating to the ability of the Exception to provide for fire safety and include a statement of reasons for overriding the fire inspector.
1271.00 Definitions	<ul style="list-style-type: none">• Utilizing definitions to simplify the regulatory standards, particularly in regards to terms used in Article 1.

Article 1, Section 1271.00: Key Proposed Changes

Term	Proposed Change
Access	<ul style="list-style-type: none">• New term is necessary to interpret and make specific <i>“These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction...”</i> in PRC 4290.• <u>The ability or means to enter or approach a Structure subject to this subchapter, including all Roads that provide fire apparatus ingress and egress from a fire station to the Structure.</u>
Building Construction	<ul style="list-style-type: none">• New term is necessary to interpret and make specific <i>“These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction...”</i> in PRC 4290.• <u>Any modification to a parcel(s), road(s), driveway(s), or structure(s) that increases the number of residential units; increases the service capacity of a commercial enterprise or commercial use; or increases the number of persons on the premises of an industrial site.</u>• Specifically excludes disaster rebuilds, to the degree the rebuild does not increase site intensity as described.

Article 1, Section 1271.00, Key Proposed Changes

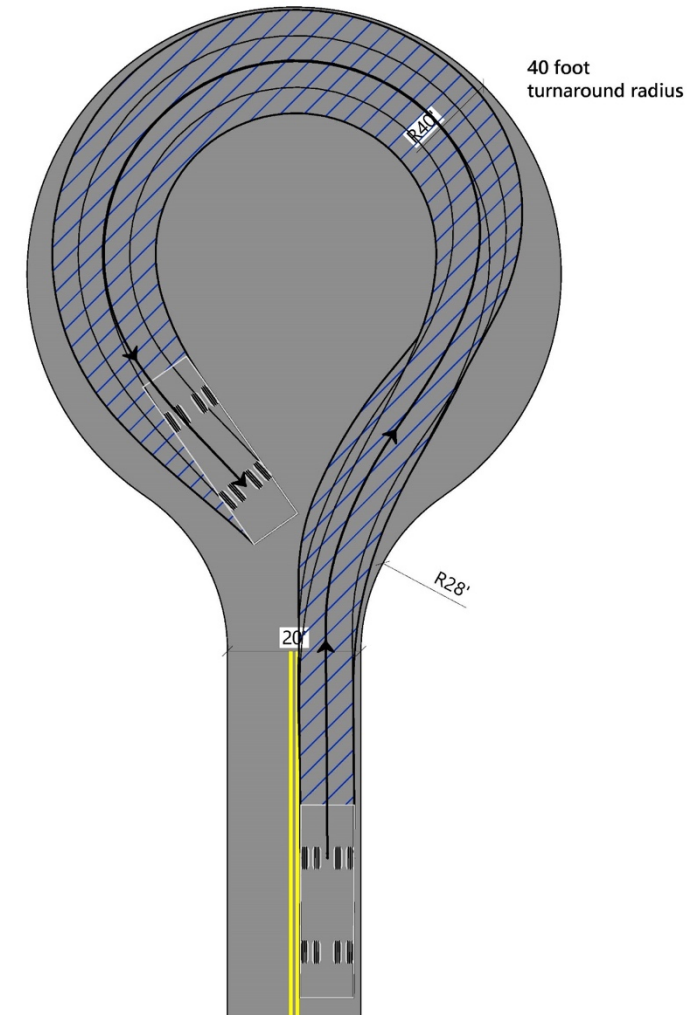
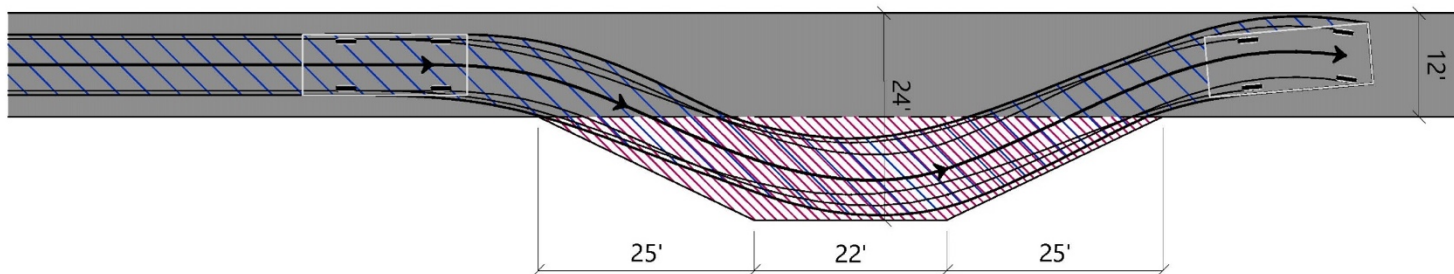
Term	Proposed Change
Exception	<ul style="list-style-type: none"><li data-bbox="657 454 2425 661">• An alternative <u>method to achieve a</u> to the specified standard requested by the applicant subject to section 1270.06 that may be <u>proposed</u> necessary due to <u>site limitations.</u> health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.
Same Practical Effect	<ul style="list-style-type: none"><li data-bbox="657 832 868 868">• Deleted

Revising other definitions as needed to reflect their use in the regulations or to provide greater clarity (ie, “same practical effect,” is no longer a term used in the standards, so a definition for that term is not necessary).

Article 2: Emergency Access and Egress

Overview of Significant Changes

- Reorganized to introduce design topics consistent with Federal and State design documents
- Added turning template figures for design vehicle considerations
- Added performance-based criteria to allow for deviations to key design parameters
- Worked with fire chiefs to develop an emergency response design vehicle



Article 2: Key Proposed Changes

Current Section	Proposed Change
1273.00 Intent	<ul style="list-style-type: none">• None
1273.01 Width	<ul style="list-style-type: none">• Split into separate sections for clarity of requirements that apply only to gates and driveways• Added flexibility for context-sensitive applications• Added clarity on what can be included in the width (such as flexible delineators denoting bikeway facilities)• Added performance-based criteria to allow for deviations• Added maintenance requirements for horizontal and vertical clearance
1273.02 Road Surfaces	<ul style="list-style-type: none">• Increase fire apparatus weight from 75,000 pounds to 100,000 pounds• Added surface treatment requirements• Added performance-based criteria for consideration of lower design weight
1273.03 Grades	<ul style="list-style-type: none">• Added acknowledgement of more stringent requirements for extreme weather locations• Added surface guidance for grades greater than 16%• Added approach and departure grade requirements

Article 2: Key Proposed Changes

Current Section	Proposed Change
1273.04 Radius	<ul style="list-style-type: none">• Updated radii requirements based on design vehicles and added performance-based options for flexibility• Added graphics depicting options for achieving minimum radii at intersections
1273.05 Turnarounds	<ul style="list-style-type: none">• Used design vehicle to develop turnaround requirements including performance-based options for consideration• Added figures to demonstrate turnaround requirements for fire apparatus
1273.06 Turnouts	<ul style="list-style-type: none">• Used design vehicle to develop turnout design requirements.• Added graphics to demonstrate turnout requirement• Includes requirements for frequency of turnouts on dead-end roads.

Article 2: Key Proposed Changes

Current Section	Proposed Change
1273.07 Road and Driveway Structures	<ul style="list-style-type: none">• Increased design load to 100,000 pounds• Performance-based considerations for alternative design requirements
1273.08 Dead-End Roads	<ul style="list-style-type: none">• Added requirement for secondary access, including examples for when it may be required for shorter lengths• Added intent of secondary egress roads, including required widths• Reduced maximum length of dead-end roadways without secondary access to 2,640 feet• Updated section to provide clarity that dead-end roadways shall meet the two-lane design requirement
1273.09 Gate Entrances	<ul style="list-style-type: none">• Added gate entrance/driveway requirements to ensure consistency with other sections related to width, turning radius, gate setback, turnarounds, etc.

Article 3: Signing and Building Numbering

Overview of Significant Changes

- Simplified article organization into two new sections:
 - Street Name Signs
 - Street Sign Installation, Location, and Visibility
- Increased consistency with California Manual on Uniform Traffic Control Devices (CA MUTCD)
- Added graphics and diagrams
- Removed building regulations



Article 3: Key Proposed Changes

Current Section	Proposed Change
1274.00 Intent	<ul style="list-style-type: none">• Updated to reflect intent of efficient location and site access by emergency responders
1274.01 Road Signs	<ul style="list-style-type: none">• Renamed for section consistency
1274.02 Road Sign Installation, Location, and Visibility	<ul style="list-style-type: none">• Added references to CA MUTCD, FHWA for consistency• Added specifications for letter heights based on speed and volume, retroreflectivity• Added updated guidance for placement of advanced warning signs
1274.03 Addresses for Buildings	<ul style="list-style-type: none">• Deleted section
1274.04 Address Installation, Location, and Visibility	<ul style="list-style-type: none">• Deleted section

Article 4: Emergency Water Standards

Overview of Significant Changes

- Reorganized for easier reading transitions
- Added fire water supply minimum criteria
- Added access to water sources
- Added identification of water sources
- Added dry hydrants and minimum specification reference
- Added performance-based alternative water sources



Article 4: Key Proposed Changes

Current Section	Proposed Change
1275.00 Intent	<ul style="list-style-type: none">• Updated language to align with article intent
1275.01 Application	<ul style="list-style-type: none">• Currently no change, but will re-evaluate for consistency with Article 1
1275.02 Water Supply	<ul style="list-style-type: none">• Established minimum requirements for flow that align with Fire Code• Alternative/ performance-based measures reference NFPA 1142• Clarified option of mobile water tenders• Added requirements for vegetation clearance/ management surrounding fire water supply infrastructure
1275.03 Hydrants and Fire Valves	<ul style="list-style-type: none">• Added a performance-based provision for alternative water supply meeting minimum fire flow of 250 gpm for 2 hours
1275.04 Signing of Water Sources	<ul style="list-style-type: none">• Renamed to Identification of Water Sources• Expanded to include new sections on Access to Water Sources

Article 5: Fuel Modification Standards

Overview of Significant Changes

- Reorganized for easier reading transition
- Added requirement for lot and block design
- Added slope equivalent to siting and set-back
- Updated/enhanced alternate measures language
- Added ridgelines requirements
- Added specific fuel breaks performance-based metrics
- Integrated ecological and site appropriate language (CalVTP)
- Aligned greenbelts with fuel breaks



Article 5: Key Proposed Changes

Current Section	Proposed Change
1276.00 Intent	<ul style="list-style-type: none">• Incorporation of natural resource protection and enhancement under consideration
1276.01 Setback for Structure Defensible Space	<ul style="list-style-type: none">• Included structure siting and slope adjustment considerations• Updated alternative measures: inclusion of limitations, such as development density, low-carbon targets, sensitive habitat and topography
1276.02 Maintenance of Defensible Space Measures	<ul style="list-style-type: none">• None
1276.03 Disposal of Flammable Vegetation and Fuels	<ul style="list-style-type: none">• Added site impact considerations and integration of the CalVTP
1276.04 Greenbelts	<ul style="list-style-type: none">• Updated definition (Article 1)• Aligned treatment to strategic fuel breaks located within greenbelts• Added AHJ requirements for potential area of refuge/ safety zones

Article 5: Key Proposed Changes

NEW Sections	Proposed Change
Ridgelines	<ul style="list-style-type: none">• Added prohibition of new development within 100 feet of ridgelines to reduce structure vulnerability and provide strategic fire suppression opportunities (per legislative requirements)
Fuel Breaks	<ul style="list-style-type: none">• Added criteria for strategic fuel break locations• Added specific performance-based criteria• Integrated ecologically appropriate treatments and integrated CalVTP• Required two points of access (fire suppression)
Lot and Block Design Plan	<ul style="list-style-type: none">• Added requirement for the proponent to provide a lot and block design plan• Includes building envelope locations, fuel break, green space locations, access locations, grade and topography, prescribed measures and performance-based measures

Upcoming Activities

- Conduct public workshops
- Finalize proposed draft changes
- Prepare rule plead
- Prepare Initial Statement of Reasons (ISOR)





Thank You / Questions?

