

CITY OF EL PASO DE ROBLES STANDARD DEVELOPMENT CONDITIONS

Project: _____

Planning Number: _____ Date: _____

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution. The Project Conditions of Approval do not include all mandatory code requirements. Code compliance will be verified throughout the project which may include additional requirements applicable to your project.

PASO ROBLES FIRE AND EMERGENCY SERVICES- The applicant shall contact the Department at (805) 227-7560, for compliance with the following conditions:

G. GENERAL CONDITIONS

1. Prior to the start of construction:
 - Plans shall be reviewed, approved and permits issued by Paso Robles Fire for underground fire lines.
 - Applicant shall provide documentation to Paso Robles Fire that required fire flows can be provided to meet project demands.
 - Prior to delivery of combustible materials**, fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code. (PRMC - A fire hydrant must be located within 150' of the FDC and connection to it must not block collector or arterial roadways).
 - Prior to delivery of combustible materials**, a based access road sufficient to support the department's fire apparatus (Engines-43.5k lbs., Truck-69.5k lbs.) shall be constructed and maintained for the duration of the construction phase of the project.
 - Access roads shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFD.
 - Truck access road shall be at least twenty (26) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance. Minimum set-back 15', maximum 30'.
 - Project shall provide a secondary access fire road approved by PRFD.

2. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
 - Plans shall be reviewed, approved and permits issued by Paso Robles Fire for the installation of fire sprinkler and alarm systems.

4. Provide class 1 standpipe system(s) with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all

Exhibit B

residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30 feet. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' feet will compel additional standpipe system(s) in each stairwell.

- Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
- 5. Provide on the address side of the building if applicable:
 - Fire alarm annunciator panel location to be approved by PRFD.
 - Provide a Knox box key entry box or system.
 - Fire department connection (FDC) location and access path must be approved by PRFD.
 - Address Numbers; size, location, and contrast shall be approved by PRFD.
- 6. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
- 7. Motorized Gates blocking fire access require a separate PRFD and must include Knox Key Switch access.
- 8. Fire extinguisher placement shall be approved by PRFD.
- 9. Landscape plant selections shall be fire resistive within 30 feet of structures.
- 10. Landscape trees must not project into required vertical clearance of the fire access lanes.
- 11. Provide permanent turn-around to current City Engineering Standard for driveway/access roads that exceed 150 feet in length.
- 12. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.
- 13. Prior to the issuance of Certificate of Occupancy:
 - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
 - A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for exact requirements.
 - A Final Fire Walkthrough inspection shall be completed on all buildings.

Note: _____
