

# Tiburon Fire Protection District



Occupancy: **Mallard Pointe**

Occupancy ID: **4725**

Address: **1 Mallard RD  
BELVEDERE CA 94920**

Inspection Type: **PLAN REVIEW - PLANNING AND BUILDING**

Inspection Date: **6/20/2022**

By: **Lantier, Michael (127)**

Time In: **14:00**

Time Out: **22:10**

Authorized Date: **07/06/2022**

By: **Lantier, Michael (127)**

Form: 2022 All Inclusive  
Plan Review Template

## Inspection Description:

Based on the currently adopted 2019 California Building and Fire Codes and Ordinance #129 along with current Tiburon Fire Protection District standards

## Inspection Topics:

### Scope of Work

Outside Agency Tracking Number

Plans Provided by Town of Tiburon (TOT), City of Belvedere (COB) or Marin County (MC):

**Status:** OBSERVED

**Notes:** City of Belvedere Planning #1259 Revision 1

### Scope of Work:

Compliance with Government Code 65943- Merits of the Project:

**Status:** OBSERVED

**Notes:** Build 42 new units; demo 22 units

## Planning Division Review

### Automatic Residential Fire Sprinkler System Is Required per NFPA 13D

An automatic residential fire sprinkler system is required to be installed in all new residences including garages conforming to NFPA Std. 13D and as modified by the Fire Marshal. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. Contact the Marin Municipal Water District should an upgrade for the domestic water meter be needed and all hydraulic inquiries. Additional sizing may be required due to available pressures and fire flow. The above requirement may be waived provided the new and existing remodel and addition does not exceed 50% of the total existing floor area.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** Submit for each duplex and signal family residence in this project to Tiburon Fire as a Deferred Submittal.

### Automatic Residential Fire Sprinkler System Is Required per NFPA 13R

An automatic fire sprinkler system is required to be installed conforming to NFPA Std. 13R. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. Contact the Marin Municipal Water District should an upgrade for the domestic water meter be needed. Additional sizing may be required due to available pressures and fire flow.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** Submit plans for Apartment Building to Tiburon Fire as a Deferred Submittal. If fourth floor is approved for rooftop deck., TFD shall require a standpipe and floor control valves per CFC requirements.

### System Supervision Required.

All automatic fire sprinkler and fire alarm systems, flow switches, and control valves shall be monitored by an approved UL Central Station company, zoned and enunciated as required by the Tiburon Fire Protection District.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** The Apartment complex shall be supervised in accordance to CFC 903.4.

#### Fire Hydrants Required. (1500 GPM)

Fire hydrants capable of supplying 1,500 gallons per minute minimum will be required to be installed so that spacing between hydrants does not exceed 300 feet. The fire hydrant(s) shall be spotted by the Fire Marshal and contain at least one 4 and one half inch and one 2 and one half inch outlets. Installation shall conform to the specifications of the Marin Municipal Water District

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** A hydrant shall be installed on Mallard Road at the circle for use by TFD. Based on psi, the hydrant shall be a Clow 865 if over 90psi static or a Jones 3770 if under 90 psi static. Red cloud on Plan Set

#### Roadway and Driveway Minimum Clearance. (Commercial)

Roadways and driveways shall have a minimum clearance of not less than 20ft. horizontal by 14ft. vertical clearance. No object shall encroach into this horizontal and vertical plane.

**Status:** COMPLIANT

**Notes:** The dimensions of Mallard Road do not meet 20 feet unobstructed. Red cloud on MP Set "1 Mallard Fire Lane 2-16-22" page TM-3. BKF plans submittal has this requirement corrected to 20 foot for roadway & 18 foot driveway.

#### Fire Lane(s) Required.

'No parking fire lane' curbs and signs shall be installed in accordance with TFPD and CA Vehicle Code standards, as required by the Fire Marshal.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** Add this language to the rolled curbs on Mallard Road or a series of approved fire lane signage shall be required. TFD Fire Lane signage templated added to "1 Mallard Road Fire lane" Plan Set.

#### Knox Key Access Required.

'Knox' key access shall be installed at the premises conforming to TFPD standards.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** All fire equipment rooms, gates, utility rooms, elevator machine rooms and doors shall required a Knox Key Vault for the Apartment complex.

#### Vegetation Management Plan - Fuels Management Plan Required.

An irrigated greenbelt Vegetation Management Plan (VMP) Fuels Management Plan conforming to the standards of the Tiburon Fire Protection District shall be prepared and implemented at the site. The VMP-Fuels Management Plan shall conform to Marin County Fire Prevention Officer's Standard #220 and Fire Safe Marin principles. The plan shall be incorporated into the landscape plan for the project and submitted to the Fire Marshal for review prior to implementation. The plan shall be implemented prior to building final.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** Landscape Plan shall be converted to approved VMP and submitted to TFD as a Deferred submittal.

#### Permit Application and Fees Required.

Permit application and associated fees shall be submitted with plan submittal package.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** For All Fire District deferred submittals, our application and fees associated shall be paid before permit is issued.

#### Other Information.

See Below.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** Upon demolition phase of this project, The Tiburon Fire District shall have at least a week of trainings upon all structures deemed to be removed.

Roof access shall be dedicated for firefighter access due to PV array. Red clouded on plans.

#### Residential Fire Sprinklers NFPA 13D Deferred Submittal Review

##### Automatic Residential Fire Sprinkler System Is Required per NFPA 13D

An automatic residential fire sprinkler system is required to be installed in all new residences including garages conforming to NFPA Standard 13D and as modified by the Fire Marshal. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. Contact the Marin Municipal Water District should an upgrade of the domestic meter size be necessary. Additional sizing may be required due to available pressures and fire flow. The above requirement may be waived provided the new and existing remodel and addition does not exceed 50% of the total existing floor area.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** Submit for each duplex and signal family residence in this project to Tiburon Fire as a Deferred Submittal.

**Residential Fire Sprinklers NFPA 13R Deferred Submittal Review****Automatic Residential Fire Sprinkler System is Required per NFPA 13R**

An automatic fire sprinkler system is required to be installed conforming to NFPA Std. 13R. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. Contact MMWD for domestic meter service. Additional sizing may be required due to available pressures and fire flow.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** Submit plans for Apartment Building to Tiburon Fire as a Deferred Submittal. If fourth floor is approved for rooftop deck., TFD shall require a standpipe and floor control valves per CFC requirements.

**System Supervision Required.**

All automatic fire sprinkler and fire alarm systems, flow switches, and control valves shall be monitored by an approved UL Central Station company, zoned and enunciated as required by the TFPD.

**Status:** REQUIRED FOR THIS PROJECT

**Notes:** The Apartment complex shall be supervised in accordance to CFC 903.4.

**Other Comments and/or Conditions****Other Comments or Conditions Required.**

See below.

**Status:** CONDITION OF APPROVAL

**Notes:** Fire Hydrant is added to BKF Plan Set page TM-4A

20 foot fire lane is added to BKF Plan Set page TM-3A

Fire Lane Signage is added to BKF Plan Set page TM-3B

Demolition language added to BKF Pan Set TM-2.

VMP is forthcoming as a deferred submittal.

**Other Information.**

See Below.

**Status:** OBSERVED

**Notes:** Response letter H(5) noted roof top access using a gurney sized elevator car, but does not indicate a fourth floor in height. The original tenant area remains, so it is assumed that this is a fourth floor. Standpipes will be required.

**Additional Time Spent on Inspection:**

Category	Start Date / Time	End Date / Time
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**Notes:** No Additional time recorded

**Total Additional Time: 0 minutes**

**Inspection Time: 490 minutes**

**Total Time: 490 minutes**

**Summary:**

**Overall Result:** PLAN REVIEW COMPLETE

**Inspector Notes:** This revision meets Completeness with several Conditions of Approval.

**Closing Notes:**

Thank you for your commitment to fire and life safety. If you have any questions, please feel free to email Deputy Fire Marshal Mike Lantier at [mlantier@tiburonfire.org](mailto:mlantier@tiburonfire.org) or visit our website : <https://www.tiburonfire.org/tiburon-fire-standards/>

**Inspector:**

Name: Lantier, Michael  
Rank: Fire Marshal