



Ross Valley Fire Department  
777 San Anselmo Ave  
San Anselmo, Ca 94960  
Ph. 415-258-4686

### FIRE DEPARTMENT PLAN REVIEW

PROJECT: New Subdivision  
ADDRESS: Marinda Heights  
Fairfax, Ca

Page: 1 of 4  
Date: 3/1/18

Reviewed by: Rob Bastianon  
(415) 258-4686 Ext 12

TYPE OF REVIEW: Planning  
Building Dept. 1/8/18

E-mail: [rbastianon@rossvalleyfire.org](mailto:rbastianon@rossvalleyfire.org)

Fire Dept. # 18-0007

Review No. 1

Fire Department Standards can be found at: [www.rossvalleyfire.org](http://www.rossvalleyfire.org)

Applicant\*: Goefft Design  
Address:

**\*Applicant is responsible for distributing these Plan Review comments to the Design Team.**

Occupancy Class: <b>R-3</b>	Fire Flow Req: <b>750 GPM</b>	Sprinklers Required: <b>YES</b>
Type of Construction: <b>V-A</b>	On-site Hyd. Req: <b>YES</b>	Fire Alarm Required: <b>NO</b>
Bldg Area: <b>Varies</b>	Turn-Around Req: <b>YES</b>	Permits Required: <b>Sprinkler</b>
Stories: <b>+2</b>	Fire Flow Test Required: <b>YES</b>	<b>VMP, Fire Main, Water Storage</b>
Height: <b>ft</b>	Wildland Urban Interface: <b>YES</b>	

The project listed above has been reviewed and determined to be:

- APPROVED** (no modifications required)
- APPROVED AS NOTED** (minor modifications required - review attached comments)
- NOT APPROVED** (revise per attached comments and resubmit)
- INCOMPLETE** (provide additional information per attached comments and resubmit)

**NOTE:** Please review the comments and make corrections and/or add notes as required. Changes and/or additions shall be clouded and referenced by *does not approve any omission or deviation from the applicable regulations. Final approval is subject to field inspection. Approved plans shall be on site and available for review at all times.*

**ROSS VALLEY FIRE DEPT**

Approved

**Approved with Conditions**

Not Approved -- need revision

Incomplete

Date: 3-2-18

Inspections required:

- Access/Water Supply prior to delivery of combustibles
- Defensible Space/Vegetation Management Plan
- Sprinkler Hydro/Final
- Final



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ITEM #	SHEET	COMMENTS	Corr. Made
1		I have reviewed the Fire Protection Plan from Eshconsultants dated February 15, 2018 prepared by Elliot Gittleman, FPE. Plan includes, WUI requirements for each parcel, water supply, apparatus access, vegetation management and sprinkler system requirements.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
2		Marinda Heights subdivision is located in the wild-land urban interface (WUI) area of Town of Fairfax. All development shall comply with the codes adopted by the Town of Fairfax at the time of building permit application.  Current codes relating to WUI are the 2016 CFC Chapter 49, CBC Chapter 7A or CRC Section R327 and the 2006 WUI Code.  <b>Construction documents shall include details how minimum regulations Meeting both WUI requirements and 1 hour construction requirements as called using Type V-A construction methods.</b>	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
3		Fire access roads shall be in accordance with the Town of Fairfax adopted Fire and WUI Codes ant the time of building permit application. Access shall be designed in accordance with RVFD Standard # 210 and marked in accordance with RVFD Standard #204.  <b>10 feet on each side of the access road and driveways shall be cleared of flammable vegetation and other combustible growth.</b>  <b>Please provide a detailed plan showing how minimum requirements will be met.</b>  <b>It shall be noted on the plans that the entire access road shall be installed and made serviceable prior to delivery of combustible to the site.</b>	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
4		The fire protection plans call out the use of a private 47,000 gallon storage tank to provide required fire water storage and domestic demand. Please review WUI Code Section 404.5 below for minimum water supply	



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		<p>requirements.</p> <p><b>Private water storage tanks are not permitted unless the cost of providing a municipal supply exceed 10% of the total construction costs. Please note in the exception below that if a private water supply is installed that a fee of 5% of the total building construction cost will be paid to Fire for upgrading municipal fire flow.</b></p> <p><b>Tank size shall be increased by 2000 gallons for each residence which utilizes the tank for fire sprinklers and domestic water storage.</b></p> <p><b>Single family dwellings constructed to comply with <u>Type V-A</u> construction requires a fire flow of 750 gpm at 20 psi for a 1 hour duration when a sprinkler system is installed.</b></p> <p><u>404.5 Adequate water supply. Adequate water supply shall be determined for purposes of initial attack and flame front control as follows:</u></p> <p><u>1. One- and two-family dwellings. The required water supply for one- and two-family dwellings shall be from a municipal supply. Required flow rates and duration shall be determined by the code official.</u></p> <p><u>Exception: If the cost of providing a municipal supply exceeds 10% of the total construction costs (based on the building permit valuation and required site improvements), an on-site private fire protection water supply (minimum storage requirement to be determined by the code official and local standards, but not less than 3,000 gallons plus 2,000 gallons dedicated to automatic fire sprinklers and domestic water) may be permitted. If a private, on-site water supply is installed, a fee in an amount up to and including 5% of total building construction cost may be charged for the purpose of upgrading existing municipal fire flow.</u></p> <p><b>It shall be noted on the plans that water supply and hydrants shall be installed and made serviceable prior to delivery of combustibles to the site.</b></p> <p><b>A separate deferred Fire permit is required prior to the installation of</b></p>	



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		<b>the fire service main. Note requirement on plans</b>	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
5		A Vegetation Management Plan (VMP) designed in accordance with Ross Valley Fire Standard #220 is required for this project and each individual residence. A separate deferred permit shall be required for each plan. Please submit directly to the Fire Department for review.  <b>As a condition of approval for this subdivision, each entire parcel shall be cleared and maintained free of all underbrush and dead vegetation less than 8 inches in diameter. All trees shall be limbed up 10 feet or 1/3 the height if less than 30 feet.</b>	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
6		<b>Applicant may propose alternate materials or method in accordance with Section 103.3. All approved alternates requests and supporting documentation shall be included in the plans set submitted for final approval.</b>	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	

*If re-submittal is required, all conditions listed above shall be included in revised drawings.  
Fire and life safety systems may require a separate permit. Fire permits may be noted as deferred.*