



CITY OF MONTCLAIR FIRE PREVENTION PRIVATE UNDERGROUND TITLE SHEET

VICINITY MAP

SPACE RESERVED FOR APPROVAL STAMP

PROJECT INFORMATION

DETAIL SCOPE OF WORK

FIRE FLOW REQUIREMENT:
FLOW @20 PSI: DURATION:

NUMBER OF RISER CONNECTIONS:

NUMBER OF FIRE HYDRANTS:

NUMBER OF POST INDICATING VALVES:

NUMBER OF POINTS OF
CONNECTION TO PUBLIC WATER:

PIPE SIZE & CLASS:

FIRE DEPARTMENT CONNECTION

MAKE: MODEL:
Note: A listed assembly required. Shop fabricated
FDC's not allowed

DOUBLE DETECTOR CHECK

MAKE: MODEL:

STANDARD UNDERGROUND NOTES

INSPECTION REQUIREMENTS

1. A minimum of three MFPB inspections are required for underground piping serving sprinkler systems and/or private hydrants: 1) Pre-pour inspection; 2) Hydrostatic testing; 3) Flush inspection. Call (951) 772-0007 to schedule all inspections. Inspections are conducted by contract inspection services from Dennis Grubb & Associates. All inspections are completed on Monday or Tuesday.
2. Pre-pour inspection: Thrust block excavation shall be completed, but thrust blocks shall not be poured. All pipe shall be in place and exposed for visual inspection. Pipe shall be laid on a minimum six-inch bed of clean sand. Trenches shall be of a sufficient depth to allow the required cover above pipe. Ferrous pipe and fittings shall be encased in polyethylene tubing (not wrapped) and tightly taped to inhibit water infiltration. Ferrous joints (with the exception of stainless steel 316) shall be coated with asphaltic sealant or other corrosion retarding material. See items 11 – 19, 21 and 22 below for detailed requirements.
3. Hydro Testing: Thrust blocks shall be in place. Pipe shall be center-loaded with clean sand to prevent uplift, but all joints shall remain exposed. The system shall be hydrostatically tested at 200 psi (or 50 psi over maximum static pressure, whichever is greater) for a duration of at least two hours prior to the arrival of the MFPB inspector. See item 16 for detailed requirements.
4. Flush inspection: All portions of the underground system shall be flushed to remove debris prior to connection to overhead piping. Flow shall be through a minimum of a four-inch hose or pipe, unless otherwise approved by the MFPB inspector prior to scheduling the flush. Hose or pipe shall be restrained to prevent injury and damage. Discharged water shall be collected or diverted in accordance with applicable SWPPP/NPDES provisions. The local public works department, water district, and/or other applicable agency shall be notified of the scheduled flush by the contractor. The MFPB flush and hydro inspections may be scheduled concurrently. See items 11, 18, and 20 – 23 below for detailed requirements.
5. Upon flush inspection or prior to final sprinkler or site inspection, all detector check assemblies, control valves, and fire department connections (FDC) shall be clearly labeled with the address(es) served by the device. Address signs shall be securely attached to the device and be of a durable, fade-resistant material which is visible and legible from the fire lane. FDC and four-inch hydrant outlets shall be unobstructed and oriented toward the fire lane. Valves shall be locked in the open position with breakaway locks. All PIV valves and private hydrants shall be painted OSHA safety red. Backflow assemblies shall be painted Hunter Green except for the stainless steel portions. Hydrant and FDC caps shall be in place. See items 6 – 9, 18, and 20 – 23 for detailed requirements.

GENERAL REQUIREMENTS

5. Installation, inspection, and testing shall conform to 2025 editions of NFPA 13 and NFPA 24. MFPB jurisdiction begins at the downstream side of the last valve on the detector check assembly. Verify design and installation requirements for the portion of the system preceding this point with the local water district.
6. Vegetation shall be selected and maintained in such a manner as to allow immediate location of, and unobstructed access to; all hydrants, control valves, fire department connections, and other devices or areas used for firefighting purposes.
7. A minimum three-foot clearance shall be provided around all hydrants and post indicating valves. A minimum three-foot clearance shall be provided on at least one side of a detector check assembly to allow proper operation of the device. The front of FDC and the adjacent fire access roadway shall be free of any obstructions.
8. Any future modification to the approved private underground piping system is subject to review, inspection, and approval by the MFPB.
9. Approval of this plan shall not be interpreted as approval of any information or project conditions other than those items and requirements identified in MFPB Guideline, and applicable sections of the 2025 editions of NFPA 13 and NFPA 24. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.

PIPE AND TRENCH REQUIREMENTS

10. A 6-inch bed of clean fill sand shall be provided below the pipe and 12-inches above the pipe (total of 18 inches plus outer diameter of the pipe).
11. Pipe shall be buried at least 36" where subject to loading (e.g., driveways, parking lots) and at least 30" elsewhere.
12. All pipe shall be approved for use in fire service systems. Class 150 will be used at a minimum, and class 200 pipe shall be used where the water pressure exceeds 150 psi. The use of galvanized pipe is prohibited when a portion of the system is buried.
13. All ferrous pipe and fittings shall be protected with a loose 8-mil polyethylene tube. Wrapping the pipe in polyethylene sheeting is not acceptable. The ends of the tube and any splices made for tees or other piping components shall be tightly sealed with two-inch tape that is approved for underground use.
14. All bolts used for underground connections, including T bolts, shall be 316 stainless steel. Asphaltic sealants (and other opaque sealants) shall not be used to coat bolts (this is to ensure bolts can still be verified as 316 stainless steel during inspection). All ferrous fittings (with the exception of 316 stainless steel) shall be cleaned and thoroughly coated with asphalt or other corrosion retarding material after assembly and prior to the installation of polyethylene tube
15. Thrust blocks, or another approved method of thrust restraint, shall be provided wherever pipe changes direction.
16. A minimum two-inch clearance shall be provided where the pipe passes through slabs or walls. Underground system shall terminate at the riser flange and placed a maximum of 18 inches from an exterior wall and 6 inches above the slab.
17. The FDC shall contain a minimum of two 2 1/2" inlets. When the system design demand, including the interior hose stream demand or a standpipe, is a minimum 500 gpm, four 2 1/2" inlets shall be provided. FDCs shall be painted OSHA safety red.
18. Pipe running under a building or building foundation shall be stainless steel and shall not contain mechanical joints.

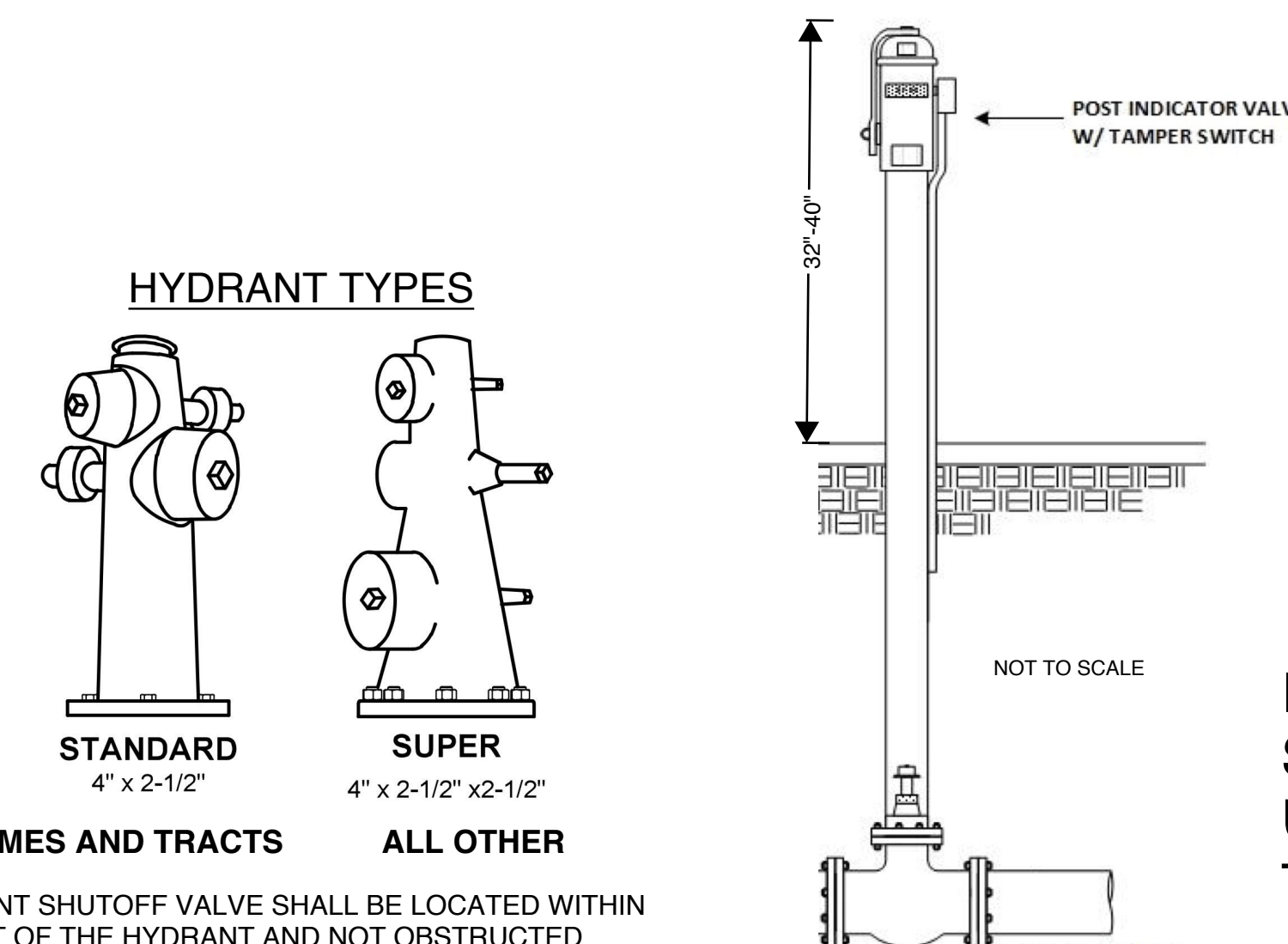
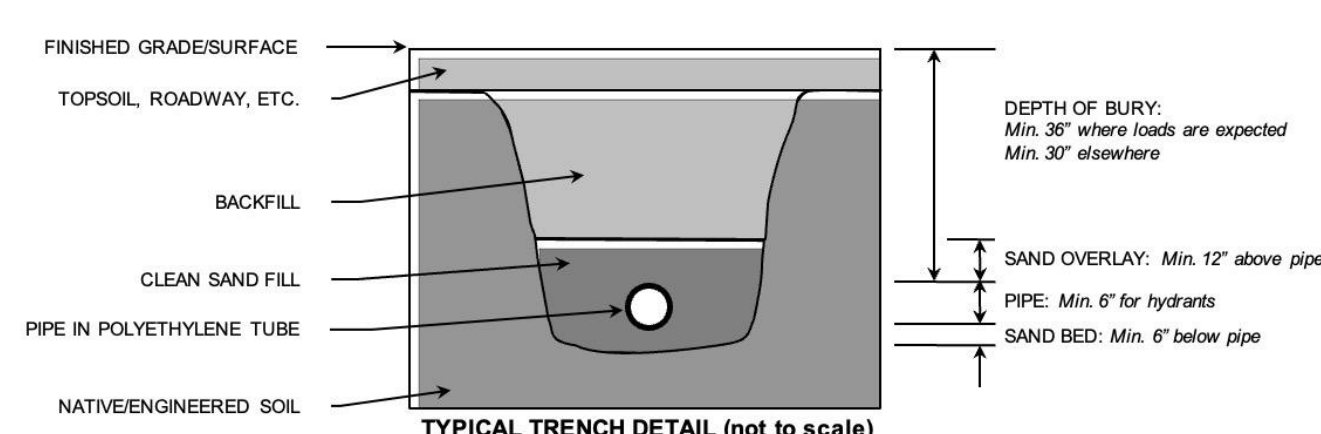
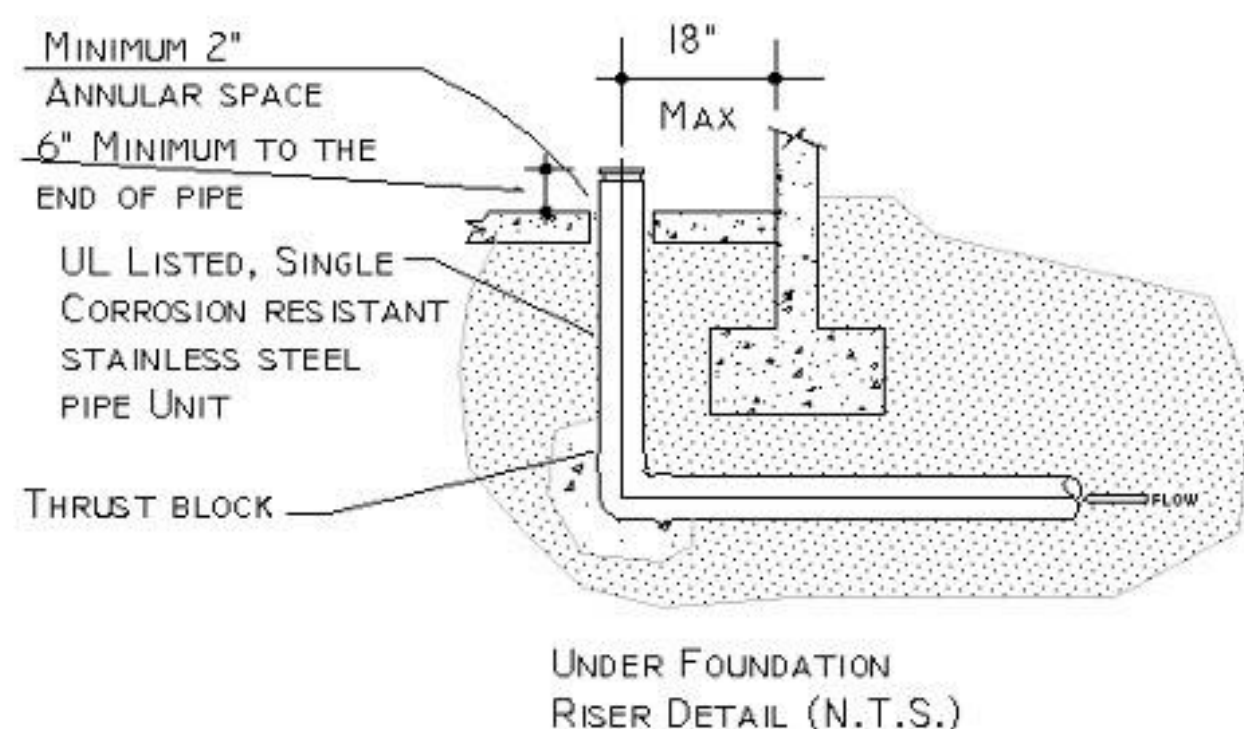
HYDRANT REQUIREMENTS

19. Private fire hydrants shall be listed with a minimum of one 2 1/2" and one 4" outlet. The 4" outlet shall face the fire department access road. All outlets shall be provided with National Standard Threads (NST). Private hydrants shall be painted OSHA safety red. Fire hydrants in commercial or industrial areas shall contain two 2 1/2" and one 4" outlet.
20. Fire hydrant supply piping shall be a minimum of six inches in diameter. The lowest valve operating nut shall be a minimum of eighteen inches above grade and the hydrant flange shall be a minimum of two inches above grade.
21. A keyed gate valve shall be provided for each hydrant in an accessible location. Keyed gate valves shall be located within six to ten feet of the hydrant in an area that is unobstructed and clearly visible. Valves shall not be located in parking stalls.
22. All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location per the MFPB standard detailed in Access Guideline. Private hydrants and markers are to be maintained in good condition by the property owner.

MINIMUM THRUST BLOCK RESTRAINTS

NOMINAL PIPE SIZE	FITTING TYPE			
	90 Degree	45 Degree	22.5 Degree	11.25 Degree
3"	3.5	2	1	1
Bearing Surface H X W (ft) ²	2 X 2	1.5 X 1.5	1 X 1	1 X 1
4"	5	3	1.5	1
Bearing Surface H X W (ft) ²	2 X 3	1.5 X 2	1 X 2	1 X 1
6"	10.5	6	3	1.5
Bearing Surface H X W (ft) ²	3 X 4	2 X 3	1.5 X 2	1 X 1.5
8"	18	10	5	2.5
Bearing Surface H X W (ft) ²	4 X 4.5	3 X 4	2 X 3	1 X 1.5
10"	27.5	15	7.5	4
Bearing Surface H X W (ft) ²	5 X 5.5	3 X 5	2.5 X 3.5	2 X 2
12"	39	21	10.6	5.5
Bearing Surface H X W (ft) ²	5 X 8	4 X 5.5	3 X 4	2 X 3

- ¹ The values shown are based upon a maximum pressure of 200 PSI and a Silt Soil Type with a horizontal bearing strength of 1500 lb./ft². A safety factor of 1.5 is built into the values.
- ² Width must be 1X to 2X of the Height.
- ³ The thrust block bearing surface must be flat and perpendicular to the imposed force from the fitting.



R-3 HOMES AND TRACTS ALL OTHER

HYDRANT SHUTOFF VALVE SHALL BE LOCATED WITHIN 20 FEET OF THE HYDRANT AND NOT OBSTRUCTED

APPLICABLE CODES:

- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ENERGY CODE
- 2025 NFPA 13
- 2025 NFPA 24
- CITY OF MONTCLAIR MUNICIPAL CODE
- CITY OF MONTCLAIR UNDERGROUND GUIDELINE

PROJECT DIRECTORY

INSTALLATION CONTRACTOR
Name:
Address:
Phone Number:
License Number:
License designation:
Expiration date:

PROPERTY OWNER

Business Name:
Contact Name:
Address:
Phone Number:
Mobile Number:

DESIGNING ENGINEER (If applicable)

Name:
Address:
Phone Number:
License Number:
License designation:
Expiration date:

INDICATING SECTIONAL VALVES SHALL BE PROVIDED ON LARGE UNDERGROUND SYSTEMS WHEN THERE ARE MORE THAN FIVE APPURTENANCES.

NOTE: A FIRE RISER, A STANDPIPE, A FIRE HYDRANT EACH COUNTS AS ONE (1) APPURTENANCE

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	NO.	DATE
PLANS PREPARED BY:	ENGINEER	LICENSE NO.	EXP. DATE		
PROJECT NAME			SHEET 1 of		

INCLUDE PROJECT ADDRESS, IF NO ADDRESS IS ASSIGNED USE PARCEL NUMBER