

Memorandum

DATE: May 30, 2024

TO: Rafael Castillo
Planning Manager
City of Solvang

FROM: Christopher Olmstead, Captain
Fire Department



Digitally signed by Chris
Olmstead
DN: C=US,
E=cholmsta@countyofsb.org,
O=Santa Barbara County Fire
Department, OU=Planning
and Engineering, CN=Chris
Olmstead
Date: 2024.05.30
15:01:15-0700

SUBJECT: APN: 139-530-001 / -002 Permit: 23-242 Project: 24FDR-00036
Site: Alamo Pintado Road, Solvang
Project: Land Use Permit / Development Plan – Construction of 100 Multi-Family Residential Units with 20% (20 Units) Designated as Affordable Housing

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR LAND USE PERMIT / DEVELOPMENT PLAN

The Fire Prevention Division must be notified of any changes to the project proposal.
A change in the project description may cause conditions to be imposed.

GENERAL NOTICE

1. Any structure that exceeds thirty (30) feet in height shall meet the California Fire Code Appendix D105 requirements.

Stairway Access to the Roof. New buildings for or more stories above grade plane, or when provisions of section D105 are required, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for landscaped roofs or for other purposes, stairways shall be provided as required for such occupancy classification.

D105.1 Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 One of more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

2. All standard fire department conditions and current codes shall apply at time of development.

3. Recorded addressing is required prior to building permit issuance.*
4. Fire Protection Certificates (FPCs) shall be required.
 - A site utility plan shall be provided as part of the FPC process.
5. Access shall be as shown on plans dated March 29, 2024, received April 2, 2024 and with corrections noted.
 - Surface shall be paved.
 - All portions of the access exceeding 10 percent in slope shall be paved.
 - All portions of the access exceeding 15 percent in slope shall be engineered concrete.
 - All portions of the access exceeding 20 percent in slope shall be engineered brushed concrete.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.*
6. Three new fire hydrant(s) shall be installed.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrant(s) shall be located per fire department specifications and shall flow 1500 gallons per minute at a 20 psi residual pressure.
 - Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
7. Curb faces shall be painted red to 7.5 ft on both sides of the fire hydrant.

A 3-foot clear space shall be maintained around the circumference of all fire hydrants except as otherwise required or approved. Posts, fences, vehicles, growth, trash, storage and other materials or things shall not be placed or kept near fire hydrants

 - Clearance shall be maintained for the life of the project.
8. Designated fire lanes shall include red curbs and signs indicating “Fire Lane – No Stopping” placed as required by the fire department. Refer to current adopted California Fire Code.

9. An automatic fire sprinkler system shall be installed.
 - NFPA 13 sprinkler system. Any building or structure that meets the requirements of CFC section D105 (aerial apparatus) will be required to install a NFPA 13 sprinkler system.
 - Structures not meeting the requirements of CFC section D105 can be equipped with a NFPA 13R system.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - The fire department shall determine the location of any fire department connection (FDC) that may be required.
 - Fire department connection (FDC) shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.

10. Because a fire sprinkler system shall be installed, the following acceptance testing is required.
 - A flush of dedicated underground mains and lead-in connections shall be witnessed by the fire department Inspector prior to connecting to the overhead fire sprinkler system.
 - Prior to covering any pipes, the sprinkler system shall be inspected at the rough plumbing stage (i.e., exposed pipe, fittings, hangers, and bracing stage) by the fire department inspector.
 - The sprinkler system shall be hydrostatically tested at 200 psi for 2 hours.

11. An automatic fire or emergency alarm system shall be installed.
 - Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - Automatic fire or emergency alarm system plans shall be approved by the fire department.
 - Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

12. Recorded addressing for the residences(s) is required by the Fire Department.*

13. Address numbers shall be a minimum height of 12 inches.

14. Address numbers shall be as required by the fire department.
 - Address number locations shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.
 - If the driveway is over 150 feet in length or the building is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.

15. A Knox Box entry system shall be installed for the building. A spare key shall be provided for the Knox Box entry system.*
- To obtain Knox Authorization, use the following link:
<https://sbcfire.com/general-planning-and-engineering-forms/>
 - Please note, an authorized fire agency review is required prior to submission to Knox Company.
16. The applicant shall be required to pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code.
- Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:
Residential-Other Residential Housing \$0.75 per square foot
Final occupancy clearance inspection will not be scheduled unless fees have been paid.

PROJECT DEVELOPMENT

We submit the following with the understanding the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

CO:ab