



PLACER HILLS - NEWCASTLE FIRE PROTECTION DISTRICTS



STANDARD DEVELOPMENT CONDITIONS ONE AND TWO FAMILY DWELLINGS

General Conditions

1. All applicable Fire District fees and permits are to be paid in full at issuance of Placer County building permit.
2. The following fees and inspections are required:
 - a. New Construction Fees
 - b. Residential fire sprinkler plan review and inspections
 - c. Driveway inspection
 - d. Propane tank and line installation inspection (as applicable)
 - e. Wildland Urban Interface (WUI) compliance inspection

Addressing

1. All buildings are required to have addresses posted and shall be Arabic numerals or alphabetic letters, 4" min. letter height with 1/2" stroke, reflectorized and contrast with their background, or 5" min. letter height, 1/2" stroke and contrast with their background.
2. Building addresses for dwellings greater than 100 feet of centerline of roadway shall be posted at driveway entrance, perpendicular to roadway and visible from both direction of roadway travel and shall be Arabic numerals or alphabetic letters, 4" min. letter height with 1/2" stroke, reflectorized and contrast with their background.
3. Address signs shall be posted at fork in driveways, perpendicular to driveway.
4. Recommended sign standard is white reflective numerals on contrasting green background.

Access to Structures

1. Driveways serving no more than three (3) dwelling units are to be a minimum of 12 feet in width.
2. Driveways are to extend to a point where of all portions of the exterior walls of the first story of each structure can be accessed within 150 feet.
3. Driveways shall be designed to provide an all-weather driving surface and support 75,000 pound vehicles.
4. Grades shall not exceed 16% except upon review and approval by the Fire District.
5. Driveways exceeding 150 feet in length require a turnaround either terminus bulb or hammerhead within 50 feet of the building.
6. Driveways exceeding 150 feet in length, but not more than 400 feet in length, shall provide a turnout at the midpoint. For driveways exceeding 400 feet in length additional turnouts may be required.
7. At least 15 ft. of vertical clearance shall be provided over the width of roads, driveways, and other means of vehicular access.
8. Flammable vegetation shall be removed for a distance of ten (10) feet on each side of a road or driveway.



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9. Bridges and culverts shall be designed by an engineer and constructed to support a minimum load of 75,000 pounds. Signs are to be posted to show weight limit, vertical clearance, and one way or single lane conditions.
10. Gates on driveways are to be 2 feet wider than driveway and must be 30 feet from roadway to allow vehicles to stop in driveway without obstructing traffic on the roadway.
11. Security and locked gates are required to have a Fire District KNOX security device for access by emergency responders.

Fire Sprinkler Systems

1. All single and two family homes are required to have an automatic fire sprinkler system as identified in the California Residential Building Code. The Fire District is the authority for plan review, approval, and inspection of such systems.
2. An audible device shall be installed on the exterior of the building and interconnected to the interior smoke detectors.

Defensible Space/Wildland Urban Interface (WUI)

1. Defensible space fuel modification is an area where material capable of allowing a fire to spread unchecked has been treated, cleared, or modified to slow the rate and intensity of an advancing fire and to create an area for fire suppression operations to occur. Defensible space is required around all structures for any project.

Defensible Space requirements include:

- a. Defensible space shall be provided from any building for a distance of 100' or up to the property line when less than 100'. Distance shall be measured along the grade from the perimeter or projection of the building. Distance may be determined by a number of factors that may include; slope, topography, fuel types, and exposure to the wild land. Additional defensible space may be required based on any of the listed factors.
- b. Annual grasses and native brush are to be removed within the defensible space areas.
- c. Ornamental vegetative fuels or cultivated ground covers shall be permitted within the designated defensible space area provided that they do not provide for a means of readily transmitting fire from the growth to any structure.
- d. Trees shall be permitted within the defensible space provided that the horizontal distance between the crowns of adjacent trees is not less than 10'. Deadwood and litter shall be regularly removed from trees.
- e. Trees are to be pruned to remove limbs 6'-10' above the ground surface.
- f. Any portion of tree crowns which extend to within 10' of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10'.
- g. It is recommended that trees are kept a minimum distance of 10' from any structure.
- h. Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.



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Fire Protection During Construction

1. Fire department vehicular access to all structures under construction shall be provided at all times. In areas where ground surfaces are soft or likely to become soft, hard all-weather driving surfaces shall be provided.
2. Trash and debris shall be removed from the construction site as often as necessary to maintain a fire safe construction site.