



COSUMNES COMMUNITY SERVICES DISTRICT

FIRE DEPARTMENT

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[CosumnesCSD.gov/Fire](https://cosumnescsd.gov/Fire)

FIRE PREVENTION CONSTRUCTION STANDARDS RESIDENTIAL PROPANE TANK PLAN SUBMITTAL, PERMIT, AND INSPECTION REQUIREMENTS

Standard Number: FPCS-1019
Original Effective Date: 7/16/20
Revision Date: 1/1/2023, 10/9/2024
Code Section: 2022 California Fire Code and 2020 NFPA 58

PURPOSE AND SCOPE

1019.1 This standard applies to residential homes (single family dwellings and two-family dwellings) wanting to install a propane tank for the purposes of propane service to the home. The purpose of this standard is to assist contractors, owners, and design professionals with the needed documents to obtain a fire department permit in accordance with the California Fire Code (CFC) and National Fire Protection Association Standard (NFPA) 58.

APPLICATION

1019.2 Electronic Plan Submittal

- a. Refer to the Cosumnes Community Services District ("District") [website](https://www.cosumnescsd.gov/303/Plan-Review-and-Inspections) at <https://www.cosumnescsd.gov/303/Plan-Review-and-Inspections> for "How To" guides for submitting plans through the online portal.

1019.3 Required Construction Documents

- a. Provide a scaled or dimensioned site plan of the project. The site plan shall depict the following:
 - i. The site plan shall show the location of the proposed tank with related distances to property lines, structures, ignitions sources, overhead powerlines, driveways/vehicular access, fire access, and public roads.



NOTE: Single tanks that are less than 500-gallon capacity for residential use shall be a minimum of 10 feet from buildings, property lines, and public ways. CFC Table 6104.3

NOTE: Above-ground containers, and all their components shall not be located within 6 feet of a vertical plane beneath overhead electrical power lines over 600 volts, nominal.

- ii. The site plan shall include the footprint of all structures on the property.
 - iii. The site plan shall show the project address and assessor's parcel number of the project location.
 - iv. The site plan shall show the name, address, phone number, state contractor's wet stamp, and license number of the installing contractor, general contractor, C-36 plumbing contractor, and structural contractor, respectively.
 - v. The site plan shall include a Scope of Work statement detailing the scope of work to be permitted.
- b. Plan shall include a note indicating the liquid capacity of the proposed tank.
 - c. Plan shall include a note stating, "Installation shall comply with 2022 California Mechanical, California Plumbing Code, California Residential Code, California Fire Code, and 2020 edition of NFPA 58. CFC 6101.1
 - d. Plan shall show tank anchoring details and include a current structural engineer's stamp for the anchoring. NFPA 58 6.8.2.1/6.8.3.1 and CFC 5003.2.8
 - e. Plan shall include a note indicating whether the proposed tank is an ASME or DOT certified tank. NFPA 58 5.2.1.1
NOTE: Used containers constructed to Association of American Railroads specifications, shall not be installed. NFPA 58 5.2.1.1 (A)
 - f. Plan shall include a note stating, "Combustibles, including grass and weeds, shall be maintained a minimum of 10 feet away from any propane tank." CFC 6107.3
 - g. Plan shall include a note stating, "Tanks installed in flood zones shall be strapped to prevent flotation. Installing contractor is responsible for determining flood zone of subject property." Installations requiring



strapping shall have a strapping detail shown on the plan. NFPA 58 6.8.1.6

- h. Plan shall include a note stating, "Tank shall be labeled PROPANE and FLAMMABLE GAS and NO SMOKING WITHIN 25 FEET." CFC 6107.2
- i. Tanks installed within 10 feet of a driveway, or in areas subject to mechanical or vehicular damage, shall be provided with bollards and installed in accordance with CFC 312 and Cosumnes Fire Department standards. Installations requiring bollards shall have a bollard detail shown on the plan. CFC 6107.4 & NFPA 58 6.8.1.2
- j. Plan shall show the entire scope of work including the tank and all exterior associated pipe, valves, pressure regulators, fill connections, etc.
- k. Submittal shall include all manufacturer's specification sheets for tanks, piping, valves, regulators, and the like.
- l. Plan shall show the underground pipe's location, type, and size.
- m. Installation of used tanks shall comply with NFPA 58 Chapter 5. Indicate on the plan if the tank is new or used.
- n. ASME containers installed underground shall have cathodic protection. Provide details on the plan. NFPA 58 5.2.1.11
- o. ASME containers shall be marked with the information required in NFPA 58 5.2.8. This information shall be on a stainless-steel plate attached to the tank.
- p. Horizontal ASME containers designed for permanent installation in stationary aboveground service shall be placed on masonry or other noncombustible structural supports located on concrete or masonry foundations with the container supports. NFPA 58 6.8.3.1
- q. The part of an ASME container in contact with saddles, foundations, or masonry shall be coated or protected to minimize corrosion. NFPA 58 6.8.3.4. Indicate how this requirement will be met on the plan.

NOTE: Containers that show excessive denting, bulging, gouging, or corrosion shall be removed from service. NFPA 58 5.2.1.4
- r. ASME containers installed underground shall comply with NFPA 58 6.8.6. Provide sufficient information on the plan to verify underground installation requirements are met.
- s. ASME containers installed above ground shall meet the height of container bottom requirements of NFPA 58 Table 6.8.3.3. Provide an



elevation detail on the plan to show how these requirements are being met.

- t. Above-ground containers shall be painted. NFPA 58 6.8.1.4

1019.4 **Inspection**

- a. A fire department inspection is required before the filling of and use of the propane tank. To request a fire department inspection, please visit the District's website at: <https://www.cosumnescsd.gov/303/Plan-Review-and-Inspections>
- b. A fire inspector will contact you to schedule an appointment. Be sure to have your approved plans and permit available for the inspection.

REFERENCES

(As adopted by the state and by local ordinance)

1019.5 California Fire Code

1019.6 National Fire Protection Association (NFPA) 58, *Liquefied Petroleum Gas Code*