



FIRE PREVENTION CONSTRUCTION STANDARDS CIVIL PLAN REVIEW SUBMITTAL GUIDELINE

Standard Number: FPCS-2007
Original Effective Date: 7/25/2020
Revision Date: NA
Code Section: California Fire Code

PURPOSE AND SCOPE

2007.1 To advise architects, engineers, and contractors on the minimum information needed for plan review. The following requirements shall apply to civil plans for all new buildings, tenant improvements, and building addition plans submitted to the Cosumnes Fire Department (CFD). Not all requirements listed apply to every submittal.

GENERAL

- 2007.2 Application and fees are required at the time of plan submittal.
- a. Plan review turnaround time is approximately 15 business days.
 - b. Electronic plans shall be stamped and signed by a licensed civil engineer before the fire department's signature.
 - c. Approved architectural plans will not be released until civil plans are approved.
 - d. The installing contractor shall provide manufacturer's specification sheets for all pipes, fittings, valves, and appurtenances prior to inspection. If a different contractor is installing only the riser stub-in and the underground pipe 5 feet from the foundation, then that contractor installing the stub-in shall submit applications, fees, plans, and manufacturer's specification sheets.
 - e. CFD Standard Civil Engineering Comments, shall be reproduced on the civil plans in their entirety.



- f. All gates across fire access lanes require a separate submittal.
- g. Deviations from the approved plans will require revised plans to be submitted.

TITLE SHEET

- 2007.3 Title sheet shall include the following information:
- a. Address of project location
 - b. Name, address, and phone number of the engineer of record
 - c. Location map showing the location of the project site in relation to major streets
 - d. Sheet index
 - e. Building analysis with the following information:
 - 1. Occupancy of building. If building houses of more than one occupancy type, list each type
 - 2. Construction type
 - 3. Square footage
 - 4. If the building is equipped with fire sprinklers
 - 5. List of applicable codes and standards

UTILITIES SHEET AND FIRE ACCESS PLAN

- 2007.4 Utilities shall include the following (see standard [FPCS-1015 Commercial Civil Engineering Comments](#) or [FPCS-1016 Civil Engineering Comments for Residential Subdivisions](#) for design parameters)
- a. Provide site and project overall utility sheet.
 - b. Location of fire access lanes and driveways clearly identified.



- c. Fire lane turning radii and widths.
- d. Fire lane markings.
- e. Location of new and existing fire hydrants.
- f. Location and diameter of all underground mains and public water mains supplying the site.
- g. Location of the point of connection of new and existing underground mains.
- h. Phasing of projects are clearly identified.
- i. The location of all control valves, post-indicator valves, fire department connections, backflow preventers, and reduced-pressure devices.
- j. For projects with multiple buildings: hydrants, and/or multiple risers per building, sectional control valves shall be located to minimize water supply interruption to the other hydrants and sprinkler risers.
- k. Public works construction specification details for fire hydrants, pipe restraints, backflow preventers, fire department connections, tracer wire, pipe protection, bollards, and the like shall be reproduced on the plans.
- l. Indicate on plans the required fire flow. Some projects may require that a fire flow test be conducted. Maximum 50% reduction in fire flow permitted.

RESUBMITTALS

2007.5 A plan review response letter indicating how the plan review comment was addressed and on what sheet the change or correction was made.

REFERENCE

2007.6 California Fire Code