



## **FIRE PREVENTION CONSTRUCTION STANDARDS COMMERCIAL ARCHITECTURAL COMMENTS**

Standard Number: FPCS-1014  
Original Effective Date: 5/7/2020  
Revision Date: 5/7/2020, 1/12/2024  
Code Section: 2022 California Fire Code

### **PURPOSE AND SCOPE**

1014.1 These comments are required to be reproduced on and included in the "General Notes" section at the front of each architectural plan set.

### **APPLICATION**

#### **1014.2 Standard Comments**

- a. Deviations from the approved plans will require a revised plan to be submitted to the Cosumnes Fire Department (CFD) for approval.
- b. Fire Department stamped approved plans shall be printed in large format and made available at the job site for fire inspections.
- c. As required by the fire department, a written fire safety plan during construction or demolition shall be developed, approved, and implemented prior to construction. The plan shall be consistent with the requirements of the California Fire Code (CFC).
- d. Speculation buildings or spaces shall not be approved for occupancy. Tenant improvement plans or occupancy plans are required prior to issuance of a Certificate of Occupancy.
- e. Deferred submittals are required for, but not limited to, the following:
  1. Fire safety and access plan for fire safety under construction, as required
  2. Gates/barriers
  3. Fire sprinkler system
  4. Fire alarm system



5. Commercial kitchen fire suppression system
  6. CO2 systems
  7. Emergency responder radio system test report
  8. Emergency responder radio system enhancement plan (for failed tests)
  9. High-piled/rack storage with commodity and fire protection analysis
  10. Hazardous materials inventory statement with fire protection analysis
  11. Aboveground flammable or combustible storage tanks
  12. Medical gas systems
  13. Solar installation plans
- f. Approved radio coverage for emergency responders shall be provided. A test conducted by a licensed contractor shall be performed at building or project completion to determine if the public safety communication system is adequate for emergency responder radio coverage. Buildings that cannot support the required level of radio coverage shall be equipped with a radiating cable system or a distributed antenna system with FCC certified signal boosters. Plans and permits required.
  - g. Required roadways, fire access lanes, street signs, and addresses shall be installed and capable of supporting 80,000 pounds gross vehicle weight, in all weather conditions, prior to combustible construction or onsite storage of combustible materials. All-weather is defined as at least one layer of asphalt or concrete that is designed to carry the imposed weight load of fire apparatus.
  - h. Required water mains and fire hydrants designated for a project shall be installed, tested, flushed, inspected, and able to provide the required fire flow prior to combustible construction.
  - i. Commercial project buildings 3,600 square feet or greater shall be equipped with a fire sprinkler system and fire sprinkler monitoring system. Fire sprinkler systems for new buildings, buildings undergoing a change of occupancy or use, and speculation buildings or spaces, shall be designed and installed in accordance with the CFC, NFPA 13,



and the [Cosumnes Fire Department Fire Sprinkler Standard FPCS-1008](#).

- j. Commercial projects that contain a fire sprinkler system shall provide a designated and approved fire control room. Fire control rooms shall provide exterior access and be located within the building at an approved location. Fire control rooms shall contain the fire sprinkler system riser(s), valves, approved document box with system documents, fire alarm control panel, and other fire equipment as required by the CFC, NFPA and or CFD fire code ordinance and department standards. Fire control rooms may be shared with other utilities provided there is adequate room for operations, required clearances, and maintenance needs. Fire control rooms shall have a ceiling constructed of sheetrock.
- k. Permanently installed artificial illumination and emergency illumination shall be provided in fire control rooms and fire pump rooms/houses.
- l. Fire control rooms shall be labeled with durable weatherproof signage indicating "FIRE CONTROL ROOM" in 4-inch letters contrasting in color to their background. Fire pump rooms or pump house shall be labeled "FIRE PUMP ROOM." Durable "NO STORAGE" signs shall be permanently mounted inside fire control rooms and pump rooms/houses.
- m. A Knox box shall be mounted adjacent to the fire control room/fire pump room door approximately six feet on center above finished grade. Keys for insertion into the Knox box shall be provided with an identification tag.
- n. Building address shall be provided in accordance with the CFC and the [Cosumnes Fire Department Addressing Standard FPCS-1001](#). All exterior doors and individual interior suite doors shall be labeled with approved suite numbers.
- o. FDC's PIV's and double-detector check valves (DDCV) shall be painted red and labeled with the building address utilizing a weatherproof, permanent method. Exterior valves shall be secured with a breakaway pad lock.
- p. Gates obstructing fire access routes shall comply with the [Cosumnes Fire Department Emergency Access Gates and Barriers Standard FPCS-1003](#)



- q. The installation of traffic calming devices is subject to the standards of the CFD. All proposed traffic-mitigation plans shall be submitted to CFD for review and approval prior to installation.
- r. When required, “NO PARKING FIRE LANE” signs and/or red painted curbs shall be installed per CFD guidelines and the California Fire Code. All raised curbs in “NO PARKING FIRE LANE” areas shall be painted RED with approved traffic grade paint. Lettering shall be white stencil, 3 inches tall with a  $\frac{3}{4}$  inch stroke. Stenciling shall be located every 25 feet. Signs shall be posted every 50 feet. Fire lanes will be enforced during construction.
- s. Construction equipment, including portable restrooms, building materials, worker vehicles, delivery vehicles and the like shall not obstruct fire hydrants or fire lanes at any time.
- t. Vehicle barriers shall be installed for the protection of fire protection equipment in accordance with the California Fire Code.
- u. Landscaping shall provide a minimum of 3 feet of clearance (when fully grown) around fire protection equipment.
- v. Sound walls, masonry walls, or fencing shall not be erected without fire department approval as such walls and fencing can interfere with fire department access, and fire hydrant requirements for the property.
- w. Projects along wetlands, riparian corridors, and open space the following requirements apply:
  - 1. Provide non-combustible fencing along all developed areas adjacent to wetlands, riparian corridors, creeks or open spaces.
  - 2. Provide fire department access to all wetlands, riparian corridors, creeks and open spaces at the end of cul-de-sacs or other approved location via rolled curbs.
  - 3. Gates or bollards limiting access shall be equipped with an approved method for rapid access.
  - 4. A turning radius of not less than 35 feet inside and 45 feet outside is required.
  - 5. Bike lanes adjacent to creeks shall be paved a minimum of 10 feet wide with 2 feet of all-weather material on each side.



6. Fire access routes, bike paths, and bridges shall be capable of supporting 35,000 pounds gross vehicle weight.
7. Provide a least ten (10) feet of greenbelt or other defensible space between noncombustible fences and the creek/wetlands area.

## **REFERENCES**

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| 1014.3 | 2022 California Fire Code (CFC)   |
| 1014.4 | National Fire Protection Association (NFPA) Standard 13                         |
| 1014.5 | Cosumnes Fire Department Fire Sprinkler Standard FPCS-1008                      |
| 1014.6 | Cosumnes Fire Department Addressing Standard FPCS-1001                          |
| 1014.7 | Cosumnes Fire Department Emergency Access Gates and Barriers Standard FPCS-1003 |