



**San Miguel Consolidated
Fire Protection District**

2850 Via Orange Way
Spring Valley, CA 91978
www.sanmiguelfire.net

Home Builder's Information Sheet

TO: Home Builders
FROM: Fire Prevention Bureau, San Miguel Fire District
RE: *Local Ordinance 2016-1 Requirements*

We realize all cities and Districts are not consistent in their requirements for new construction. The Districts have made great strides in establishing consistency among themselves, but local conditions differ and differences will, most likely, always occur. If you are building a home or buying property for the purposes of development, be certain to budget for all costs. In an effort to assist with this planning the following list is provided:

Sprinkler Systems

All new homes are required to be protected with an approved automatic fire sprinkler system in accordance with NFPA 13-D and local amendments.

Roofing

The District has had a Class "A" roofing requirement since 1996. In May 1997, the County of San Diego enacted a Class "A" roofing ordinance for all unincorporated parts of the County.

Fire Hydrants

A fire hydrant capable of delivering 1500 g.p.m. with a 20 p.s.i. residual shall be installed within 600 feet of each home as measured along an improved driving route. Hydrants 75 feet away, but

down an embankment or over a fence, for example, do not meet this requirement. Residential hydrants shall have one 4-inch and one 2 ½-inch discharge.

A blue reflective marker shall be placed in the street to identify the location of the fire hydrant. It shall be placed 12-18 inches off the centerline towards the side of the road the hydrant is on.

All hydrants and roads shall be in service prior to the framing phase of construction. No combustible construction materials shall be stored at the project without hydrants and roads being in service.

Roads/Driveways

All access roads/driveways serving one single family dwelling require a paved all-weather surface and a minimum width of 16 feet.

All access roads/driveways serving two dwellings or more require a paved all-weather surface and a minimum width of 24 feet.

If street parking is desired on one side, an additional 8 feet is required.

Parking is allowed on both sides of a 36-foot (curb-to-curb) road.

Cul-de-sacs shall have a minimum diameter of 72 feet. If on-street parking is desired, the minimum diameter becomes 88 feet.

Fire lanes or driveways exceeding 150 feet from the road are required to have an approved fire apparatus turn-around. Code requires fire lanes or driveways from 0-15% grade be constructed of asphalt, 16-20% grade must be concrete, and grades greater than 20% are not acceptable. Angle of departure of fire lanes or driveways cannot exceed 7 degrees, or 12%.

Roadways serving the parcels shall be designated on the Parcel Map as "Fire Access Road."

All fire lanes less than 32 feet in width shall be marked "Fire Lane-No Parking" and shall be properly identified with signs and curb painting.

Fee Schedule

Our fee schedule is posted on our website at www.sanmiguelfire.net. Please see the Prevention section.

These are the most frequent concerns of our customers. If you have any questions you may call San Miguel Fire District at 619-670-0500.