

11/13/2018

Balboa Reservoir Fire Access.

SFFD Comments:

1. Per 2015 Subdivision Regulations, Streets where the buildings will be greater than (40) feet in height, as measured from the lowest level of Fire Department vehicle access, shall have an unobstructed clear width of not less than (26) feet for aerial ladder access. Aerial ladder access is between 15 feet to 30 feet from building facade to truck turn table.
 - Please provide frontage streets lay-outs and sections, including but not limited to the clear width, travel lane, parking lane, bike lane, side walk, curb return radii and any traffic calming structures for North Drive, Lee Avenue, West Drive, South Drive, San Ramon way and the street serving the townhouse buildings
 - Please provide an unobstructed fire access road clear width of not less than (20) feet for the street serving the townhouse buildings.
 - Please provide fire access to 6 story building of block G.
 - Please provide Auto Courts fire access details.
 - Fire apparatus access road shall be extended to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building, local equivalencies will be evaluated by the approval of AB-005 is required.
2. Dead-end streets longer than 150 feet, as measured from the throat of the intersection, must provide a sufficient turnaround to the satisfaction of the SFFD. The SFFD has determined an 80-foot turnaround and a 40-foot radius to be sufficient.
 - Please provide 80-foot turnaround for each dead-end street longer than 150 feet.
3. In Group R occupancies type III B and type V construction, shall be provided with emergency escape and rescue from basements containing one or more sleeping rooms and sleeping rooms below the fourth story above grade plane. Such openings shall open directly into a public way or to a yard or court that opens to a public way.
 - Please confirm the townhouse buildings is provided with emergency escape and rescue opening.
4. Streets width needed to accommodate fire truck turn of 90-degrees shall be designed Latest Vehicle Templates developed by MTA. Truck may encroach onto oncoming traffic lane however, must provide 7-ft. minimum refuge area for oncoming traffic.
 - Please provide fire truck turning movements (turning templates) at all the intersections. Fire truck turning studies shall maintain a minimum 7 feet refuge between the truck and the adjacent curb or parking lane throughout the turning movement of the truck at all intersections.

5. Hydrants shall be located at the intersections, readily accessible and visible. Any additional hydrants per code can be placed mid-block. Hydrants shall be located within 2 feet from curb and have 5 feet clearance around them. A clear path from staged engine to hydrant shall be 10 feet.
- Please provide the fire flow analysis required for the building per CFC appendix B & C and the fire flow available.
 - Please provide the lay-out of the hydrants location and the coverage area per each hydrant and hydrants spacing per CFC appendix B & C.
 - Please provide low pressure fire hydrants within 100 feet distance to any Fire Department Connection (FDC).