ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED May 28th, 2019 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # Balboa Reservoir Master Plan

Property Address: _____

Block and Lot: _____ / ___ Occupancy Group: R-2, R-3 Type of Construction: IA, V & 3A No. of Stories: 3-7

Describe Use of Building Multiple Residential Buildings with accessory support uses.

Under the authority of the 2016 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2016 San Francisco Mechanical Code, Section 302.2; the 2016 San Francisco Electrical Code, Section 89.117; and the 2016 San Francisco Plumbing Code, Section 301.3; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

- Building A through G are 4 to 7 stories; Building B will be Type 5 or Type 3A (TBD) and Buildings A,C-G will be Type 3A over Type 1-A; Block H will be 3-4 stories, under 40' height.
- Per 2015 S.F. Subdivision Regulations Public Streets shall have a minimum of 20' clr. for fire access. Lee Ave, North, West and South Streets will provide 26' clear for FD access.
- Per CA Fire Code Section 503.1.1 fire apparatus roads will be provided for every building and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- The Building Fire Department Connections will be located within 100' of a Low Pressure FH.
- Fire Access and facilities within the Townhome Parcel will be approved separately.
- Building H will be 3-4 stories , under 40' ht. and will be multi-family homes by Habitat for Humanity; shall be provided with fire access similar to as shown in the Fire Access Diagram.

Proposed Modification or Alternate

Proposed modifications are shown in the attached Fire Access Diagram
- Each Building has access on at least 2 sides and the following conditions apply:
- Building entries including Daycare will face South Drive; thus no fire truck access is required along Brighton pedestrian walk (Paseo) per the FD Access Diagram.
- Fire truck access to West Drive & Lee Avenue are limited to 150' from Public intersections.
- Fire Access ~~drive~~ roads adjacent to 4 story Type V and Type III buildings will be 26' wide and unobstructed.
- The Building Fire Department Connections will be located within 100' of a Low Pressure FH.
- Fire Access and facilities within the Townhome Parcel will be submitted/approved separately.
- Each Exterior building facade is covered by the hose length per the diagram with use of hydrants and/or Fire Department Stand Pipe Outlet (FDSPO) connection to the low pressure water system.(General locations are shown on the Fire Access Diagram)
- ~~Bldg. E to have 100' long segment within 30' of 26' FD zone to primary roof per FD Diagram.~~
- Fire access roads with 26 feet clear width shall be provided for Lee Ave, North, South and West st.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

- See attached Fire Department Access Diagram illustrating the hydrant, FDSPO location, building heights and construction types, and street width clearances.
- See attached Lee Avenue Section showing FD access to Roof w/ FD Ladder Truck Diagram.
- Once approved by the SFFD, this diagram will be included in the Infrastructure Plan as part of the overall Master Plan Documents.

submit separate B005

- The project does not have the ability to provide access roads within 150 feet of all portions of the building. Therefore, FDSPOS (Fire Department Stand Pipe Outlets) and low pressure hydrants have been provided within 150' of all portions of exterior walls.

- Additional information is provided in the Infrastructure Plan and the Master Plan Documents.

Requested by:	PROJECT SPONSOR	ARCHITECT/ENGINEER
Print Name:		Rick W. Williams
Signature:		
Telephone:		415-974-5352 x 203

[PROFESSIONAL STAMP HERE]

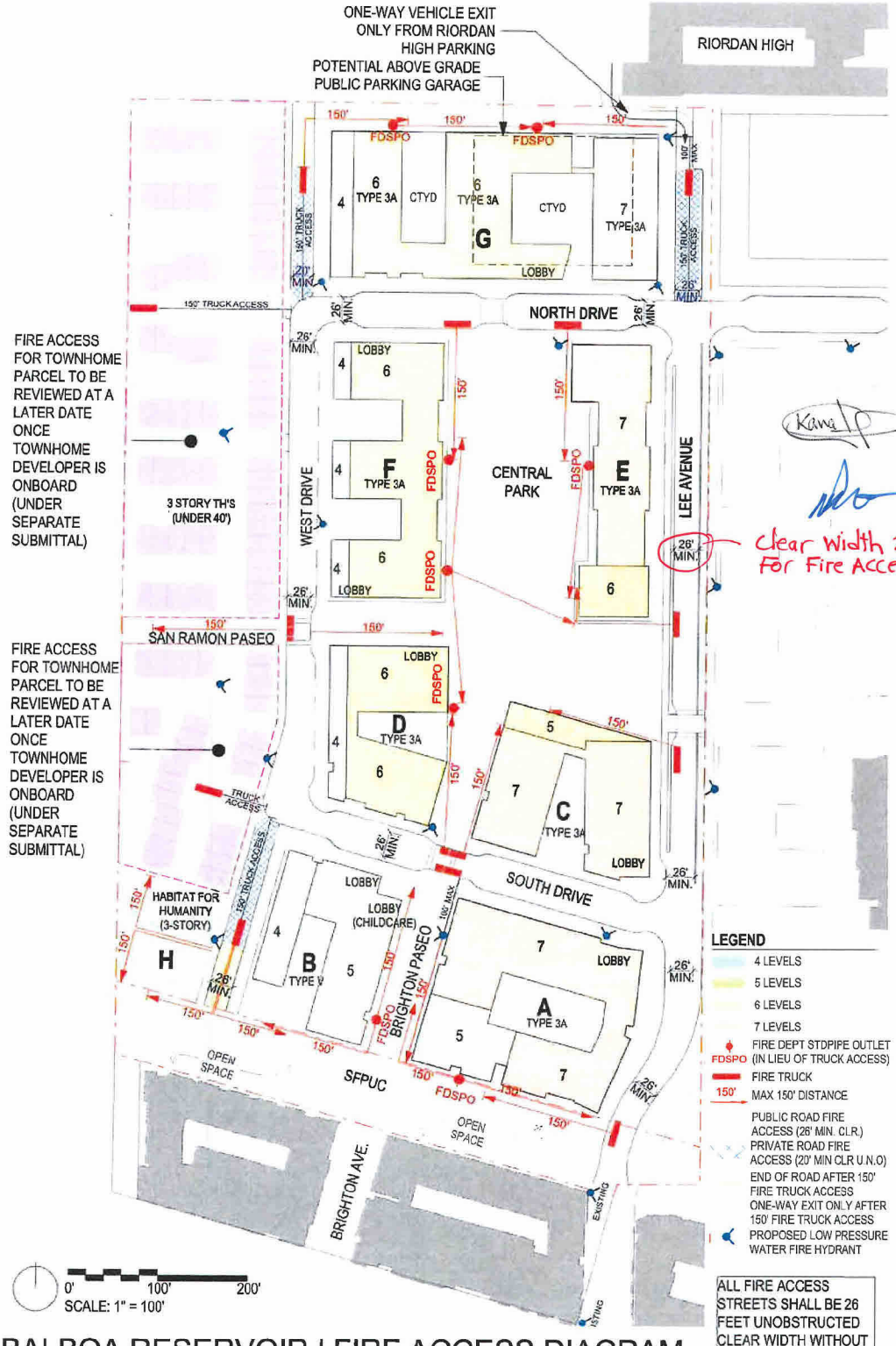
LICENSED ARCHITECT
RICK W. WILLIAMS
C17175
1-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

PLAN REVIEWER COMMENTS:

- Fire access roads with 26 feet clear width without parking shall be provided for Lee Ave, North street, south street and west street.
- A separate AB 005 shall be submitted for Aerial ladder access is exceed 30 feet from building facade to Truk Turntable.

RECOMMENDATIONS: [signed off/dated by:]	Approve	Approve with conditions	Disapprove
Plan Reviewer:		Kamal	
Division Manager:			
for Director of Bldg. Inspection			
for Fire Marshal:		Capt. 6/4/19	

CONDITIONS OF APPROVAL or OTHER COMMENTS



Clear Width 26 feet For Fire Access roads

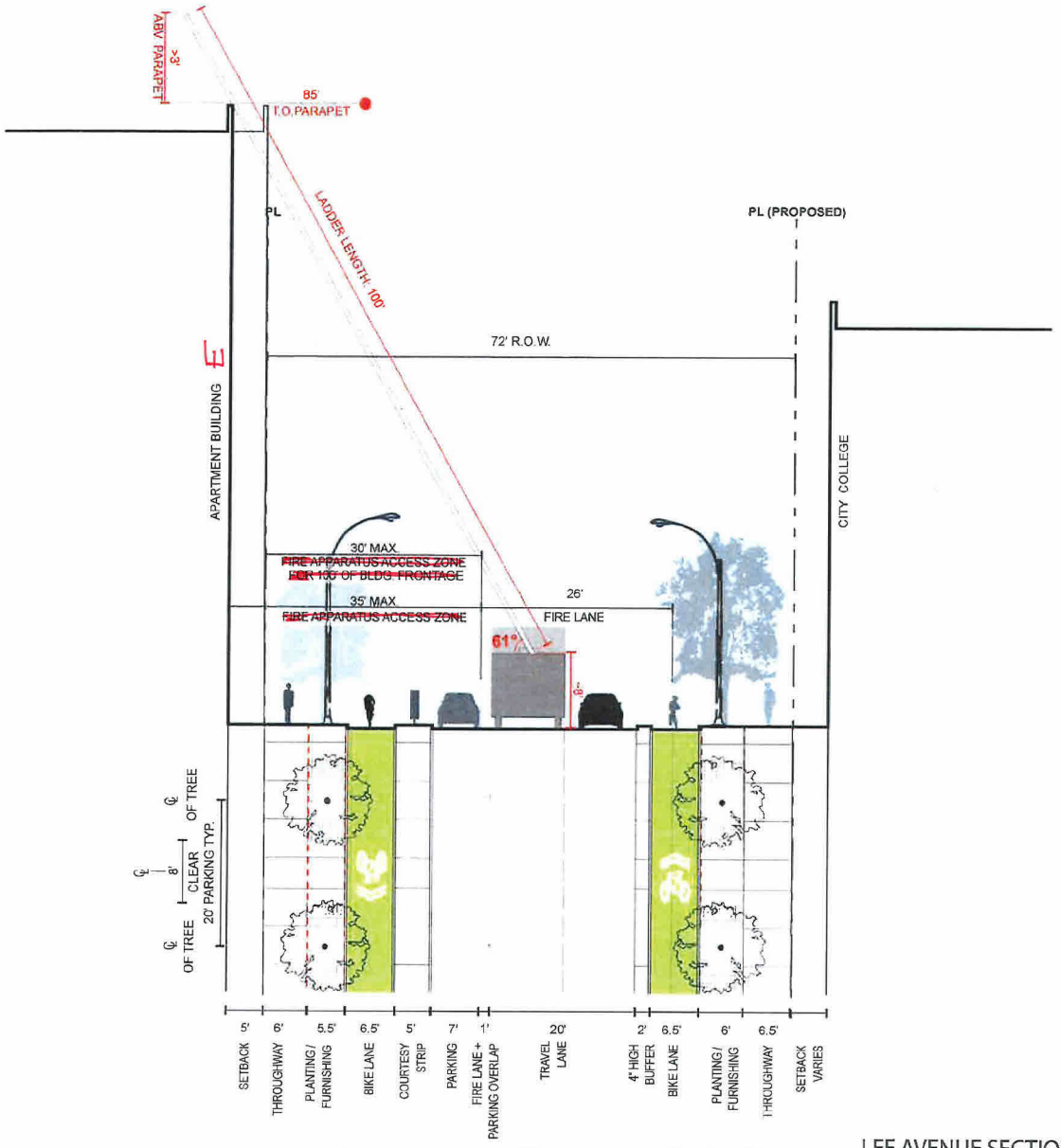
6/4/19

6/4/19

ALL FIRE ACCESS STREETS SHALL BE 26 FEET UNOBSTRUCTED CLEAR WIDTH WITHOUT PARKING

BALBOA RESERVOIR | FIRE ACCESS DIAGRAM

SAN FRANCISCO, CA | 04/15/2019 | RESERVOIR COMMUNITY PARTNERS, LLC



LEE AVENUE SECTION 1

submit AB 005 for Aerial ladder access
is exceed 30 feet from building E

Capt. 6/4/19
6/4/19

BALBOA RESERVOIR | LEE AVENUE SECTION

SAN FRANCISCO, CA | 04/15/19 | RESERVOIR COMMUNITY PARTNERS LLC