



FIRE PREVENTION MANUAL

CONSTRUCTION REQUIREMENTS

404.1 HOUSING TRACT CLEARANCES FOR COMBUSTIBLE MATERIALS AND OCCUPANCY

EFFECTIVE: JUNE 2008

PURPOSE

The purpose of this policy is to outline the requirements to obtain approval for “construction with combustibles” or “occupancy” at construction sites.

REQUIREMENTS

For Construction

Prior to the delivery of lumber or other combustibles to a housing tract site or lot each of the following items shall be completed as noted below for the area/units/lots being cleared:

1. Hydrants:

- a. Hydrants adjacent to lots being cleared shall be fully accessible.
- b. Hydrants adjacent to lots being cleared shall be fully functional.
- c. Hydrants shall be flushed until the water flows clean.
- d. Minimum fire flow of 1,500 gpm must be observed. If there is concern about required fire flow, contact a Supervising Inspector or Fire Prevention Engineer.

2. Tanks

- a. An elevated water tank holding a minimum of 10,000 gallons may be used for up to six model homes with direct drive access when approved by the Fire Marshal (or designee).
- b. Water tank outlet shall be an approved 4-1/2 inch male fitting with cap.
- c. The valve for the outlet shall be locked closed with an approved X-1 Fire/Police padlock.

- d. Water tanks shall be filled and maintained at full capacity.
3. Access Roads
- a. Access roads shall be graded to drain.
 - b. Access roads shall have an approved all-weather surface.
 - c. Access roads shall be a minimum of 24 feet in width.
 - d. Access roads shall have a minimum 44 foot centerline turn radius.
 - e. Access roads shall be provided with approved drive approaches.
 - f. Two means of access are required when the area/units/lots to be cleared for construction are over 450 feet from a single point of access.
 - g. Turn-around(s) as required by the Fire Marshal (or designee) shall be provided.
4. Temporary Street Signs
- a. Legible hand-painted or temporary signs (with contrasting backgrounds) on boards affixed to posts, visible from either direction or stenciled curbs.

For Occupancy

Each of the following items shall be completed as noted below for the area/units/lots being cleared for occupancy:

1. Hydrants
- a. All hydrants shall be fully accessible.
 - b. All hydrants shall be fully functional.
 - c. All hydrants shall have permanent pads.
 - d. Each hydrant shall be flushed to confirm operation and minimum flow.
 - e. See Public Works Standard W-3 for permanent hydrant installation requirements (note base clearance and valve access).
2. Access Roads
- a. Permanent paved street to all areas/units/lots being cleared.

3. Street Signs

- a. Either permanent street signs or stenciled curbs as approved by Traffic Engineering.

Fire Prevention Inspectors shall date and initial the Status Check Sheet (Form FPD-F-31) for each item cleared, either by specific area/units/lots (specify) or "all" units/lots if all are completed at the same time.

Approval for construction of roads on permanent alignments and hydrants at permanent locations shall have hydrant books and Fire GIS updated and hydrant information distributed. Unusual scenarios approved for construction shall receive a special notice.

STATUS CHECK SHEET FOR:

ADDRESS/TRACT: _____

JOB SUPERVISOR (NAME): _____ **(PHONE)** _____

CONSTRUCTION APPROVALS

Date	By	Lot/Building Numbers

HYDRANTS

Date	By	Comments

ACCESS ROADS

Date	By	Comments

STREET SIGNS

Date	By	Comments

OCCUPANCY APPROVALS

Date	By	Comments

Hydrant Book Patch Done Date _____ By _____

Hydrant Book Patch Sent to Field Date _____ By _____

Information to Hydrant Officer Date _____ By _____