

SOUTHERN MARIN FIRE PROTECTION DISTRICT FIRE PREVENTION

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June 20, 2019

Attn: Immanuel Bereket
Marin County Community Development Agency
3501 Civic Center Drive
San Rafael, CA 94903-4157

REVISED COMMENTS

DECEMBER 6, 2019

Re: SMFD Conditions of Approval for Planning Project [P2662](#) at 150 Shoreline Highway

The proposed plans for the above-listed project have been reviewed. Based on the plans as submitted, the items noted below shall be imposed by the Southern Marin Fire Protection District (SMFD) in accordance with current requirements of the 2016 California Fire Code and SMFD ordinance and standards.

The following documents were reviewed:

- Drawings titled: 150 Shoreline Highway, "Planning Review", dated May 9, 2019
- Marin County Planning Division Second Transmittal form, dated June 3, 2019
- Hydrology Study, prepared by CSW/ Stuber-Stroech Engineering Group, Inc., dated May 6, 2019
- Stormwater Control Plan, prepared by CSW/ Stuber-Stroech Engineering Group, Inc., dated May 6, 2019

This application was found to be complete and the following conditions should be noted for the project:

1. The proposed first floor of the structure shall comply with all requirements in the California Building Code and California Fire Code for an R-1 occupancy.
2. The proposed second floor of the structure shall comply with all requirements in the California Building Code and California Fire Code for an R-2 occupancy.
3. The Building Permit plan submittal shall include a fire safety and evacuation plan for an R-1 occupancy (403.10), prepared to comply with California Fire Code section 404, and a fire emergency guide for an R-2 occupancy, prepared to comply with California Fire Code section 403.10.2.2
4. Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code section 906
5. Deferred Submittals: Please note on the cover sheet of the drawings all deferred submittals that will be required by Southern Marin Fire District.
6. Provide an approved fire detection system to Southern Marin Fire District as a deferred submittal in accordance with standards as established by the National Fire Protection Association. Said system must be connected to the headquarters of the Southern Marin Fire Protection District through an approved U.L. central monitoring station. (CFC 907.2.8)
7. A Fire sprinkler system is required throughout the structure. Fire Sprinkler plans shall be submitted to Southern Marin Fire Department as a deferred submittal.

A fire sprinkler system shall be provided for:

- a. All new construction.
- b. Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the California Fire Code.
- c. Fire sprinkler system shall be installed according to NFPA 13 and Southern Marin Fire Standard 401.
- d. Commercial fire sprinklers and alarm systems shall be monitored 24/7 for fire and trouble by an approved U.L. Central Station.

Plans for fire sprinkler system design and hydraulic calculations shall be completed by a licensed C-16 sprinkler contractor and submitted to the Southern Marin Fire District, Fire Prevention Bureau for approval prior to installation. Fire sprinkler system design and installation shall conform to the provisions of the Southern Marin Fire District Standard 401 and N.F.P.A. Standard 13.

8. All new driveways shall be designed so that emergency vehicles can negotiate turns without having to make backing maneuvers (no switchbacks).
9. Provide a U.L. listed key box as required by the Southern Marin Fire Protection District.
10. The address shall be posted in accordance with requirements of the California Fire Code and SMFD standard 205 (Premises Identification).
11. Smoke / CO Detectors shall be installed in accordance with the California Building Code.
12. Exits or exit access doorways shall comply with the California Fire Code Section 1007.1.1
13. Means of egress illumination and exit signs shall comply with the California Fire Code Section 1008 and 1013, respectively.
14. Egress doors shall follow all operational guidelines specified in the California Fire Code Section 1010.1.9. The signage posted on or adjacent to egress doors shall follow the requirements specified in the California Fire Code Section 1010.1.9.3.
15. This project shall comply with California Fire Code Chapter 33 – *Fire Safety During Construction and Demolition*. These requirements include but are not limited to: Temporary Heating Equipment, Precautions Against Fire, Flammable and Combustible Liquids, Flammable Gases, Owners Responsibility for Fire Protection, Fire Reporting, Access for Fire Fighting, Means of Egress, Water Supply for Fire Protection, Standpipes, Automatic Fire Sprinkler Systems, Portable Fire Extinguishers, Motorized Construction Equipment, and Safeguarding Roofing Operations.
16. Fire access to the project as well as the other surrounding properties shall be maintained at all times. Unapproved restrictions in roadway access shall result in citations and vehicles being towed at the owner's expense.
17. **ADDITIONAL COMMENT FROM 12.06.2019 REVIEW: The property is not located within the Wildland Urban Interface. Please remove the advisory note from all plan sheets prior to the building permit phase.**

All on-site improvements, such as water main extensions, hydrants and access roads, must be serviceable prior to framing the structure.

Final occupancy approval shall not be granted/released until authorization to the Community Development Agency has been received from the Fire District.

Thank you,

A handwritten signature in black ink, appearing to read 'McKenna Ramiro'. The signature is fluid and cursive, with the first name 'McKenna' written in a more compact, stylized manner and the last name 'Ramiro' written in a more open, flowing script.

McKenna Ramiro
Plans Examiner
Southern Marin Fire Protection District=