

MARIN COUNTY FIRE DEPARTMENT
BUREAU OF PREVENTION AND INVESTIGATION
Land Development Section

MINIMUM PROJECT REQUIREMENTS

NOTE: Construction techniques to reduce the possibility of structural ignition from an exterior fire (fire hardening) may be required if circumstances warrant, or if the structure is to be located in the Wildland-Urban Interface Zone (WUI). Furthermore, homes proposed to be located in WUI are also subject to more stringent firefighting water supply and access requirements. Marin County's WUI Ordinance may be viewed at www.marincountyfire.org.

Water Requirements

- A MUNICIPAL FIRE HYDRANT (with a minimum flow of 500 gallons per minute for a duration of two hours) is required within 350' of all portions of the envelope of structure(s), OR ON-SITE PRIVATE FIRE PROTECTION WATER SUPPLY (minimum storage requirement to be determined, but will be no less than 3000 gallons plus 2000 gallons dedicated to automatic fire sprinklers (if required) and domestic water if the cost of providing a municipal supply exceeds 10% of the total construction costs (based on the building permit valuation and required site improvements) may be permitted. If a private, on-site water supply is installed, a fee in an amount up to and including 5% of total building construction cost may be charged for the purpose of upgrading existing municipal fire flow. The fire protection water supply must be installed prior to framing.

Defensible Space

- **DEFENSIBLE SPACE / VEGETATION MODIFICATION & MAINTENANCE:**
Determination of minimum Defensible Space Zones will be made by the Fire Department. A Vegetation Modification & Maintenance Site Plan may be required (3 copies).
 1. Plans must be approved by fire department prior to Vegetation Modification
 2. Modification completed prior to framing
 3. Annual maintenance required to plan specifications

Access

- **DRIVEWAYS:**
 1. The minimum **driveway width** is 12 feet. If the driveway is to serve two to six dwelling units, the minimum width increases to 16 feet.
 2. The minimum **driveway length** is 20 feet.
 3. The minimum **driveway centerline radius** of driveways greater than 150 feet in length is 30 feet, but should be 40 feet.
 4. Unless the driveway is 16 feet in width, **turnouts** are required on driveways over 150 feet in length. For driveways exceeding 150 feet in length, but less than 800 feet in length, a turnout is required at the midpoint of the driveway. If the driveway exceeds 800 feet in length, turnouts are to be provided no more than 400 feet apart. The turnout minimum width is 18 feet for a length of 60 feet.

5. **Turnarounds** are required at the end of driveways over 300 feet long, and are required to be within 50 feet of the structure. The **maximum grade of turnarounds** is 8 percent.
 6. The **maximum grade** of a driveway is 25 percent, but should not exceed 18 percent. Where the grade of a segment of a driveway exceeds 18 percent, the maximum length of that segment is 300 feet. Any two driveway segments with a grade greater than 18 percent are required to be joined by flatter segment not exceeding 15 percent grade at least 150 feet in length.
 7. Where **gates** are installed on driveways, the gate entrances are required to be two feet wider than the driveway. In addition, the gate is required to be at least 30 feet from the road and shall open to allow a vehicle to stop without obstructing traffic. Finally, where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius is required. If the gate is provided with a lock, a Knox Box is required.
- **PERMANENT ADDRESSING:**
During construction, temporary addressing is required at the residence, and at the driveway entrance visible 100' in all directions of approach. If there are multiple addresses at a single driveway entrance, all address numbers are required to be mounted on single post at every intersection as determined by Fire Department. Directional arrows may be required for clarity. Address numbers must reflect or be of contrasting color in order that they are visible at night. Finally, the numbers are required to be 4-inch minimum height, 3/8-inch stroke, and must be maintained.

Miscellaneous Requirements

- **CHIMNEY SPARK ARRESTOR:**
A spark arresting chimney screen of non-combustible material with openings of not more than 1/2 inch in size is required over the outlet of every chimney attached to any fireplace, stove, or other device that burns any solid fuel.
- **PROPANE STORAGE VESSEL:**
All propane storage vessels must be anchored to a concrete pad or by other methods to prevent the failure of the cylinder and/or associated plumbing, which may cause release of propane gas during a seismic event or land movement. In addition, an automatic earthquake shutoff valve is required.

A defensible space zone 15 feet in width shall be provided around all propane tanks. Any screening for LPG tanks must be approved by the fire department. 30 feet of separation from all structures is required for propane tanks, **OR** the location must be approved by fire department. Vehicular collision protection may also be required.

- **COMMUNITY DEVELOPMENT AGENCY- Building Inspection Division Requirements:**
 1. Residential fire sprinkler system
 2. Class "A" Roofing
 3. Smoke Detection System
- **ADDITIONAL SITE-SPECIFIC REQUIREMENTS MAY APPLY**

Construction techniques to reduce the possibility of structural ignition from an exterior fire (fire hardening) may be required if circumstances warrant, or if the structure is to be located in the Wildland-Urban Interface Zone. These may include but are not limited to:

1. Exterior siding type/fire resistant materials may be required.
2. Decks, eaves, and overhangs: The underside areas that may trap heat from an exterior fire may be required to be sheathed or boxed with fire resistant materials.
3. Windows: Windows, which provide protection from, heat such as double pane or tempered glass may be required.
4. Vent coverings: All vent coverings must have non-combustible screening to prevent sparks and embers from entering ventilation openings.
5. Fences: If connected to, or in close proximity to the structure fences may be required to be constructed out of fire resistant material.
6. Firewood storage: Firewood storage must be a minimum of 30' from the structure during the fire season.

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