



Fire Safe Regulation Checklist for the State Responsibility Area (SRA)

This checklist is a summary of emergency access and perimeter wildfire protection standards imposed by the California Board of Forestry and Fire Protection's SRA Fire Safe Regulations (Cal. Code. Regs., title 14, § 1270.00 et seq.). Those regulations should be consulted for additional information.

These standards apply to the following types of projects within the SRA boundary:

- Building permits for new residential, commercial, and industrial building, except:
- Accessory dwelling units
- Utility and Miscellaneous Group U buildings
- Construction on a lot created between 1980 and 1990
All tentative subdivision maps and parcel maps
All use permits

To determine if your project is located within the SRA boundary, look up Cal Fire SRA Viewer https://egis.fire.ca.gov/FHSZ/ and search by address.

Roads and Driveways

Definitions:

- A road provides vehicular access to three (3) or more residential parcels or to more than two (2) residential units on a single parcel, or to any commercial or industrial parcel or building.
A driveway provides vehicular access to one (1) or two (2) residential parcels with no more than two (2) residential units each.
A turnout is a widening in a road or driveway that allows vehicles to pass. A turnaround is a road, driveway, hammerhead/T, or terminus bulb, unobstructed by parking, that allows for safe turnaround of emergency equipment.

Width & Surfaces

- Roads within a proposed subdivision shall be a minimum of 20' in width. Road which provide the primary route of access to the property being subdivided or developed shall be a minimum of 20' in width.
Driveways shall be a minimum of 10' in width with 14' of unobstructed horizontal clearance.
Road Surfaces. Roads shall be designed and maintained to support an imposed load of at least 75,000 pounds and provide an aggregate base.
Driveways and road or driveway structures (bridges, culverts, etc.) shall be designed and maintained to support at least 40,000 pounds.

Maximum Grade. The grade for all roads and driveways shall not exceed 16%.

- Radius.** No road shall have a horizontal inside radius of curvature of less than 50 feet.
- Dead-end Roads.** The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative length, regardless of the number of parcels served:

- RTC other than RTC-1AC; (MGV: RF, RM, RN, or RC) 800 feet
- RTC-1AC or RR-2.5 1320 feet
- RR-5 or RR-10; (MGV: AG-R) 2640 feet
- A-20, ASV-20, or W-160 5280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection that begins the dead-end road to the end of the road at its farthest point within a proposed subdivision or at the driveway to the property being developed. Where a dead-end road crosses multiple zoning districts, the shortest allowable length shall apply.

- Turnouts and Turnarounds.** Turnouts and turnarounds are required on driveways and dead-end roads, as follows:
 - Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart.
 - A turnaround shall be provided on driveways over 300' in length and shall be within 50' of the building or building pad.
 - The minimum turning radius for a turnaround shall be 40', not including parking. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60' in length.
 - A dead-end road shall have a turnaround constructed at its terminus. In the RR-5, RR-10, A-20, ASV-20, and W-160 zoning districts, turnarounds shall be provided along dead-end road at a maximum of 1,320' intervals.
 - A bridge with only one traffic lane shall provide turnouts at both ends.

Gates

- Gates shall be at least 2' wider than the road or driveway on which it is located. Gates providing access from a road to a driveway shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.

Setbacks and Defensible Space

- **Setbacks.** All parcels 1 acre or larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road.
- **Defensible Space.** 100' of defensible space shall be maintained around all buildings unless the building is located less than 100' from a property line, in which case the area between the building and the property line shall be maintained as defensible space. 10' of defensible space shall be maintained on each side of roads and driveways.

Building Numbering

- **Building Addresses.** All buildings, other than utility and miscellaneous Group U buildings, will be issued an address. This address shall be posted on the road fronting property at the driveway entrance, visible from both directions of travel, in numbers a minimum 3" height and 3/8" stroke, reflectorized, and contrasting with the background color.
- Where **multiple addresses** are served by a driveway, they shall be on a single sign or post. Addresses shall be posted at the start of construction and shall be maintained thereafter.

Fire Suppression/Emergency Water Standards

- **Water Supply.** On parcels not served by a public water system, on-site water storage for wildfire protection shall be provided in addition to amounts required for domestic use and automatic sprinkler systems. The amount of storage required for wildfire protection shall equal or exceed the amount specified by NFPA 1142.
- **Hydrants.** The location of a hydrant in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C. A blue dot reflector, with a minimum dimension of 3", shall be adjacent to the hydrant.
- **Time of Installation.** Water supplies for wildfire protection and for structure defense shall be installed and made serviceable prior to and during the time of construction, except when an alternative method of protection is provided and approved by the Building Official or Fire Protection District.