



MONTECITO FIRE PROTECTION DISTRICT

595 San Ysidro Rd * Santa Barbara, California 93108 * (805) 969-7762 * FAX (805) 969-3598

MONTECITO FIRE PROTECTION DISTRICT FIRE PROTECTION PLAN

Section 3

ACCESS REQUIREMENTS FOR ROADS AND DRIVEWAYS

Fire apparatus access roads/driveways shall be provided and maintained in compliance with Section 503 of the California Fire Code (CFC) except as amended by this Section of the adopted Fire Protection Plan (FPP).

All projects for which applications are filed or are required to be filed with the County of Santa Barbara for building permits shall require a review of the access plans for the property and shall be approved by the Fire District prior to receiving a Fire Protection Certificate or County approval for building permit issuance.

The access roadway shall be installed with road-base at minimum and have Fire District approval prior to structural framing. The finished surface shall be completed prior to final approval for occupancy clearance.

I PRIVATE ROADWAY AND DRIVEWAY STANDARDS

a. REQUIRED DRIVEWAY / ROADWAY WIDTHS:

1. SINGLE PARCEL: Driveways serving a single parcel shall have a minimum paved width of **fourteen feet**.
2. TWO TO FOUR PARCELS: Driveways/Roadways serving two to four parcels shall have a minimum paved width of **sixteen feet**.
3. FIVE OR MORE PARCELS: Driveways/Roadways serving five or more parcels shall have a minimum paved width of **twenty feet**.
4. NON-RESIDENTIAL OCCUPANCIES: For Driveways /Roadways serving non-residential commercial occupancies, the minimum width requirement is **twenty feet**.
5. EXCEPTIONS:
 - (i) Minimum pavement width shall be fourteen feet except on occasions wherein valued monuments (e.g. large trees, boulders, etc...) might be preserved by reducing the paved width of the driveway/roadway to no less than **twelve feet** at such points.



MONTECITO FIRE PROTECTION DISTRICT

595 San Ysidro Rd * Santa Barbara, California 93108 * (805) 969-7762 * FAX (805) 969-3598

- (ii) When walls higher than a curb height of 6 inches are constructed along Driveways / Roadways, a minimum 2-foot shoulder between the Driveway / Roadway and the wall may be required in addition to the required paved width at the discretion of the Fire District.

b. DRIVEWAY/ROADWAY CURVES:

Curves and bends in the road shall have a 40-foot minimum outside turning radius and have an increased minimum width of 16 feet; Refer to Figure 3a-1.

c. TURNAROUNDS:

1. Turnarounds shall be provided on all dead-end driveways 100 feet or longer.
2. All dead-end roadways shall have a minimum 80-foot diameter cul de sac turnaround at the end of the roadway. This requirement is in addition to what may be required for dead-end driveways accessed from the private roadway.
3. Turnaround configuration shall be either a minimum 80-foot diameter loop or hammerhead configuration 16 feet wide by the required road width plus 56 feet, or a 16-foot wide by 28 foot deep inline rectangular area adjoining the roadway. All turnarounds shall have softened corners with 40-foot radius; Refer to Figure 3a-3.
4. Additional inline turnarounds are to be provided at 400 foot intervals along the roadway or at the Fire Chief's discretion. Minimum inline turnaround configurations shall be a 16-foot wide by 28 foot deep rectangle area adjoining the roadway with softened corners; Refer to Figure 3a-3.
5. Slope Transition: Hammerhead turnarounds shall have a maximum allowance of 5 percent slope unless otherwise approved by the Fire Chief.

d. TURNOUTS:

Turnouts shall be provided at 200 foot intervals or at the Fire Chief's discretion. Minimum turnout configuration shall be 40-foot long by 10 foot wide rectangular area plus 10 foot tapers adjoining the roadway; Refer to Figure 3a-2.



MONTECITO FIRE PROTECTION DISTRICT

595 San Ysidro Rd * Santa Barbara, California 93108 * (805) 969-7762 * FAX (805) 969-3598

e. SLOPE / GRADE:

1. Driveway / Roadway slopes greater than ten percent shall be certified by a civil engineer.
2. When driveway / roadway slopes are greater than **ten percent**, chip-seal gravel surfaces will not be permitted.
3. When driveway / roadway slopes are in excess of **fifteen percent**, a concrete surface with broom finish shall be required as stipulated in the code.
4. At no time shall Fire Department access exceed **twenty percent** slope.

f. GATE INSTALLATIONS:

1. **MINIMUM CLEAR WIDTH:** Gate installations shall comply with the Code, and shall have a minimum opening clearance width of not less than the required driveway/roadway width when such driveway/roadway is required for fire department access.
2. **EXCEPTION:** A minimum clearance of twelve feet may be allowed at the Fire Chief's discretion for driveways/roadways not requiring fire department access point or for existing gates with historical significance.
3. **ACCESS FOR GATED COMMUNITIES:** When a single road is provided for ingress and egress, the minimum open gate width shall not be less than the required road width. When there is one road for ingress and one for egress, each gate shall have a minimum clear open width of 15 feet.
4. **ELECTRONICALLY OPERATED GATES:** A Fire District approved key operated switch or box shall be installed at an approved location to allow for emergency response access as stipulated in the Code.
5. **AUXILLIARY BACK-UP POWER:** All security gates shall have a means of auxiliary back-up power in the event of an electrical power outage and shall be maintained operational at all times to ensure a means of egress for residents and for fire response access in accordance with the Code.



MONTECITO FIRE PROTECTION DISTRICT

595 San Ysidro Rd * Santa Barbara, California 93108 * (805) 969-7762 * FAX (805) 969-3598

6. GATE LOCATION: Gates shall be positioned to allow for a minimum 28-foot set-back from the public right-of-way. Also, the gate shall open inward unless otherwise approved by the Fire Chief.

g. BRIDGES:

1. All private driveways/roadways requiring fire access over bridges or culverts shall be constructed and maintained in accordance with AASHTO HB-17 and evaluated by a California Licensed Civil Engineer at five year intervals.
2. Bridges shall be designed for a live load sufficient to carry the imposed loads of a fire apparatus and shall carry minimum rating of twenty tons (HS-20 Rating).
3. Vehicle load limits signs shall be posted at both entrances to the bridge as stipulated in the Code.

h. ANGLE OF APPROACH:

Angle of approach and departure shall not exceed 12 percent rise for a thirty foot run which is to accommodate the overall length of the District's fire apparatus.

i. SURFACE PAVING STANDARDS:

Fire apparatus access roads shall be designed and maintained to support the imposed loads of a fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Refer to the following list of approved surfaces:

1. Asphaltic concrete pavement
2. Poured concrete
3. Chip seal, allowable for grades less than 10 percent
4. Interlocking pavers over approved compacted sub-grade
5. A mixture of 6 sacks per cubic yard using half inch pea gravel shall be used when concrete pumping is indicated. Quarter depth control joints



MONTECITO FIRE PROTECTION DISTRICT

595 San Ysidro Rd * Santa Barbara, California 93108 * (805) 969-7762 * FAX (805) 969-3598

shall be located at ten foot minimum intervals. Final surface shall be either coarse broom or burlap drag.

Note: "Grass-Crete" or "Turf Block" is not an acceptable method of paving on an access road and will not be permitted in the District.

6. Please refer to Figures 3-1, 3-2, 3-3 and 3-4 for illustrations of the above driveway/roadway limitations.

II MINIMUM ROADWAY REQUIREMENTS DURING CONSTRUCTION

Prior to structural framing a five-inch thickness of Class II road base compacted to 95% relative compaction shall be installed to cover the required access way. A single application of liquid asphalt emulsion sealcoat shall then be applied to this surface. Prior to final surfacing the base shall be re-compacted after any contaminated surplus is removed.

III SITE MAP DESIGN SUBMITTAL

Prior to a building permit approval, the Fire District shall receive a site map showing the emergency access route is in compliance with District standards as presented in Section 3 of the adopted Montecito Fire Protection Plan. Depending on complexity of the access route, drawings may require certification by a California Licensed Civil Engineer as determined by the Fire Chief.

IV DRIVEWAY / ROADWAY MAINTENANCE

- a. The property owner shall be responsible for maintenance of private driveway/roadways. In receiving final occupancy-clearance the property owner agrees to the following conditions:
 1. Driveways/roadways shall be kept clear of all obstructions. Parking shall be prohibited along private access routes and in areas designated as turnouts and turnarounds.
 2. The Fire District reserves the right to require the posting of approved signage to maintain roadway clearance at any time during this occupancy.
 3. A minimum 13 ½ foot vertical clearance shall be maintained above the required clear width of all required access roadways.



MONTECITO FIRE PROTECTION DISTRICT

595 San Ysidro Rd * Santa Barbara, California 93108 * (805) 969-7762 * FAX (805) 969-3598

4. The Fire District shall be indemnified and held harmless for any damage to roadways resulting from Fire District use.
5. Fog-seal coating shall be applied at three-year intervals on all surfaces other than concrete or pavers.
6. Chip-seal surfacing shall be applied at nine-year intervals on all surfaces other than concrete.
7. All bridges shall be surveyed by a licensed California Civil Engineer at five year intervals. HS-Rating of twenty-tons shall be required and maintained.
8. The above maintenance responsibility shall be an obligation of successor in interest.

V ADDRESS IDENTIFICATION

- a. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Address numbers identifying all residences shall also be posted at forks in the road and other designated areas which make it obvious for emergency vehicles to locate the correct occupancy.
- b. Address identification shall be Arabic numbers or alphabetical letters and be a minimum 4-inches contrasting with the background. Larger sized numbers or alphabetical letters may be required at the Fire District's discretion.
- c. Where multiple addresses are required at a single driveway or roadway, they shall be mounted together on a single post or sign.