



Sonoma Valley Fire District

630 Second Street West, Sonoma CA 95476 - 707-996-2102

FIRE PREVENTION BUREAU STANDARD

SVFD General Project Planning Approval Requirements - City of Sonoma

Revised 08/2023

Purpose

This standard is intended to provide project applicants with information on general fire department planning conditions. The City of Sonoma Planning Department requires that our office reviews use permits to determine if the application materials contain enough information to determine if the project can readily comply with our standards.

Code References

2022 California Building Standards as amended by the City of Sonoma. - [LINK](#)
Sonoma Valley Fire District Standards and Guidelines - [LINK](#)

General

The Sonoma Valley Fire District understands that every project is different and the complexities associated with development and construction within the City limits of Sonoma make a complete proposal challenging. This document should provide applicants with the necessary application requirements to expedite the approval from our office. We will also include a standard conditions of approval list.

Application Contents

The Sonoma Valley Fire District asks that at a minimum these additional items be addressed in your applications to the City of Sonoma:

1. Current and proposed Building Occupancy Classification based on the California Building Code Chapter 3 Occupancy and Use.
2. Is the structure equipped with Fire Protection Systems? Does the applicant propose new systems or modifications to the existing systems. This includes all systems defined in Chapter 9 of the California Fire Code. Including but not limited to: Fire Sprinkler Systems, Fire Alarm Systems, Standpipe Systems.. Etc.



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3. Demonstrate compliance with the requirements for Emergency Vehicle Access in the CFC inclusive of Appendix D as adopted and amended by the City of Sonoma. The applicant should fully define and describe both existing and proposed conditions to the required emergency vehicle access. This is inclusive of parking lots, alleys, and streets. Demonstrate width and inside curvatures on all submitted documents.
4. Does the applicant intend on applying for a Request for Alternate Means of Protection in accordance with 2022 California Fire Code 1.11.2.4. If so this preliminary request must be made ahead of approval in compliance with the SVFD Standard - [Request for Alternate Means of Protection](#)

** Note use permits are applied for early in a projects lifecycle and many changes are typically made prior to final approval and the issuance of Construction Permits. It is challenging to approve a project that requires an Alternate Means of Protection to comply with the Building Standards and applicants are considered to ensure code compliance prior to application.

Standard Conditions of Approval

Fire Hazard Severity Zones

Projects in a Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone

This project is located in a Local Very High Fire Hazard Severity Zone. Preliminary fuel modification plans shall be reviewed and approved by the fire code official concurrent with the submittal for approval of any tentative map. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.

This project is located in a Local Very High Fire Hazard Severity Zone and shall comply with Chapter 7A of the California Building Code and California Code of Regulations Title 14 Fire Safety Regulations.



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Fire Protection Systems

Fire Sprinklers.

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install or modify an existing fire sprinkler system based on the information provided and the requirements of CFC 903.2 as amended by the City of Sonoma. Fire sprinkler plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. CFC Section 903 Also Fire Sprinklers are required to be electronically supervised by a fire alarm in compliance with CFC 907.

Fire Alarm Systems / Dedicated Function Fire Alarm Systems

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a monitored manual/automatic fire alarm system in accordance with CFC Section 907. Plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. CFC Section 907.

Other Fire Protection Systems

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall apply for any additional required permits associated with Fire Protection Systems in CFC Chapter 9. And these systems if required will be required to be installed, approved and in service.

Fire Hydrants / Emergency Water Supply

Hydrants. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants (150 ft), shall comply with CFC 507.5.1 and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system.

Hydrant Marking. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. CFC 507.5.8



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Addressing

Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required to facilitate emergency response. The numerals shall be a minimum of twelve inches in height. CFC 505.1 Addressing Multi-family residences shall display the address in compliance with the Sonoma Valley Fire District's Standard and Guideline "Addressing Standard" CFC 505.1

Access

Prior to issuance of a use permit, Issuance of Certificate of Occupancy and Building final The applicant / developer shall demonstrate compliance with the requirements for Emergency Vehicle Access in the CFC inclusive of Appendix D as adopted and amended by the City of Sonoma.

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. Electric powered gates shall be provided with Knox key switches for access by emergency personnel. Where manual operated gates are permitted, they shall be provided with a Knox box or Knox padlock. CFC 506.1, 503.6

New Gates require a separate permit.

Hazardous Materials

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and/or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from Sonoma County PRMD Hazardous Materials Division.

Prior to issuance of Certificate of Occupancy or Building Final, approval shall be required from Sonoma County PRMD Hazardous Materials Division to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)



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Compliance with SVFD Standards and Guidelines

Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for ensuring compliance with [Fire Protection Signage Requirements](#), [Fire Lane \(Marking\) Standard](#) and any additional standards required at the time of Building Permit Issuance.

Construction Plan Submittal

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.