

# INFORMATION BULLETIN

## SUBDIVISION REQUIREMENTS

### ***GENERAL REQUIREMENTS:***

1. Street side fire hydrants are to be installed in accordance with the California Fire Code, locations to be approved by the Fire Department. Fire hydrants shall have a fire flow of 1,000 G.P.M., plus meet the maximum daily demand for the area. Spacing of fire hydrants shall be on 500 feet spacing.
2. A 20-foot all-weather surface road shall be installed and remain serviceable prior to any vertical construction. Fire hydrants shall also be installed and fire flow available for fire fighting purposes during construction.
3. Cul-de-sacs shall not exceed 600 feet in length, and shall have a turn-around with a radius of at least 50 feet, stub streets that are longer than the width or length of 200 feet shall have a temporary turnaround at the end thereof.

EXCEPTION: If dwellings within the subdivision are provided with a residential fire sprinkler system, then the cul-de-sac length can be extended to 1,000 feet. Emergency vehicle access (EVA) may be necessary depending on location of subdivision and length of cul-de-sac.

4. Driveways over 150 feet in length will require a turnaround, as per Fire Department Specifications. Residential sprinkler systems may be required depending on the turn-around capabilities.

NOTE: Flexibility to the turnaround can be provided should the home be provided with a residential fire sprinkler system.

5. Any flag lot where the building envelope is greater than 250 feet from a fire hydrant will need to have the home install a residential sprinkler system. A fire hydrant would still be required within 500 feet when the home has a residential sprinkler system.

6. Subdivisions with 50 parcels or occupied by 150 persons or more shall be provided with at least two (2) approved, public paved ingress and egress routes.
7. Brush piles created from site development and right-of-way clearing will not be allowed to remain through the fire season.
8. The burning of construction debris is prohibited. All such material shall be disposed of by transporting to an acceptable landfill.
9. All highly combustible native vegetation shall be cleared 90 percent, of the canopy area, for a distance of 100 feet from the building site. An additional 100-foot clearance may be necessary with 50 percent clearance of the canopy in the very high fire severity zone.
10. Roads and driveways shall not exceed 12 percent in grade.
11. Access to open spaces may be necessary for fire suppression. When required by the Fire Department, a 15 foot-wide concrete pad shall be provided as shown in Construction Standard Nos. 630.00 and 631.00.
12. Bridges shall be a minimum of 28 feet wide, as shown by Construction Standard No. 110.00.
13. Subdivisions may need to donate land for a Fire Station location and/or construct a fire station.
14. Turning radius is 29 feet inside and 45 feet outside.
15. Dead-ends may be used, when approved by the Fire Department. A hammer head "T", with a 60-foot width and 40-foot depth must be constructed at the dead-end.
16. Mechanical gates shall comply with the following:
  - Q. All vehicular gates must be equipped with an electronic key pad which is mounted so that access is readily available to a driver seated within an automobile. The electronic key pad shall be a type which is controlled by the use of a four-digit code. The device shall be programmed to allow access when an emergency code is entered. The precise code shall be provided by the Police Department. This code shall not be altered.

- B. All vehicular gates must be designed so that when the electricity is off, the mechanism becomes disengaged and the gate can be manually pushed open.
- C. A Knox box device shall be installed in a secured fashion within the immediate vicinity of the exterior side of any vehicular gate, to the satisfaction of the Redding Fire Department. Maintained within the box at all times shall be a key, code or similar device which will provide access to the control mechanism in the event of a malfunction. Also maintained within the box shall be a written description of how to access and disengage the control mechanism.
- D. A pedestrian gate shall be installed adjacent to a vehicular gate. A key, code or similar device providing access to the pedestrian gate shall also be maintained within the Knox box.
- E. All vehicular gates shall have a minimum opening clearance of 15 feet.
- F. Any overhead appendages shall be constructed to provide an unobstructed vertical clearance of not less than 13 feet 6 inches (UFC 10.207 F).
- G. A vehicular gate which is manned on a 24-hour, 7-day per week basis by a person capable of providing immediate access to emergency service personnel shall be exempt from Regulation A.
- H. Before final approval is given, a representative from the Fire, Planning and Police Departments must inspect and test the access control for compliance to the regulations.

***ADDITIONAL COMMENTS FOR THE VERY HIGH FIRE SEVERITY ZONE AREA:***

1. \* A vegetation fuel management plan shall be submitted and approved by the Redding Fire Department. Additionally, ongoing maintenance of the fuel managed area shall be the responsibility of a maintenance association. The maintenance association document shall provide for maintenance of the area, and call out a stipulation, that in the event funds are insufficient to cover maintenance, an emergency assessment shall be levied against the property owners to cover the cost of the maintenance. An agreement is to be entered into with the City and approved by the City Attorney's office, granting the City the right to enter the open space area and cause the work to be done, in the event the Association does not perform.

2. Spark arresters shall be required on all chimneys, flues and stove pipes.
3. Roof material on all buildings shall be of a Class A rating.
4. Wood fences, excluding posts, shall be prohibited adjacent to open space areas. A fence may be provided, but it must be of non-combustible construction.
5. Should an emergency vehicle access (EVA) road be required by the Fire Department, the road shall be of all-weather surface, meeting Public Works requirements of 6-inch, Class 2, aggregate base, if the grade is 8 percent or less. If the grade is greater than 8 percent, then it shall be paved. Emergency vehicle access roads shall not exceed 12 percent in grade, and be a minimum of 16 feet wide. Brush shall be removed to 30 feet on both sides of the EVA, at 80 percent of canopy.
6. Fire Department access will be required to those areas, such as open spaces or green belts that are landlocked. Access shall be a concrete path, which is 15 feet wide, and gated with a Fire Department lock on the gate.
7. Building construction which abuts open space easements or dedication, including accessory buildings, shall meet the following minimum construction requirements:
  - A. Residential sprinklers shall be installed in habitable structures abutting open space.
  - B. Any projection from the structures, including, but not limited to, decking, balconies, and patio covers shall be enclosed on the sides and/or underside with approved one-hour fire resistant material to prevent heat from exterior fires from being trapped underneath the projection.
  - C. Structures constructed in such a manner that they are suspended on piers or pilings over the hillside, shall be enclosed underneath and on the sides by approved one-hour fire resistant material in such a manner as to prevent the underside of the structure from being subject to heat or flame from the hillside below, or be sprinklered.
  - D. Attic and underfloor vents on buildings shall be screened with 1/4-inch metal mesh screen to prevent entry of sparks or burning embers. Venting shall not be located on the downhill side of structure when Uniform Building Code, venting regulations can be met without installation of downhill venting.

- \* A vegetative management/fuel-reduction plan for all open-space areas shall be

prepared by a registered forester or other qualified professional. The plan shall be prepared for the entire subdivision. In general, the objectives of the plan will be to reduce fuel loads as follows:

- A. **ZONE 1:** That part of the subdivision approved for development with slopes of 20 percent or less. At the time of construction, additional fuel-load reduction consistent with Zone 1 standards shall occur to provide a 100-foot setback of the residence from the Zone 2 area.

**ZONE 2:** A 100-foot-wide band of wildland area immediately adjacent to Zone 1.

- B. **ZONE 1: Reduce Fuel Load Area**

Remove 90 percent to 100 percent of existing brush. Existing trees are to remain except in fill areas and roads. Additional trees may be removed from the building site as necessary when houses are constructed. The Zone 1 area shall be provided on both sides of an emergency vehicle access route for a distance of thirty (30) feet.

**ZONE 2: Reduce Fuel Load Area**

Remove vegetation so the crown closure of both brush and trees is approximately 50 percent. Trees within the Zone 2 area are not to be removed where their removal would leave more than 10 feet between one tree canopy and another. Where crown closure of existing vegetation is already 50 percent or less, no reduction in fuel load is to occur.

- C. No motorized vehicles that will increase erosion potential may be used to remove trees or shrubs in areas steeper than 20 percent. Only rubber tired vehicles are to be used in these areas unless an appropriate erosion-control plan has been approved by the City in conjunction with the use of other types equipment.