

RESIDENTIAL SITE AND

BUILDING

Address

The address of the proposed residential home shall be posted on the building in a location visible from the roadway fronting the property. If the numbers posted on the building are not clearly visible from the access roadway, the numbers shall also be posted at the access roadway and the driveway. Address numbers shall be visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum 3-inch letter height, 3/8 stroke, reflectorized, and contrast with their background. Alternatively, the numbers may be a minimum 5 inches high and contrast with their background.

Water Supply

On site water supply for firefighting shall be as follows for one and two family dwellings:

- For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,000 gallons per minute as per the 1997 Uniform Fire Code. This requirement applies to homes not exceeding 3,600 square feet. Homes greater than 3,600 square feet must follow Table A-III-A-1 of the 1997 Uniform Fire Code
- Fire flow shall not be less than that specified in Table A-III-A-1 of the 1997 Uniform Fire Code. Upon the approval of the Fire Chief, the fire flow may be reduced by 50% if the home is sprinklered. If home sizes must be limited to conform to available flow, the limitations must all be specified prior to building and must be recorded with a restrictive covenant running with the land in each deed of title.
- All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less, unless the likelihood of multiple lot splits is present, and allowable

by County zoning, which will cause any development to be considered a major lot split requiring the above standards to be met.

- Existing water systems may be used according to the Placer County Land Use Manual. See “Subdivisions proximate to pressurized systems”. These existing systems may not meet the above pressure standards but the other requirements relating to fire flow must be met.

Residential Sprinklers

When used, shall conform to NFPA Pamphlets 13, 13D, 13R. The usual water flow alarms will be installed. In addition, hard-wired attic heat detectors will be installed. These detectors shall have the usual audible alarms. Any sprinkler system using an electrical pump must comply with the following:

- The Fire Chief must first approve any installation of electrical pumps
- The pump must run both the domestic and sprinkler water systems
- The flow alarm must be supplied with a battery back up.

Driveway Width

As per Placer County Standards.

Driveway Surface

As per Placer County Standards.

Driveway Grades

As per Placer County Standards. Grades greater than 20% may be allowed as authorized by the Fire Chief on a case-by-case basis provided additional mitigation is included.

Driveway Radius

As per Placer County Standards.

Driveway Turnarounds

As per Placer County Standards.

Driveway Gated Entrances

Gate entrances shall be at least two feet wider than the width of the traffic lane serving that gate. All gates providing access from a road to a driveway or private road shall be located at least 30 feet from the roadway and open to allow a vehicle to stop without obstructing traffic on that road. Gates shall be accessible to the fire district by approved Knox Box system.

Driveway Bridges

Bridges shall have a minimum load of 40,000 pounds and be no narrower than the driving portion of the road serving each end of the bridge.

Building Set Backs

As per Placer County Standards.

Dry And Dead Vegetation Abatement

Open areas around residential homes shall be maintained in a fire safe condition, including removal of dead and dry vegetation at least 30 feet from all non-fire resistive structures. This includes all homes, outbuildings and wooden fences.

Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized Placer Hills Fire District personnel.

Residential Home Final Acceptance

Final acceptance of the project is subject to inspection and testing from the Placer Hills Fire Protection District.

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The following are general requirements of the Placer Hills Fire Protection Districts for new commercial buildings. These guidelines apply to new commercial buildings only. Plans submitted for approval shall comply with all requirements that apply, and compliance shall be noted on a comment sheet attached to the plans submitted for approval.

COMMERCIAL BUILDING

Address

The address of the proposed building shall be posted on the building in a location visible from the roadway fronting the property. If the numbers posted on the building are not clearly visible from the access roadway, the numbers shall also be posted at the access roadway and the driveway. Address numbers shall be visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum 3 inch letter height, 3/8 stroke, reflectorized, and contrast with their background. Alternatively, the numbers may be a minimum 5 inches high and contrast with their background. When more than one address or suite numbers are proposed, numbers will be required on the front and back doors of each proposed suite.

Automatic Fire Sprinkler System

All new commercial buildings larger than 3,600 square feet shall be protected by an automatic fire sprinkler system per the latest edition of NFPA Pamphlets 13. Design and construction shall be completed by a currently licensed fire sprinkler designer and contractor. Two sets of plans shall be submitted to the Fire District for review and approval prior to issuance of a building permit. An approved private licensed central monitoring station shall monitor the system and all control valves. A letter of agreement with the approved private licensed central monitoring station shall be submitted to the Fire District prior to the final inspection of the project. The design and location of the fire department connection and placement of control valves shall be approved by the Fire District. Bollards shall be provided to protect appliances from vehicle damage when necessary. All fire sprinkler control valves and related appliances shall be visibly labeled.

Automatic Fire Alarm System

All new commercial buildings larger than 1,500 square feet but smaller than 3,600 square feet shall be protected by an automatic fire alarm system per the latest edition of NFPA Pamphlet 72. Design and construction shall be completed by a currently licensed fire alarm designer and contractor. Two sets of plans shall be submitted to the Fire District for review and approval prior to issuance of a building permit. An approved private licensed central monitoring station shall monitor the system. A letter of agreement with the approved private licensed central monitoring station shall be submitted to the Fire District prior to the final inspection of the project. Said system shall be tested and approved by a recognized listing agency. The electronic automatic fire detection system shall be used only for the detection of a warning of fire or life safety systems and no other systems shall be interfaced to it.

Placer County California Code modifications 2002:

Section 1003.2.2 of the Uniform Fire Code, all occupancies except Group R, Division 3 and Group U Occupancies, is amended to read:

An approved automatic sprinkler system shall be installed where the occupancy/building has 3,600 or more square feet of total floor area, except where other sections of the UFC or the California State Fire Marshals regulations, and/or local fire district ordinances applicable to a project are more restrictive, then the more restrictive shall apply. Where additions increase the total size of the building to 3,600 square feet or more, the addition and the existing occupancy/building shall be provided with an approved automatic sprinkler system.

Section 1003.3.1 of the Uniform Fire Code, where required, is amended to read:

All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically supervised. Valve supervision and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station.

EXCEPTION: Group R, Division 3 Occupancies will only be monitored if required by the local jurisdiction.

Section 1006.2.1.1 of the Uniform Fire Code, when required, is amended to read:
All occupancies except Group R, Division 3 and Group U occupancies shall have an approved automatic fire alarm system installed when the occupancy/building has 1,500 square feet or more of total floor area unless other sections of the Uniform Fire Code or California State Fire Marshals regulations are more restrictive, then the more restrictive shall apply. Fire alarms systems shall be in accordance with Section 1007 of the Uniform Fire Code or National Fire Protection Association (NFPA) 72 (1999) if the specific occupancy is not covered in the Uniform Fire Code. Additionally, all A, E, H and I occupancies shall have an automatic smoke/heat detection system installed in addition to any other system (s) required by this code, when required by the local authority having jurisdiction. Where additions increase the total size of the buildings to 1,500 square feet or more, the addition and the existing occupancy/building shall be provided with an approved automatic smoke/heat detection system.

Manual Fire Alarm System

Provide and maintain an approved manual fire alarm system per the California Code of Regulations, which is consistent with standards by the latest edition of National Fire Protection Association. All new commercial buildings regardless of their size or other protection measures shall have an approved manual fire alarm system installed when the occupancy classification is A, E, H, or I. Two sets of plans shall be submitted to the Fire District for review and approval prior to issuance of a building permit. Said system shall be tested and approved by a recognized listing agency. The manual fire alarm system shall be used only for the warning of fire or life safety, no other systems shall be interfaced to it.

Alarm Indication Panel

An approved illuminated indicator board shall be provided at an approved location or locations when more than one building or zone will be monitored.

Fire Extinguishers

Portable fire extinguishers with a minimum rating of 2A10BC shall be provided and maintained. Maximum travel distance to portable fire extinguishers shall not exceed 75 feet. In large open areas there shall be one extinguisher per 3,000 square feet. The maximum travel distance from laundry rooms shall not exceed 50 feet. One 40BC rated extinguisher shall be provided in each kitchen area. Fire extinguishers shall be mounted so that the top of the extinguisher is not higher than 5 feet from the ground. Fire extinguishers shall be currently serviced when installed, serviced annually, serviced after each use, and inspected every six months.

Hood System

An approved hood extinguishing system shall be provided for cooking surfaces in all commercial building kitchens per National Fire Protection Association Pamphlet No. 96. Two sets of plans and specifications shall be submitted to the Fire District for review and approval prior to construction.

Fire Department Access

Approved access by the Fire District shall be provided to all sprinkler, alarm or other system components that will be utilized in the event of an emergency. An application must be obtained for the fire prevention division to purchase access devices.

Identification

Approved regulatory safety signs that meet the latest edition of NFPA shall identify hazards, and hazardous materials. Fire protection devices or other components that will be utilized in the event of an emergency shall be marked in an approved manner and shall be labeled with 4-inch letters contrasting with the background to assure good visibility.

Exiting

Approved panic hardware shall be provided at all required exit doors. Flush, edge or surface bolts or any other type of device that may be used to close or restrain the doors, other than operation of the panic hardware-locking device, are prohibited. Appropriate illuminated exits signs shall be provided at all required exits. Exit and exit directional signs shall be electrically illuminated and the two lamps shall be energized from separate circuits, one of which shall be used only for such signs, separated from all other circuits in the building and independently controlled. "This Door To Remain Unlocked During Business Hours" shall be labeled above all required exit doors. Exit signs shall be provided at every required exit doorway and wherever otherwise required to clearly indicate the direction of egress. Exit signs must have letters with a principal stroke not less than 3/4 inches wide and be at least 6 inches high.

Occupancy

Maximum occupant load sign shall be posted in a conspicuous place near the main exit.

Knox Box

A Knox Box shall be provided for access keys, maps, MSDS or other applicable items.

Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized Placer Hills Fire Protection District personnel.

Commercial Building Final Acceptance

Final acceptance of the project is subject to inspection and testing from the Placer Hills Fire Protection District.

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The following are general requirements of the Placer Hills Fire Protection District for new commercial building sites. These requirements apply to site plans only. Plans submitted for approval shall comply with all requirements that apply, and compliance shall be noted on a comment sheet attached to the plans submitted for approval.

COMMERCIAL BUILDING SITE INFRASTRUCTURE

Roadways And Access Routes

The minimum number of access roads serving new commercial buildings shall be determined by the Fire District based on the size of the building, the planned use for the building and the fire protection proposed for the building.

Road Width

Driveways, thruways, entrances and fire access roads shall be per Placer County Standard. Vertical clearance shall be 13 feet 6 inches. Curb and gutter is not included in the roadway width. Emergency access roadways shall be marked with approved signs stating 'EMERGENCY FIRE ACCESS ROAD'. All required roadways, access roads and water supplies for fire protection should be installed and made serviceable prior to and during the time of construction.

Building Access

Access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of any building.

Parking

There shall be no parking on fire access roadways or in required fire apparatus turnaround areas. When the roadway width restricts parking, 'NO PARKING FIRE LANE' signs shall be posted every 200 ft and curbs shall be painted red with 'NO PARKING FIRE LANE' stenciled on them.

Road Surface

Driveway, roadway and emergency access roadway surfaces shall be paved with all weather driving surface capable of supporting a 40,000 lb load.

Roadway Grades

The grade for all roads, streets, private lanes and driveways shall follow Placer County Standards.

Roadway Radius

Per Placer County Standards.

Roadway Turnarounds

Turnarounds are required on driveways and dead end roads as specified. Cul-de-sac radius shall be 42 feet of driving surface. Curb and gutter is not included in the cul-de-sac radius. If a hammerhead/T is used, the top of the (T) shall be a minimum of 60 feet in length. Curb and gutter is not included in the hammerhead length.

Dead End Access Roads

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.

Gate Entrances

Gate entrances shall be at least two feet wider than the width of the traffic lane serving that gate. All gates providing access from a road to a driveway or private road shall be located at least 30 feet from the roadway and open to allow a vehicle to stop without obstructing traffic on that road. Gates shall be accessible to the fire district by approved Knox Box system.

Bridges

Per Placer County Standard

Water Supply

On site water supply for firefighting shall be as follows for new commercial buildings:

- The minimum number of fire hydrants and amount of available water for commercial buildings shall be determined by the Fire District based on the size of the building, the planned use for the building and the fire protection proposed for the building.

- Fire flow and the number of hydrants for new commercial buildings shall be no less than those amounts specified in Appendix III-A of the 1997 Uniform Fire Code.
- All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". (A reduction in fire flow may be allowed by the Fire District when the building is provided with an approved automatic sprinkler system, but in no case shall the fire flow be less than 1,500 gallons per minute at 20 pounds residual pressure). THE FIRE FLOW FOR THE PROPOSED BUILDING SHALL BE DETERMINED BY THE FIRE DISTRICT AND INDICATED ON THE FINAL APPROVED PLANS.

Hydrants

Hydrants shall be wet or dry barrel type with two 2½-inch discharges and one 4½-inch discharge, with individual valves for each discharge. (RICH 960 or equivalent). The area around the hydrant shall be kept clear of obstructions including fences, trees and shrubs. The center of the lowest discharge shall be a minimum of 18 inches and a maximum of 24 inches off the ground. The hydrant shall be a maximum of 2 feet from the driving surface. Water supply and hydrants shall be functioning prior to any building construction. Final acceptance of the water supply system shall be granted by the Fire District only after testing and inspection by the fire district. Water supply system testing and inspections will only be conducted if the Fire District receives a written letter or verbal approval from the water district that provides service to the project.

Hydrant Spacing

Hydrants shall be spaced according to the Placer County California Codes modifications of 2002. One hydrant shall be placed within 40 feet of each fire department connection when the building is protected by an automatic fire sprinkler system. Bollards shall be provided to protect appliances from vehicle damage when necessary.

Automatic Fire Sprinkler System

All new commercial buildings larger than 3,600 square feet shall be protected by an automatic fire sprinkler system per the latest edition of NFPA Pamphlet 13. Design and construction shall be completed by a currently licensed C-16 fire sprinkler designer and contractor. Two sets of plans shall be submitted to the Fire District for review and approval prior to issuance of a building permit. The system and all control valves shall be monitored by a UL listed monitoring station. A letter of agreement with the approved private licensed central monitoring station shall be submitted to the Fire District prior to the final inspection of the project. The design and location of the fire department connection and placement of control valves shall be approved by the Fire District. Bollards shall be provided to protect appliances from vehicle damage when necessary.

Automatic Fire Alarm System

All new commercial buildings larger than 1,500 square feet but smaller than 3,600 square feet shall be protected by an automatic fire alarm system per the latest edition of NFPA Pamphlet 72. Two sets of plans shall be submitted to the Fire District for review and approval prior to issuance of a building permit. A UL listed central monitoring station shall monitor the system. A letter of agreement with the approved private licensed central monitoring station shall be submitted to the Fire District prior to the final inspection of the project. Said system shall be tested and approved by a recognized listing agency. The electronic automatic fire detection system shall be used only for the detection of a warning of fire or life safety systems and no other systems shall be interfaced to it.

Placer County California Code modifications 2002:

Section 1003.2.2 of the Uniform Fire Code (UFC), all occupancies except Group R, Division 3 and Group U Occupancies, is amended to read:

An approved automatic sprinkler system shall be installed where the occupancy/building has 3,600 or more square feet of total floor area, except where other sections of the UFC or the California State Fire Marshals regulations, and/or local fire district ordinances applicable to a project are more restrictive, then the more restrictive shall apply. Where additions increase the total size of the building to

3,600 square feet or more, the addition and the existing occupancy/building shall be provided with an approved automatic sprinkler system.

Section 1003.3.1 of the Uniform Fire Code, where required, is amended to read:

All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically supervised. Valve supervision and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station.

EXCEPTION: Group R, Division 3 Occupancies will only be monitored if required by the local jurisdiction.

Section 1006.2.1.1 of the Uniform Fire Code, when required, is amended to read:

All occupancies except Group R, Division 3 and Group U occupancies shall have an approved automatic fire alarm system installed when the occupancy/building has 1,500 square feet or more of total floor area unless other sections of the Uniform Fire Code or California State Fire Marshals regulations are more restrictive, then the more restrictive shall apply. Fire alarms systems shall be in accordance with Section 1007 of the Uniform Fire Code or National Fire Protection Association (NFPA) 72 (1999) if the specific occupancy is not covered in the Uniform Fire Code. Additionally, all A, E, H and I occupancies shall have an automatic smoke/heat detection system installed in addition to any other system (s) required by this code, when required by the local authority having jurisdiction. Where additions increase the total size of the buildings to 1,500 square feet or more, the addition and the existing occupancy/building shall be provided with an approved automatic smoke/heat detection system.

Manual Fire Alarm System

All new commercial buildings regardless of their size or other protection measures shall have a manual fire alarm system installed when the occupancy classification is A, E, H, or I.

Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized Placer Hills Fire Protection District personnel.

Commercial Building Final Acceptance

Final acceptance of the project is subject to inspection and testing from the Placer Hills Fire Protection Districts.

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The following are general requirements of the Placer Hills Fire Protection District for major and minor residential subdivision sites. These requirements apply to site plans only. Plans submitted for approval shall comply with all requirements that apply, and compliance shall be noted on a comment sheet attached to the plans submitted for approval.

SUBDIVISION SITE INFRASTRUCTURE

Roadways And Access Routes

The minimum number of access roads serving residential development(s) shall be based on the number of dwelling units served and shall be as follows:

- 1-75 units, one public access road and emergency access/egress roads as required.
- 76+ units, two public access roads and emergency access/egress roads as required.

Roadway And Driveway Width

As per Placer County Standards. Vertical clearance shall be 13 feet 6 inches for the width of the road. For the purpose of this section, roadway width shall mean driving surface. Curb and gutter is not included in the roadway width. Emergency access/egress roadways shall meet Placer County standards. Emergency access/egress roadways shall be marked with approved signs stating 'EMERGENCY FIRE ROAD'. All required roadways, access roads and water supplies for fire protection shall be installed and made serviceable prior to and during the time of construction.

Parking On Roadways

As per Placer County Standards. When the roadway width restricts parking, 'NO PARKING FIRE LANE' signs shall be posted every 200 ft and curbs shall be painted red with 'NO PARKING FIRE LANE' stenciled on them.

Roadway Surface

Roadway and emergency access roadway surfaces shall be paved, capable of supporting a 40,000 lb load. Driveway surfaces shall be paved or similar approved surfaces, capable of supporting a 40,000 lb load.

Roadway Grades

As per Placer County Standards.

Roadway Radius

As per Placer County Standards.

Roadway Turnarounds

As per Placer County Standards.

Dead End Roadways

The maximum length of a dead-end road shall not exceed these lengths, regardless of the number of parcels served.

- Parcels proposed less than 1 acre 800 feet.
- Parcels proposed 1 acre to 4.99 acres 1320 feet.
- Parcels proposed 5 acres to 19.99 acres 2640 feet.
- Parcels proposed 20 acres or larger 5280 feet

Each dead-end road shall have an approved turnaround for fire apparatus constructed at its terminus.

Driveways

As per Placer County Standards.

Gated Access and Egress Roadway

Gates proposed at required access and egress roadways shall be at least two feet wider than the width of the traffic lane serving that gate. All gates providing access from a public road to a driveway or private road shall be located at least 30 feet from the serving public roadway and open to allow a vehicle to stop without obstructing traffic. Gates shall be accessible to the fire district by approved Knox Box system. Gates shall allow automatic egress for community members in the event of an emergency. Gates shall automatically open and remain open during power outages.

Bridges

Bridges shall have a minimum load of 40,000 pounds and be no narrower than the driving portion of the road serving each end. Major ingress/egress roads in subdivisions shall have a minimum load limit on bridges of 80,000 pounds.

Water Supply

On site water supply for firefighting shall be as follows for one and two family dwellings:

- For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,000 gallons per minute as per the 1997 Uniform Fire Code. This requirement applies to homes not exceeding 3,600 square feet. Homes greater than 3,600 square feet must follow Table A-III-A-1 of the 1997 Uniform Fire Code.
- Fire flow shall not be less than that specified in Table A-III-A-1 of the 1997 Uniform Fire Code. Upon approval of the Fire Chief, the fire flow may be reduced by 50% if the home is sprinklered. If home sizes must be limited to conform to available flow, the limitations must all be specified prior to building and must be recorded with a restrictive covenant running with the land in each deed of title.
- All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less, unless the likelihood of multiple lot splits is present, and allowable by County zoning, which will cause any development to be considered a major lot split requiring the above standards to be met.
- Existing water systems may be used according to the Placer County Land Use Manual. See "Subdivisions proximate to pressurized systems". These existing systems may not meet the above pressure standards but the other requirements relating to fire flow must be met.

Hydrants

Hydrants shall be wet or dry barrel type with two 2½-inch discharges and one 4½-inch discharge, with individual valves for each discharge. (RICH 960 or equivalent).

The area around the hydrant shall be kept clear of obstructions including fences, trees and shrubs. The center of the lowest discharge shall be a minimum of 18

inches and a maximum of 24 inches off the ground. Hydrants shall be a maximum of 6 feet from the driving surface when sidewalks are proposed otherwise hydrants shall be a maximum of 2 feet from the driving surface Water supply and hydrants shall be provided previous to any building construction. The Fire District shall grant final acceptance of the water supply system only after testing and inspection by the fire district. Water supply system testing and inspections will only be conducted if the Fire District receives a written letter or verbal approval from the water district that provides service to the project.

Hydrant Spacing

Hydrants shall be spaced a minimum of 500 feet apart.

Residential Sprinklers

When used, shall conform to NFPA Pamphlets 13, 13D, 13R. The usual water flow alarms will be installed. In addition, hard-wired attic heat detectors will be installed. These detectors shall have the usual audible alarms. Any sprinkler system using an electrical pump must comply with the following:

- The Fire Chief must first approve any installation of electrical pumps
- The pump must run both the domestic and sprinkler water systems
- The flow alarm must be supplied with a battery back up.

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SUBDIVISION CC&R'S

A final copy of the codes, covenants, and restrictions shall be submitted to this office previous to final acceptance of the subdivision. The CC&R's shall contain the following as they apply:

No Parking Areas

There shall be no parking of vehicles on any roadways where parking is prohibited. The fire department may enforce no parking regulations by issuing citations. The fire district may enforce no parking regulations by imposing fines and or towing any vehicle at the owner's expense. At the request of the fire department the homeowner's association shall be responsible to tow any vehicle parked in no parking areas. At the request of the fire department the homeowner's association shall maintain red curbs and "no parking signs". Areas designated as "No Parking" may not be changed nor may this regulation be changed without the approval of the fire department.

Dry And Dead Vegetation Abatement

As per Placer County Standards and Placer Hills Fire Protection District Ordinances. Open areas and vacant lots shall be maintained in a fire safe condition. The homeowners association shall be responsible to remove dead and dry vegetation at least 30 feet from all non-fire resistive structures. This includes all homes, outbuildings and wooden fences. This regulation may not be changed without the approval of the fire department.

Fire Hydrants

Areas around fire hydrants shall remain clear. The homeowners association shall be responsible for the removal of vegetation, fences or any other obstruction that is around or in front of any fire hydrants within the subdivision. This regulation may not be changed without the approval of the fire department.

Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized Placer Hills Fire Protection District personnel.

Subdivision Final Acceptance

Final acceptance of the project is subject to inspection and testing from the Placer Hills Fire Protection Districts.

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SET BACK VARIANCES

Will be handled on a case by case basis. In cases where the setback does not meet the 30-foot defensible space requirements, but is authorized by the Fire Chief, the following will be required:

1. Neighboring owners must sign the Placer County form allowing defensible space on their property, OR
2. All of the following shall apply:
 - A) Exterior wall coverings within the reduced fire safe setback shall be non-combustible
 - B) Rafter tails within this area shall be enclosed with non-combustible material
 - C) Attic and underflow vents shall be covered with ¼ inch non-combustible mesh
 - D) The area within the reduced setback shall be cleared of all combustible vegetation.

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HYDRANTS

All fire hydrants shall be painted as per industry standards. The developer/builder will seek guidance from the Fire District.

SMOKE DETECTORS

See Placer County California Codes modifications of 2002.

DRAFT STOPS

See Placer County California Codes modifications of 2002.