

RIPON FIRE DISTRICT

General Conditions

For: General Conditions for Development
Date: 10-01-22
Supersedes: 08-01-22

Purpose: To provide general conditions for approval of projects within the jurisdiction of the Ripon Fire District. The conditions listed in this document are not intended to be all-inclusive, and the District may impose additional conditions or requirements prior to approval. Projects are required to be constructed in accordance with any and all applicable local, state and federal laws and regulations.

FIRE DEPARTMENT ACCESS

- ☐ Submit Fire Access Lane marking plan for approval. All designated fire access routes and lanes shall be in accordance with the currently adopted codes, and as required by the District. Fire lanes will be marked in accordance with District specifications and approved by the District prior to installation. Dead end fire access lanes are not allowed. All gates located on fire access route shall be provided with means for entry as approved by the District.
- ☐ Turning Radius shall meet the requirements of the District as follows:
 - Inside radius = 26 Feet
 - Outside radius = 42 Feet
- ☐ One or more Knox Key Boxes shall be installed at a location approved by the District. Ordering information for Knox Company products is available online at www.knoxbox.com . All gates installed along Fire Access routes shall be accessible by fire apparatus. Automatic gates shall have Knox override key switch installed at each gate.
- ☐ Roof and attic access hatches shall be sized suitable for firefighters and be provided as approved by the District.

PREMISES IDENTIFICATION

- ☐ All buildings shall be provided with approved street address/suite numbers, plainly visible and legible from the street. Where a building is set back from the street or road fronting the property, and whenever an addresses may not be clearly identifiable due to distance from the street or roadway, landscape, architectural appendages or other obstructions, address posting shall be required both at the street driveway serving the building(s) and on the building(s).

Size and Height

Determined by distance to location of address as posted, measured from curb.

25 Feet	4 inch
26-40 Feet	6 inch
41-55 Feet	9 inch
Over 55 Feet	12 inch

Numbers shall be a minimum of a ¾" stroke and shall contrast with their background.

Rear of Buildings

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Any business or apartment building which affords vehicular access to the rear through a driveway, alley way or parking lot, shall also display approved identification or address numbers on the rear of the building for such business or apartment building in a location approved by the Fire Chief.

Multiple Dwelling Units

An approved diagram of the premises which clearly indicates all individual addresses of each unit in the complex shall be erected at the entrance driveways to every multiple dwelling complex having more than one building on the premises or when required by the Fire Chief. In addition, the Fire Chief may require that individual buildings on the premises be identified in an approved manner.

Premises Identification-Multiple Buildings

An approved identification of multiple buildings within an industrial complex shall be required which clearly indicates each individual building in the complex. Identification shall be placed on each building in a size and location when required by the Fire Chief and be visible for responding emergency personal in an approved manner.

WATER SUPPLY

- ☐ Water Supplies and Fire Hydrants shall be in accordance with all current codes and specifications adopted by the District.
- ☐ Fire hydrant location, distribution and installation shall be in accordance with the current codes and specifications adopted by the District. Onsite hydrants may be required depending on access and hazards present.
- ☐ All Hydrants shall be supplied by a dedicated 8" service from the main line, unless otherwise approved by the Fire Chief. On-site systems may be required to be supplied from two directions otherwise known as "looped" systems.

FIRE CODE PLAN CHECK

- ☐ Submit 1 complete set of plans to the Ripon Fire District office located at 142 S. Stockton Ave. in Ripon, CA. Plans for fire protection systems shall be submitted and approved prior to construction, unless other arrangements have been made and approved to by the District.
- ☐ Submit to the District a one page facility plan in PDF format for inclusion in Fire Department Pre-Fire Plan Program. Contact Fire Chief for additional information.
- ☐ Payment for all Plan Checks are due at the time of completion of the plan check process in order to receive approved plans and proceed. . Work shall not commence until approved plans are received from the District.

FIRE PROTECTION SYSTEMS

- ☐ Automatic Sprinkler Systems
Electronic plan submittal is preferred. If electronic submittal is not possible, contact via email for instructions. All plans for fire protection systems shall be submitted and approved prior to construction, unless other arrangements

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have been made and approved by the District in advance. All correspondence should be routed to prevention@riponfire.com

System Requirements

The location of all hydrants, fire department connections, indicating valves, etc. shall be approved by the District prior to installation. All hydrants, OS&Y's and FDC's shall be painted for identification purposes as required by the Fire District.

All fire department connections (FDC) shall be provided with locking cap(s) to prevent tampering. The approved make and model is as follows:

KNOX Company
Locking FDC Cap
Model #3011

Ordering information for Knox Company products is available online at www.knoxbox.com

All backflow and detector check assemblies shall be installed per City of Ripon specifications, and monitored with tamper switch(s). Indicating valves shall be provided with locking devices in order to lock valve(s) in open position.

All piping that is any part of an automatic sprinkler system shall meet the C 900 specification, rated at 200 psi.

Unless otherwise approved, all automatic sprinkler systems shall be supplied by a dedicated 8" connection from the main line.

Fire Department Connections (FDC) shall be located within 30 feet of an approved fire hydrant

Multi-Story buildings shall provide standpipe connections on each floor for firefighting operations as approved by the District. Depending on roof configuration, a roof connection also may be required.

ALARM SYSTEMS

- ☐ Automatic Fire Suppression Systems controls shall be monitored by an approved alarm monitoring Service. Electronic plan submittal is preferred. If electronic submittal is not possible, contact via email for instructions. All plans for fire protection systems shall be submitted and approved prior to construction, unless other arrangements have been made and approved by the District in advance. All correspondence should be routed to prevention@riponfire.com

In the event that electronic submittal is not possible, three (3) sets of plans and equipment specifications shall be submitted to the District for approval prior to commencement of installation.

The following devices shall be monitored by the alarm system:

System valves - Tamper Switches
Sprinkler Risers - Flow switches
Post Indicator Valves - Tamper Switches
Manual Pull Stations
Commercial Hood & Duct Systems

COMMERCIAL COOKING OPERATIONS

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- ☐ Automatic Fire Suppression Systems shall be installed for protection of commercial cooking equipment. Electronic plans submittal is preferred, otherwise submit three (3) complete sets of plans for hood & duct systems to the Ripon Fire District Office for review and approval prior to installation.

INSPECTIONS

- ☐ Builder/Contractor is required to contact the Fire District 48 hours in advance to arrange the following on-site inspections when required:

- Fire Access Roads and Lanes
- Sprinkler Systems
- Fire Alarm Systems
- Fire Hydrant Installation
- Fire Extinguisher Placement
- Special Systems
- Final Occupancy Inspections

A set of stamped and approved plans shall be on-site at all times during construction.

FIRE EXTINGUISHERS

- ☐ Provide extinguishers with a minimum rating of 2A 10B:C within 75 feet of exits and for every 3000 square feet in general use areas. Placement of extinguishers shall be in compliance with currently adopted codes. In any event, placement of fire extinguishers shall meet or exceed Section 906 of the California Fire Code.
- ☐ The Fire District shall be notified prior to occupancy of the facility for the approval of the locations, type and size of each fire extinguisher. Extinguishers are required during construction, alteration or demolition of any building. Fire Extinguishers shall be tagged by a licensed extinguisher service company prior to installation.

FEES/PERMITS

- ☐ ***Plan Check/Inspection Fees***
Plan check/inspection fees will be charged for the following in accordance with the fee schedule adopted by the Board of Directors of the Ripon Fire District:
 - Fire Code Plan Check
 - Fire Protection Systems
 - Commercial Cooking Operations (Hood and Duct) Fire Protection Systems
 - Fire Alarm Systems

A list of construction permit fees can be found on the Ripon Fire District website @ www.riponfire.com
Construction permits include the cost for all inspections and certifications.

- ☐ ***Fire Impact Fees***
Fire Impact Fees will be charged in accordance with the fee schedule on record at the City of Ripon and/or as described in the Development Agreement between the City of Ripon and the Developer. Development Fees are based on use, not zoning. Estimates of fees can be provided by the Fire District upon request.

ANNUAL OPERATING PERMIT(S)

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- ☐ The California Fire Code (CFC) lists specific uses or operations that require annual operating permits. This list can be found on the District's website located at www.riponfire.com under Fire Code Permit Fee Schedule.

PARTICIPATION IN RCFD COMMUNITY CONNECT PROGRAM

- ☐ Occupant may be required to register an account in RCFD Community Connect Program for specific pre-arrival and pre-planning information.