

ORANGE COUNTY FIRE AUTHORITY



<INSERT LOCATION MAP THAT INCLUDES MAJOR CROSS STREETS PROVIDING SITE ACCESS>

VICINITY MAP

FIRE MASTER PLAN

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION:

PARCEL MAP NUMBER:

TRACT NUMBER:

EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK

NOTE: OCFA WILL ONLY REVIEW WORK OUTLINED IN SCOPE OF WORK

NUMBER OF UNITS OR HOMES IN DEVELOPMENT

SPECIAL CONDITIONS

- FIRE HAZARD SEVERITY ZONE
- STATE RESPONSE AREA
- LOCAL RESPONSE AREA
- STATE LICENSED FACILITY
- AM&M
- PENDING
- COMPLETE SR
- METHANE MITIGATION

NUMBER OF STORIES

BUILDING HEIGHT

BUILDING AREA

OCCUPANCY TYPE (CHECK ALL THAT APPLY)

- * INDICATES SMC REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
- # GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL
- GROUP A1*
- GROUP A2*
- GROUP A3*
- GROUP A4*
- GROUP A5*
- GROUP B
- GROUP E*
- GROUP F1
- GROUP F2
- GROUP H1*
- GROUP H2*
- GROUP H3*
- GROUP H4*
- GROUP H5*
- GROUP I1*
- GROUP I2*
- GROUP I3*
- GROUP I4*
- GROUP M
- GROUP R1*
- GROUP R2*
- GROUP R2.1
- GROUP R2.2
- GROUP R3
- GROUP R3.1
- GROUP R4*
- GROUP S1#
- GROUP S2#
- GROUP U

TYPE OF CONSTRUCTION

- TYPE IA
- TYPE IB
- TYPE IIA
- TYPE IIB
- TYPE IIIA
- TYPE IIIB
- TYPE IV
- A
- B
- C
- HT
- TYPE VA
- TYPE VB

MIXED USE AND OCCUPANCY (PFR CBC 508 & 509)

- ACCESSORY OCCUPANCIES (CBC 508.2)
- (ACCESSORY OCCUPANCY < 10% OF STORY)
- INCIDENTAL USES (CBC 509)
- NONSEPARATED OCCUPANCIES (CBC 508.3)
- SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS

- HIGH RISE (CBC 403)
- ATRIUM (CBC 404)
- OPEN PARKING GARAGE (CBC 406.5)
- GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
- HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

SPRINKLERS

- NEW
- MANDATORY
- VOLUNTARY
- TENANT IMPROVEMENT

TYPE

- NFPA 13
- NFPA 13D
- NFPA 13R

- FIRE PUMP
- STANDPIPES

- FIRE ALARM
- NEW
- MANDATORY
- VOLUNTARY
- TENANT IMPROVEMENT
- VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-01 ATTACHMENT 23
FLOW (IN GPM @ 20 PSI): DURATION:

WATER AVAILABILITY
PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN

FLOW:
PRESSURE:
 ON SITE FIRE HYDRANTS
TOTAL NUMBER:

EMERGENCY RESPONDER RADIO COVERAGE (BDA)
* THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMC REQUIRE THE ERRCs/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME, B. SITE ADDRESS, C. PROJECT DESCRIPTION, D. CONTRACTOR CONTACT INFORMATION, E. BDA MODEL (S/N IF AVAILABLE), F. PROPOSED MODE OF OPERATION (CLASS A/B), G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCs@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS

1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE ARE SCHEDULED DAY AFTER. OCFA WILL NOT PROVIDE A RE-INSPECTION. OCFA INSPECTION SCHEDULING AT (714) 570-8160.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION), ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVEWNED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS (E.G., GRADING, DEEMED STREET IMPROVEMENTS, ETC.) ARE PRECISELY PLACED, CONFORM TO THE MINIMUM REQUIRED WIDTH, MEET REQUIREMENTS FOR THE APPROVAL OF THE FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-01 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-01 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON THE CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE SELECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-01. WAYFINDING SIGNAGE REQUIRED BY THE LOCAL AHJ SHALL COMPLY WITH THE STANDARDS OF THE LOCAL AHJ. ADDITIONAL WAYFINDING SIGNAGE ALSO REQUIRED BY THE OCFA. THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL EXISTING AND NEWLY-DEEMED FIRE HYDRANTS, PUMP STATIONS, BATTERIES, FIRE PUMPS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 10 FEET OF COMMERICAL BULLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROVIDED FOR BY APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-01 AND RELATED TO THE APPROVAL OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT-SPECIFIC REQUIREMENTS

22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, J, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-3 OCCUPANCIES OVER 10 STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED—SEE OCFA INFO BULLETIN 02-13.

APPLICABLE CODES

- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA WILDLAND URBAN INTERFACE CODE
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- APPLICABLE NFPA STANDARDS
- LOCALLY ADOPTED ORDINANCES CITY: OCFA GUIDELINES
- CONDITIONS OF APPROVAL CITY:

DEFERRED SUBMITTALS (CHECK ALL THAT APPLY)

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRED. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

- ARCHITECTURAL PLAN
- HIGH PILED COMBUSTIBLE STORAGE
- CHEMICAL USE AND/OR STORAGE
- FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
- BATTERY/ENERGY STORAGE SYSTEM
- UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
- SPRINKLER SYSTEM
- STANDPIPE SYSTEM
- FIRE PUMP
- HOOD AND DUCT EXTINGUISHING SYSTEM
- ALARM SYSTEM

GATES

- MANUAL
- ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES

1. A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):

- 3M OPTICOM
- CLICK2ENTER* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
- TOMAR

2. IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING REQUIRED.
- A) THE GATE MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY IMMEDIATELY AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.

- B) SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELAYING SHALL BE PROVIDED BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH A RELAY THAT WILL AUTOMATICALLY IMMEDIATELY AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.

3. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHEN THE GATE IS OPEN, THE GATE SHALL NOT SWING OPEN AUTOMATICALLY IF THE OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.

4. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.

5. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNBLOCKED FROM THE FIRE LANE LEADING TO THE GATE.

6. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN $\frac{1}{2}$ " CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

PREREQUISITE PLANS

- PLANNING APPLICATION SR:
- METHANE MITIGATION SR:
- FUEL MODIFICATION PLAN SR:

REVISION

- ORIGINAL PLAN SR:
- COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK

PROJECT DIRECTORY

ARCHITECT/ENGINEER:

BUSINESS NAME:

CONTACT NAME:

ADDRESS:

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

EMAIL: _____

PROPERTY OWNER/HOA

BUSINESS NAME:

CONTACT NAME:

ADDRESS: