



MEMO

DEVELOPMENT REVIEW COMMITTEE

DATE: 5/10/24

CASE NO.: INTERNAL REVIEW

ADDRESS: 895 and 900 Clark Street

DEPARTMENT: Fire Department, Prevention Division

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Completeness Review

Final Review

I have examined the preliminary plans for this project in accordance with the City of Riverside adopted codes and standards. The following recommended corrections and comments are advisory in nature and not intended to supersede the formal plan review process.

No.	Recommended Plan Corrections	Dept.
1.	<p>Site Map: Please provide a scaled site map with the following elements:</p> <ul style="list-style-type: none"> • Proposed fire access roads: <ul style="list-style-type: none"> ○ Width & length. ○ Surface. ○ Inside/outside turning radii. ○ Dimensions of turnaround(s) • All Proposed Buildings & Structures: <ul style="list-style-type: none"> ○ Square footage & height ○ Number of Stories ○ Occupancy Type(s) ○ Fire Sprinkler/ or Fire Alarm System. ○ Anticipated maximum occupant load(s) 	Fire

No.	Advisory Comments	Dept.
1.	<p>Codes in Effect: The proposed project shall fully comply with the 2022 Edition of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a building permit application is filed.</p>	Fire
2.	<p>Separate Permits Required: Where installation is required, a separate plan review and permit application must be submitted directly to the fire department for each of the following improvements:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Underground piping for private fire water supply (Fire Underground) <input checked="" type="checkbox"/> Automatic Fire Sprinkler System (Fire Overhead) <input checked="" type="checkbox"/> Fire Alarm/or Sprinkler Monitoring System <input checked="" type="checkbox"/> Emergency Responder Communication System 	Fire
3.	<p>Fire Access: Fire department access must be provided such that the farthest portion of the proposed building or structure is within 150 feet of an approved</p>	Fire

	fire access road. See City of Riverside Informational Bulletin: 2022-001 "Fire Department Access Requirements". All City of Riverside Fire Department informational bulletins can be found at riversideca.gov/fire/forms-resources	
4.	Fire Department Gate Access: Fire Department access will be required for all gates located on a fire apparatus access road. Please see City of Riverside Fire Department Informational Bulletin 2022-002: "Fire Apparatus at Gates" available at: riversideca.gov/fire/forms-resources	Fire
5.	Public Fire Hydrant(s): Installation of at least one public fire hydrant will be required on Clark Street to meet public fire hydrant spacing requirements in accordance with Riverside Municipal Code Section 16.32.310.	Fire
6.	Private Fire Hydrant(s): Installation of private fire hydrants will be required where the proximity of proposed structures to the nearest fire hydrant exceeds 350 feet, or where required by California Fire Code Appendix C, "Fire Hydrant Locations and Distribution".	Fire
7.	<p>Fire Sprinkler System & Sprinkler Monitoring: An automatic fire sprinkler system meeting the requirements of the California Fire Code and National Fire Protection Association Standard 13 will be required for new buildings. Riverside Municipal Code 16.32.335 provides exceptions to this requirement. Application of the following exceptions may be warranted after review of a complete site map:</p> <p>Fire Sprinkler System Exceptions:</p> <ul style="list-style-type: none"> • Agricultural buildings as defined in the California Building Code, Appendix C • Group S occupancies, less than 5,000 square feet in floor area, that are accessory to uses such as golf courses, tree nurseries, parks, farms, etc. Administrative and clerical office use may not exceed 25% of the floor area of the major use. Additionally, the site must be zoned RE, RA-5 or RC. • Buildings less than 1,000 square feet in floor area. • Swimming pools, spas, gazebos, shade structures or other open-air structures that meet California Building Code Requirements for separation. 	Fire
8.	Fire Alarm System: A fire alarm system will be required where specified in California Fire Code Section 907, "Fire Alarm and Detection Systems". A determination of fire alarm requirements will be made following a review of a complete site map.	Fire