



ORANGE COUNTY FIRE AUTHORITY

Planning Department Worksheet for Routing of PLANNING APPLICATIONS or other DEVELOPMENT REVIEW DOCUMENTS to the OCFA

PLAN

INSTRUCTIONS TO PLANNING DEPARTMENT STAFF:

The purpose of this worksheet is to guide you in determining which projects might benefit most from OCFA evaluation during the development review phase.

- Answer questions 1 through 13 based on information supplied by the applicant and your understanding of the project/building/site. Additional clarification for each question is provided on the back side of this form.
- If the answer is "YES" to question 1, routing of *CEQA documents* to OCFA is required.
- If the answer is "YES" to *any part* of questions 2 through 13, route the planning documents to the OCFA. Please include a transmittal coversheet with your full contact information, an OCFA service request form and the appropriate fee for OCFA review (Fee codes PR100 to PR115). Additionally, use this form to determine if OCFA needs to be included in preliminary design review meetings and/or city discussions.
- If the answer to all of the questions is "NO," *the planning application does not need to be routed to OCFA*, although the OCFA may still need to review *construction and/or installation plans* for this project. Please direct applicants to use the OCFA Plan Submittal Criteria forms available at your counter or at www.ocfa.org to determine which types of plans, if any, are required to be submitted to OCFA. Please call (714) 573-6100 if you need assistance or have other questions.

YES NO

1. Is CEQA compliance required? Notice of Exemption qualifies as a "NO." (PR100)
2. Is this development a new residential tract (single- or multi-family), or does the project involve modification of existing vehicle access at a commercial, industrial, or multifamily residential property? (PR104 or PR105)
3. Is this a new tract or parcel map with new roads to access the new tracts/parcels; subdivision of land where fire lanes or fire protection equipment and/or services will be shared? (PR110)
4. Is the site located within 1000' of a landfill; within 100' of an oil/gas well; or inside/within 100' of a DOGGR administrative boundary? (PR104 or PR105)
5. Is the site adjacent to a wildland interface or other open space area with non-irrigated vegetation? (PR104 or PR105)
6. For projects other than an individual single-family home, is the site located in an adopted very high fire hazard severity zone (VHFHSZ)/special fire protection area (SFPA)/ember zone? (PR105)
7. For a *sprinklered* detached single-family residence (SFR), do you have to walk more than 290' to get from the the edge of the street or on-site fire lane to the front door? For all other structures, do you have to walk more than 140' to reach any point along the exterior perimeter of the structure? (PR104)
8. For a *sprinklered* detached SFR, is the total size (including any additions or attached garages/accessory structures) larger than 11,300 sq.ft.? For an *unsprinklered* SFR, larger than 3600 sq.ft.? (PR104)
9. Is this a change in use or an assembly for 50+ people that is above the first floor and/or in an unsprinklered building larger than 6000 sq.ft.; or 100+ for an unsprinklered drinking/dining use on any floor? (PR105)
10. Do an of the following apply: adult/child daycare (excluding temporary services in facilities where the parent/guardian remains on-site); medical facility for occupants who are incapable of effectively responding to an emergency; residential care for 7+ clients; assembly with 100+ people (other than training/conference rooms in a sprinklered office building); high-rise structure (more than 75' from the lowest floor with an exterior exit door to the highest occupied floor); podium/wrap-style residential or mixed-use structure? (PR 105)
11. Does the project include an uncommon or specialized uses such as (battery storage facility, marijuana extraction or grow facilities, chemical manufacture, use and or storage, amusement park, mall, jail, recycling/composting/lumber yard, semi-conductor manufacturing, private school, etc.)? (PR105)
12. Is the applicant proposing an alternative or requesting a "variance" related to building size, use/occupancy, construction, egress, setbacks between structures, fire-resistant materials, fire department access, or other aspects of the project that may impact occupant or firefighter safety or fire department response? (PR105)
13. If the answers to questions 1 through 12 are "NO," do you still want to have fire department input on site layout, building use/construction, sprinkler/alarm systems, or similar requirements prior to submittal of construction or installation plans to the building department and/or OCFA? Or, do you need OCFA conditions of approval for the proposed project? (PR 105)

The following information is provided to help clarify the intent of each question listed on the front side of this worksheet.

Question	Explanation
1	CEQA: OCFA reviews CEQA-related documents for potential impact on local and regional fire department infrastructure and response. Route these documents with a service request form to OCFA. OCFA review is important as comments or conditions that can significantly impact design or cost, such as a secured fire protection agreement, may be issued after evaluation. If you have a question regarding OCFA review of CEQA-related documents, please contact OCFA Strategic Services at 714-573-6199.
2	Fire Department Access: Proposed residential tracts and modifications to many existing properties with on-site fire lanes often have various access deficiencies such as back-to-back 'S' turns, long dead-ends, excessive hose-pull distances (see the explanation for question 7), conflicts between hydrants and parking, insufficient gate setbacks or clear widths, a single vehicle access point for developments with 150+ units, or two required vehicle access points that are too close together. Deficiencies can result in major modifications to the proposed site and building design or construction and fire and life-safety system upgrades.
3	Subdivision Infrastructure: OCFA reviews these projects to ensure that infrastructure, such as "spine roads" leading to future developer tracts, will meet fire department access and hydrant requirements as well as to ensure that necessary easements for emergency vehicle access and maintenance of shared underground fire water, fire sprinkler, and fire monitoring systems are provided when existing sites are subdivided.
4	Oil and Gas Hazards: These projects are located in close proximity to abandoned or active oil/gas wells or other areas where elevated levels of combustible soil gas are found. They require hazard investigation reports and/or mitigation features to protect against an accumulation of combustible methane gas within the structure or an explosion or fire in a nearby above-ground oil/gas well. Oil and gas hazards can impact building location or construction, so addressing this issue early on in the planning phase can assist in design, budgeting, and scheduling. The Division of Oil, Gas, and Geothermal Resources (DOGGR) has on-line maps showing well and administrative boundary locations at www.conservation.ca.gov/dog/Pages/Wellfinder.aspx .
5	Fuel Modification: These projects are subject to fuel (i.e., vegetation) modification requirements. Fuel modification zones can cover a large portion of a development and are integral to the overall site design. Where the setback for a standard 170' deep fuel modification area is not available, alternative approaches that can significantly impact site and building design and construction may be required. Per adopted ordinance, preliminary fuel modification plans need to be approved before tentative tract map approval.
6	Wildfire Hazard: These projects are located in designated areas where special construction features are required to protect against wildfire hazards. Developers may opt to propose a fire protection plan tailored to address site-specific wildfire scenarios in lieu of providing the suite of standard wildfire-resistant construction features normally required on all buildings in these zones, which may have a major impact on site, building, or fire protection system design. Additionally, such projects may be required to have fire lanes that are wider than the standard 20' to facilitate evacuation and staging of fire apparatus.
7	Firefighter Access/Hose-pull distance: The structures described in this question are "out of access" as they exceed the permitted hose-pull distance measured along a route that simulates the path a firefighter would take to drag fire hose or carry other equipment from fire apparatus around the building to the most remote point on the perimeter of the structure. This path must avoid any walls/fences, vegetation, topography (e.g., ditches, slopes greater than 2:1), other structures, or similar obstructions that may impede rapid and safe travel. Due to differences in firefighting techniques in detached single family homes and the greatly reduced hazard in sprinklered homes, a substantial hose-pull distance increase is applied to sprinklered detached single family homes that is not afforded to other types of structures. Access deficiencies may require reconfiguration of the site or building, addition of sprinklers, on-site fire access roadways and hydrants, or other mitigating features that can significantly impact a project's design and cost. <i>For purposes of this document, "SFR" refers to an individual detached single-family home, a detached duplex, and/or an enclosed accessory structure (poolhouse, cabana, workshop, small barn, garage, etc.) serving that residence as opposed to buildings with three or more attached dwelling units like rowhouses, apartments, or garden homes.</i>
8	Hydrant Flow for SFR: The SFRs described in this question are large enough to require more than the minimum standard water flow typically available from a single fire hydrant in a residential neighborhood. This issue can be compounded in certain areas of the county where topography, remoteness, and age or size of the water supply infrastructure result in substandard flow rates. Water deficiencies may require addition of fire sprinklers, on-site water tanks and pumps, additional fire hydrants, or other mitigating features that can significantly impact a project's design, schedule, and cost.
9	Assembly Occupancies: Projects involving assembly occupancies are often proposed in existing unsprinklered buildings where they may trigger a requirement for a fire sprinkler retrofit and/or installation of fire-rated barriers between the assembly and adjacent tenant spaces. In many buildings, assemblies are prohibited above the first floor, and in some buildings they may not be permitted at all depending on the overall size of the structure or the assembly space(s). <i>Assembly occupancies include drinking/dining establishments; gym, dance/martial arts studio, athletic facility; place of religious worship; internet café, museum, library, theater/auditorium, dance hall; meeting/conference/training room or other educational facility for adults; bus/train station; and any similar gathering space for recreational/social/religious/civic use that can accommodate 50 or more people.</i>
10	State Fire Marshal-Regulated Occupancies: These projects are of special interest to OCFA as they are SFM-regulated uses and can be very restrictive in terms of code requirements and use criteria. Such facilities have specific access, egress, and/or construction requirements that warrant review as early as possible in the design process or may require life-safety system retrofits or construction upgrades that may not be feasible in many existing buildings.
11	Uncommon/Special Uses: These projects may present unusual hazards or require a non-standardized approach to fire department access, occupant and process safety, and fire and life-safety system design. Early engagement with OCFA is critical to ensure that these concerns are addressed and the project can proceed to construction drawing phase without being subject to a major redesign.
12	Alternate Methods & Materials: Projects that do not comply with the Building or Fire Code require approved alternative mitigation features to offset deficiencies. Where these can impact the safety of occupants or firefighters in an emergency, it is critical that OCFA be engaged as soon as possible to evaluate potential mitigation features as these are likely to impact project design, cost, or schedule.
13	Requesting OCFA Review of other Projects: The intent of this worksheet is to help identify projects with a higher potential for significant design or construction issues where early involvement with OCFA would be most beneficial and to filter out projects where the potential impact on emergency operations or occupant safety is low, such as sign permits, façade upgrades, and many office tenant improvements. Even if the answer questions 1-12 is "no," you can still route development review documents to OCFA if you believe OCFA input is critical at the planning stage or if you want to include OCFA conditions of approval into the resolution. If there is a more focused concern or question that is limited in scope (e.g., "Will this addition trigger sprinklers?" or "Do you have any concerns about the proposed increase to 56 occupants?") and do not need OCFA to evaluate the overall project and issue conditions of approval, we recommend contacting your liaison directly via email or phone or calling the OCFA Tech Line to expedite an answer to your question.