



Riverside County Fire Department

Office of the Fire Marshal

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Technical Policy

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| Title: Employee Housing (Polanco) Park Plans | | |
| Technical Policy: # TP 15-01 | Effective Date: 12/18/2008 | Revised Date: 01/07/2020 |
| Code References: 2016 editions NFPA 20, 24 and 2019 edition NFPA 1963 | | |

Purpose

The intent of this standard is to assist in the preparation and submittal of required plans for Employee Housing (Polanco) Park Plans. Additional information may be required on a case-by-case basis as determined by the plan reviewer. Construction may not begin until the plans have been reviewed, approved, stamped and job cards issued. Approved plans are valid for one year.

Definitions

Mobile home parks developed under the Polanco Bill are limited to a maximum of 12 mobile home park spaces, plus a main unit and a second unit on the site, provided zoning allows for a main unit and second unit on the site.

References

- 1) NFPA 20 Standard for the Installation of Stationary Pumps for Fire Protection, 2016 Edition
- 2) NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances, 2016 Edition
- 3) NFPA 1963 Standard for Fire Hose Connections, 2019 Edition

General

Three (3) sets of plans are required. Plans shall be 24"x36" and must include the following:

- 1) Water plans shall be "wet" stamped and signed by a Registered Civil Engineer and submitted to the Riverside County Fire Department prior to installation. All work shall be completed by a California Licensed contractor.
- 2) Plans shall be drawn to scale with appropriate scale indicated.
- 3) Project (Applicant) information
 - a) Name
 - b) Address
 - c) Phone Number
- 4) Plan Designer information
 - a) Name
 - b) Address
 - c) Phone Number
 - d) Fax Number (If applicable)
- 5) Vicinity Map with cross streets
- 6) Fire hydrant locations and spacing measurement
 - a) 330 feet maximum spacing between hydrants
 - b) Hydrant(s) with a minimum 4-inch barrel with at least one 2½ inch gated outlet and fire department threads (NH standard external threads in accordance with NFPA 1963)
 - c) Include details of hydrant protection posts

- 7) Fire protection water system piping details must include either 1) engineered thrust block calculations or 2) mechanical restraint details with manufacturers specification sheets
- 8) Water storage tank(s) details and location(s)
 - a) Minimum of 15,000 gallons dedicated for fire-fighting
 - b) The following requirements for tanks shall be provided:
 - i) One 4" tank discharge connection supplying to the pump.
 - ii) One 4" tank discharge connection with anti-vortex plate for use as a direct connection. This connection shall have a 4" gated valve with a minimum 2½" NST threaded connection. The connection shall face the fire access.
 - iii) One supply line and connection located within 12" from the top of the tank sidewall, providing well-service water.
 - iv) Automatic refill device such as a float valve. The device shall be set so that the water level does not drop more than 2 feet below the top of the tank sidewall.
 - v) A 6" roof vent
 - vi) A single 24" roof hatch
 - vii) A water level gauge fixed to the exterior of the tank
 - viii) Metal tanks shall be provided with corrosion resistant covering or painting
 - ix) A 2" drain plug located within 4" of the bottom of the tank.
 - c) The following tank types are allowed: (Polyethylene tanks are not accepted by National Standards)
 - i) Welded-steel gravity and suction tanks
 - ii) Factory-coated, bolted steel tanks
 - iii) Pressure tanks
 - iv) Wood gravity and suction tanks
 - v) Concrete gravity and suction tanks
 - vi) Fiberglass-reinforced plastic tank
- 9) Water pump details including manufacturers' specification sheets (cut sheets)
 - a) Minimum 250 gallons per minutes at 20 pounds per square inch residual pressure with flow calculations
 - b) Pump must meet NFPA 20 Standards
- 10) Access roadway construction plans shall be certified by a REGISTERED CIVIL ENGINEER, report shall be "wet" stamped and signed and need to include the following:
 - a) Minimum 20 feet in width and 13-feet-6-inches vertical clearance
 - b) Designed and maintained to provide all-weather driving capabilities to withstand 60,000 pounds
 - c) Show legal access road connection(s) to named streets
 - d) Connection roadways must meet the same standard as those inside the project
 - e) Show turnaround for dead-end access roadways in excess of 150 feet