

PRIVATE ROAD AND DRIVEWAY STANDARDS

Development Standard #1

I. GENERAL REQUIREMENTS FOR DRIVEWAYS AND PRIVATE ROADS

A. Fire District access roads shall be provided and maintained in accordance with the California Fire Code (CFC) and must adhere to all Santa Barbara County Public Works and Flood Control grading and drainage requirements. Refer to Department of Public Works, Road Division, Engineering Design Standards (EDS).

1. Certification:

- a. Record of Certification shall be forwarded to the Carpinteria-Summerland Fire Protection District.
- b. Record of Certification shall be dated, have a signature of a qualified individual such as a civil engineer, and have the registration/license number of such individual.
- c. Prior to occupancy of any residential development constructed on private roads or driveways covered by these standards, the civil engineer or contractor shall submit the following certification on a complete set of "Record" drawings to the Carpinteria-Summerland Fire Protection District. Record of Certification shall state:

"I hereby declare that I have conducted a field review of the completed road and drainage facilities shown on this plan. The improvements have been constructed per plan, the approved design, and in compliance with applicable county standards."

B. Surface and Structural Design Standards (CFC 902.2.2.2)

1. An approved all-weather road surface is defined as:
Suitable aggregate material over compacted sub grade soil as approved by the Fire Chief. (Refer to EDS, Page 8-5).
2. An approved all-weather road surface as defined herein is allowed outside urban areas where grades do not exceed 12 percent on driveways and private roadways serving four or fewer residential parcels. (Refer to EDS, Section 8-5)

3. Paving is defined as:
 - a. Double chip seal (an application of asphaltic emulsion and rock screenings over prepared base material).
 - b. Asphaltic concrete pavement as approved by the Carpinteria-Summerland Fire District.
 - c. Poured concrete as approved by the Carpinteria-Summerland Fire District.
 - d. Interlocking pavers.
4. Paving is required on (Refer to Santa Barbara County EDS, Section 8-5):
 - a. All driveways and roadways within urban areas.
 - b. On all roadways serving five or more lots outside of urban areas.
 - c. Double chip seal is the minimum pavement allowed on grades not exceeding 15 percent outside urban areas.
 - d. On road grades exceeding 15 percent, but not greater than 20 percent, a minimum of 2-1/2 in. of poured concrete pavement shall be provided over Class II aggregate base, or alternative, as approved by the Fire Chief.
5. Shall be capable of supporting a 25-ton vehicle at minimum.
6. **NOTE:** "Grass-Crete" and/or "Turf Block" are not acceptable methods of paving on roadways or driveways.

C. Minimum curve radius 50 ft from centerline of roadway.

D. Maximum allowed grade shall not exceed 12 percent unless approved by the Fire Chief:

1. Grades exceeding 12 percent will require the submittal of a "Roadway/Driveway Grade - Fire Protection Requirements" letter to the Fire Chief specifying mitigation.
(CFC Section 902.2 and Appendix III-D, Section 6.1)

E. Angles of approach and departure shall be less than 12 degrees, e.g., driveway encroachments, drainage crossings.
(CFC Section 902.2 and Appendix III-D, Section 6.2)

F. Minimum road widths provided in this standard shall not be obstructed in any manner, including parking of vehicles.

1. Minimum road width for parking on one side of road is 32 ft, curb face to curb face.

2. Minimum road width for parking on both sides of road is 40 ft, curb face to curb face. See examples on Exhibit A.
(CFC 902.2 and Appendix III-D, Section 4.1)

G. No stopping fire lane signage, red curbs, stenciling of "FIRE LANE" and striping may be required. See Exhibits B and C.
(CFC 901.4.2 and Appendix III-D, Section 3.1, California Vehicle Code, Section 22500.1)

H. Access

1. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of a public or private road or private driveway as measured by an unobstructed route around the exterior of the building.
(CFC 902.2.1)

2. Gated access shall be provided with an approved Fire Department Entry System- an approved key box or key switch may be required for rapid firefighter entry. Minimum clear width of gate opening shall be at least 2 feet wider than the road served. The gate shall be at least 30 feet off of the public or private access roadway.
(CFC 902.2.4.2)

3. All weather access and water supply shall be provided prior to erection of combustible materials. A fire engine must be able to access the building site during construction.
(CFC 901.3)

4. Bridges shall have a minimum capacity of 25 tons; certified by a registered civil engineer. A copy of such certification shall be on file with the Fire District. Capacity shall be posted at bridge approaches. Minimum clear width of bridge shall be the same as required of the road served.
(CFC 902.2.2.5)

I. Vegetation Clearance

1. Vertical clearance of 13 ft 6 in. shall be maintained.
(CFC 902.2.2.1)

2. Horizontal clearance of up to 10 ft on each side of the approved driveway or private road shall be maintained as required by the Fire Chief.

3. Clearance from structures shall be at least 100 feet.

4. Additional clearance may be required in high fire hazard areas.

J. Street Name Signs and Building Addressing

1. Street signs shall be installed on private roads.
(CFC 901.4.5)
2. Address numbers shall be installed on the residence prior to occupancy.
(CFC 901.4.4)
3. Addresses must be a minimum of 4 in. high on a contrasting background.
(CFC 901.4.4)
4. When the building is not readily visible from the street or private road additional address number signs shall be provided on an elevated post or monument, at road forks and as required by the Fire Chief.
(CFC 901.4.4)
5. Addresses are assigned by the Fire District.

K. A minimum easement shall be provided sufficient to provide appropriate shoulders (Refer to EDS).

L. High or Extremely High Fire Hazard Areas.

1. For discretionary permits for subdivisions involving five or more lots two routes of ingress and egress shall be required to provide emergency access unless alternate mitigation is provided by the applicant and approved by the fire chief or his designee.
2. For discretionary permits for subdivisions involving fewer than five lots, the permit applicant shall identify a secondary ingress and egress route for review by Carpinteria-Summerland Fire Protection District. The ability to identify this secondary route may be a consideration in the site and design of the new development.
(CFC 902.2.1 and Appendix III-D, Section 2.1, and Toro Canyon Plan Development Std. TC 2.4)

M. Individual review of each proposed road section may disclose that a higher standard of design is warranted by potential future or additional use of the road section or by the existence of special circumstances.
(CFC 902.2.2.1 and 101.4)

II. DRIVEWAYS

- A. A driveway shall be defined as an access roadway providing the structural section design based on the Traffic Index Value of 2.0 minimum.
- B. A driveway serving one residential lot or dwelling unit shall have a minimum width of 12 ft. See example on Exhibit D.
(CFC 101.3 and 101.4) (Refer to Engineering Design Standards, Roads Division, Department of Public Works, Santa Barbara County (EDS), Sec. 8-2)
- C. A driveway serving two residential lots or dwelling units shall have a minimum width of 16 ft. See example on Exhibit D.
(CFC 101.3 and 101.4) (Refer to EDS, Page 8-2)
- D. A driveway serving three to nine residential lots or dwelling units shall have a minimum width of 20 ft. See example on Exhibit D.
(CFC 902.1 and Appendix III-D)
- E. A driveway serving 10 or more residential lots or dwelling units shall have a minimum width of 24 ft. (CFC 101.3, 101.4 and 902.2.2.1)
- F. Driveway sections in excess of 350 ft shall have 10 ft by 50 ft turnouts every 350 ft. Line of sight issues may indicate shorter intervals.
(CFC 101.3 and 101.4)
- G. Approved turnaround (large enough to accommodate fire trucks) shall be required at end of driveways longer than 150 ft. See examples on Exhibits E, F, G, and H. (CFC 902.2.2.4) (Refer to EDS, Page 8-2)
- H. Turnarounds must not exceed 5% in slope.
- I. Minimum dimensions for driveway switchbacks are specified in Exhibit I.
(CFC 902.2.2.3)
- J. Where required as an emergency access roadway, the minimum standard structural section shall be designed and constructed to be capable of supporting a 25-ton vehicle.(CFC 902.2.2.2)
- K. The standard structural section may be modified by engineering design or certification. Refer to Santa Barbara County Public Works, Road Division, Engineering Design Standards.

III. PRIVATE ROADS

This standard applies to access roads serving two or more residential parcels. A private road is an access roadway over which the County has no maintenance responsibilities which provides the structural section design based on the Traffic Index Value of 3.0 minimum. The private road may be located in either a publicly or privately owned easement.

- A. Roads serving two or more residential parcels or dwellings shall have a minimum width of 24 ft. (CFC 902.2.2.1 and Appendix III-D, Section 4.1)

- B. The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Such roadways shall require civil engineering design and certification. (Refer to Santa Barbara County, Public Works, Road Division Engineering Design Standards)
(CFC Appendix III-D, Section 3.1)

- C. All dead-end access roads shall terminate with either a 40 ft. (no parking) or 48 ft. (unrestricted parking) radius bulb turnaround or as approved by the Fire Chief. See examples on Exhibits E and F.
(CFC 902.2 and Appendix III-D, Section 5.1)

- D. High or Extremely High Fire Hazard Areas.
 - 1 For discretionary permits for subdivisions involving five or more lots, two routes of ingress and egress shall be required to provide emergency access unless alternate mitigation is provided by the applicant and approved by the Fire Chief or his designee.

 - 2 For discretionary permits for subdivisions involving fewer than five lots, the permit applicant shall identify a secondary ingress and egress route for review by Carpinteria-Summerland Fire Protection District. The ability to identify this secondary route may be a consideration in the site and design of the new development.

(CFC 902.2.1 and Appendix III-D, Section 2.1, and Toro Canyon Plan Development Std. TC 2.4)

- E. A road that is divided by a raised center median shall have a minimum unobstructed traveled width of 24 ft in each direction.
(CFC 902.2.2.1 and 101.4)

**Carpinteria-Summerland Fire Protection District
 Roadway/Driveway Grade Fire Protection Requirements for
 Road Grades in excess of 12 percent
 (CFC Sec. 902.2 and appendix III-D, 6.1)**

1. Letter from the applicant requesting application for approval of a road grade in excess of 12 percent (application below).
2. Engineers stamped plot plan or map with detail of the proposed roadway/driveway:
 - Denote areas in excess of 12 percent, with percent grade noted.
 - Denote road surface as all weather (up to 12%), double chip seal (10% up to 15%), asphaltic concrete or poured concrete (15% or greater).
 - Denote curve radius (minimum curve radius 50' from centerline of roadway).
 - Denote angles of approach and departure as less than twelve [12°] degrees (driveways, encroachments, water crossings).
 - Anticipated retaining walls or retaining systems required.
 - Denote all turnouts (every 350 feet); turn arounds (at structures), hydrant locations, stored water system(s) , if applicable.
 - Improvements noted on plan such as structures, agricultural operations, storage and use areas.
3. Attach the Vegetation Management Plan, if applicable (Standard #6)
4. NOTE: All new structures require an approved fire protection system – automatic fire sprinkler system, see Standard #4 and/or fire alarm system, see Standard #5.

APPLICATION REQUEST – ROAD GRADE GREATER THAN 12 PERCENT

Date: _____ **Permit Number:** _____
 (if assigned)

APN #: _____

Project Street Address: _____

Applicant/ Contractor Name: _____

Applicant/ Contractor Address: _____

Applicant/ Contractor Phone: _____

Licensed Engineer Name: _____

Certification License # _____

Address: _____

Engineer Phone: _____

Signature: _____ **Date:** _____