



Context

A Fire Master Plan (FMP) is a deferred submittal of the Project's building plan submittal. An FMP is required to be submitted within 30 days of the building plan approval or prior to combustible material arriving on site, whichever comes first. An FMP is meant to provide a summary of the approved fire lane design and access road layout. FMPs must be submitted with all new developments, whether commercial or residential.

When Submitting

- Digital plans must be submitted to the Oceanside Fire Department (OFD)
- Sites and buildings that are being modified will be required to submit a FMP when determined necessary by the OFD
- The FMP must be submitted separately, directly to the OFD

Plan Requirements

Project Information

- The FMP must clearly indicate the associated grading and building permit number.
- Include the project's street address, accessor's parcel number (APN), and tract/tentative tract/parcel map number, if applicable.
- Provide a building data block including: height, square footage, occupancy group classification, and construction type.
- Include building safety features including type of fire sprinkler systems (NFPA 13, 13R, or 13D).
- Provide a site plan showing all buildings.

Site Plan

- Show all fire department connections and fire hydrants.
- Show all fire apparatus access roads, indicating widths and names.
- Identify red curbs with bold or dashed lines.
- Show location of each "Fire Lane-No Parking" sign.
- Show a fire lane entrance sign at each vehicle entrance (see attachment 3).
- Show all vehicular gates, indicate whether manual or electric, and identify Knox equipment locations (if applicable).



Attachments

Attachment 1 – Notes to be on plans

The California Fire Code (CFC) and California Vehicle Code (CVC) specify rules of the road for stopping, standing, and parking in fire lanes or near fire hydrants.

The following codes and all following details must be included on an FMP, verbatim.

CVC §22500.1

In addition to Section 22500, no person shall stop, park, or leave standing any vehicle, whether attended or unattended, except when necessary to avoid conflict with other traffic or in compliance with the directions of a peace officer or official traffic control device along the edge of any highway, at any curb, or in any location in a publicly or privately owned or operated off-street parking facility, designated as a fire lane by the fire department or fire district with jurisdiction over the area in which the place is located.

The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE".

CVC §22658(1)

There is displayed, in plain view at all entrances to the property, a sign not less than 17 inches by 22 inches in size, with lettering not less than one inch in height, prohibiting public parking and indicating that vehicles will be removed at the owner's expense, and containing the telephone number of the local traffic law enforcement agency and the name and telephone number of each towing company that is a party to a written general towing authorization agreement with the owner or person in lawful possession of the property. The sign may also indicate that a citation may also be issued for the violation.

CVC §22514

No person shall stop, park, or leave standing any vehicle within 15 feet of a fire hydrant except as follows:

- (a) If the vehicle is attended by a licensed driver who is seated in the front seat and who can immediately move such vehicle in case of necessity.
- (b) If the local authority adopts an ordinance or resolution reducing that distance. If the distance is less than 10 feet total length when measured along the curb or edge of the street, the distance shall be indicated by signs or markings.
- (c) If the vehicle is owned or operated by a fire department and is clearly marked as a fire department vehicle.



CFC §503.4

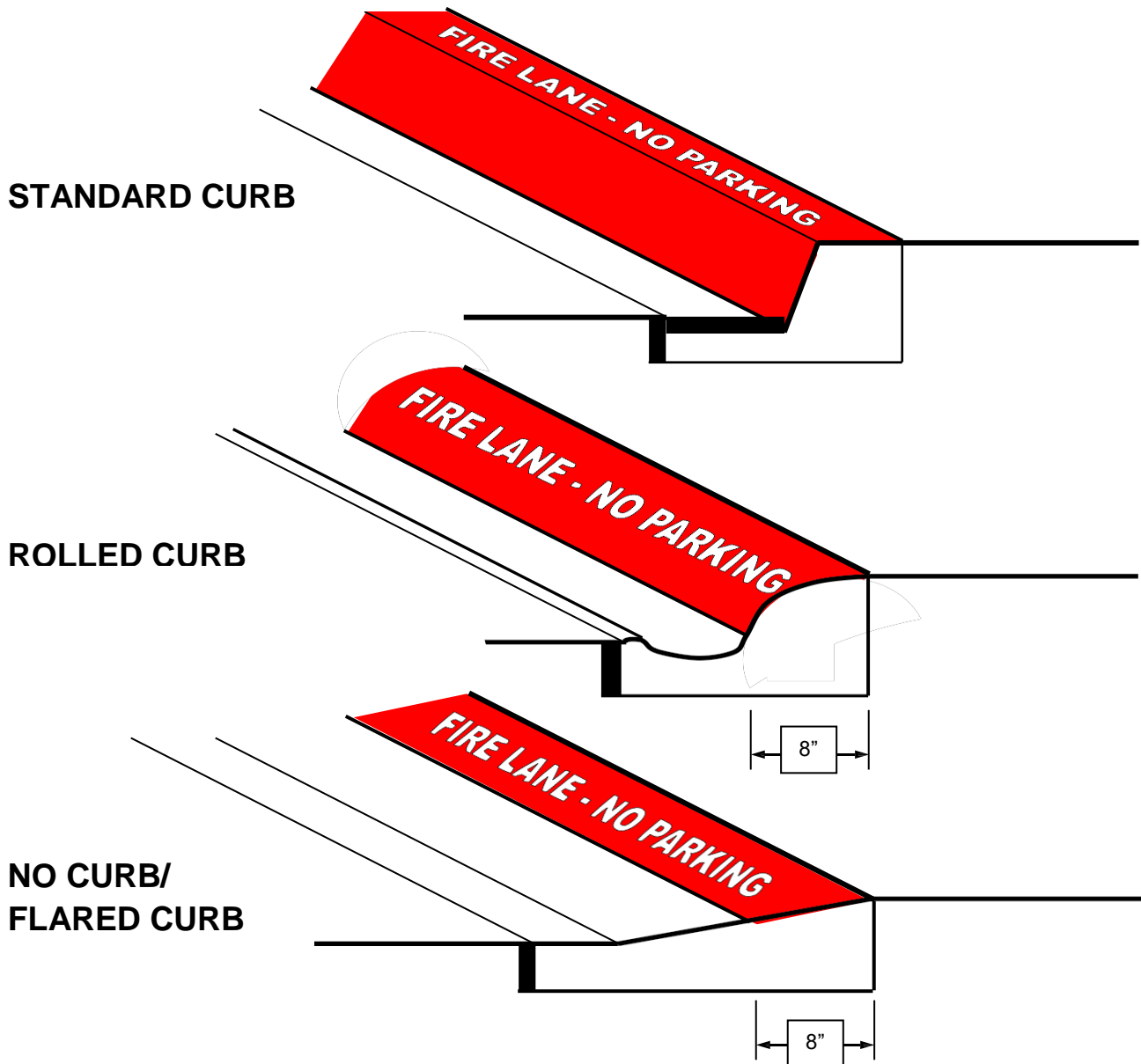
The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances shall be maintained at all times.

CFC §507.5.4

Vehicles and other obstruction shall not be placed or kept near fire hydrants, fire department inlet connections or fire-protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire-protection equipment or hydrants.



Attachment 2 – Fire Lane Curb Identification



Requirements:

- Fire lane entrance sign(s) must be provided per Attachment 3 or 4.
- Curbs must be painted O.S.H.A. safety red.
- "FIRE LANE – NO PARKING" shall be painted on top of curb in 3-inch lettering at a spacing of 30 feet on center or portion thereof.



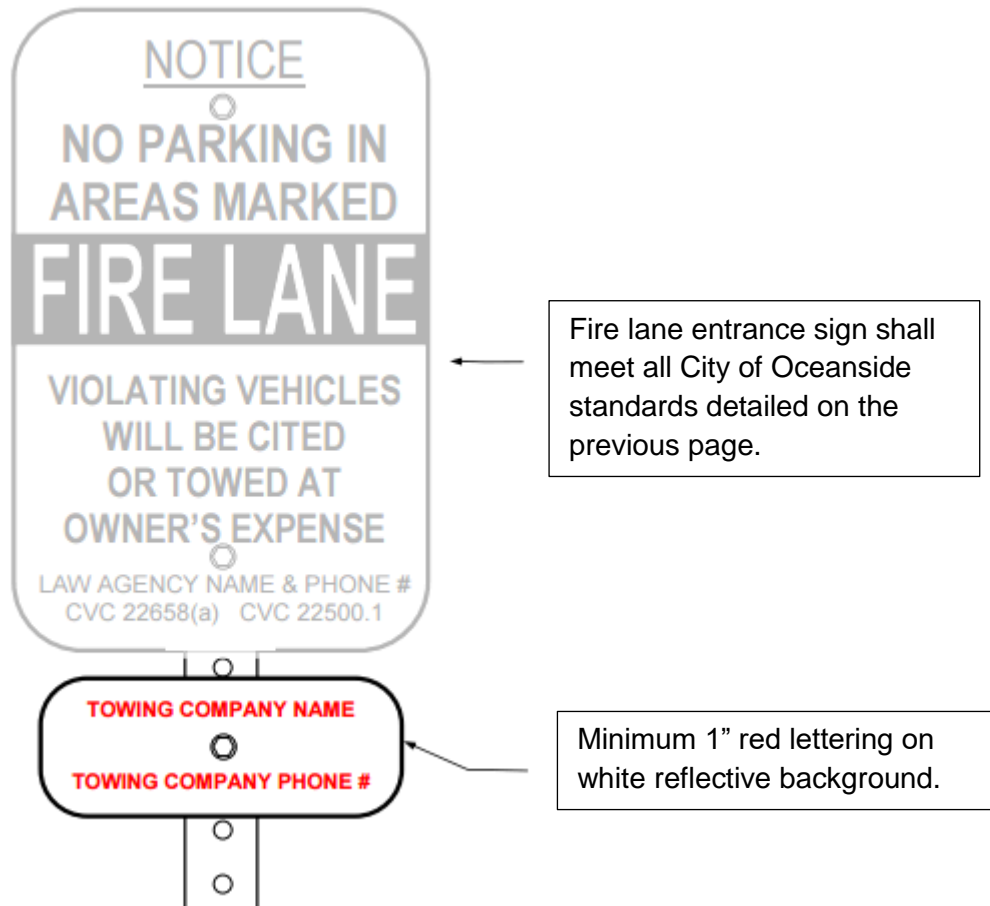
Attachment 3 – Fire Lane Entrance Signs



- All sign and lettering dimensions shown are the minimum required.
- This sign shall be posted at all vehicle entrances to areas marked with either red curbs or "No Parking – Fire Lane" signs.
- Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachment 7.
- Towing company contact information is required for all properties with a standing written agreement for services with a towing company, per the California Vehicle Code.



Attachment 4 – Specifications for Alternate Location of Towing Company Information



- Towing company contact information is required for all properties with a standing written agreement for services with a towing company, per the California Vehicle Code.
- To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself. The method of attachment to the post shall not obscure the wording on either sign.



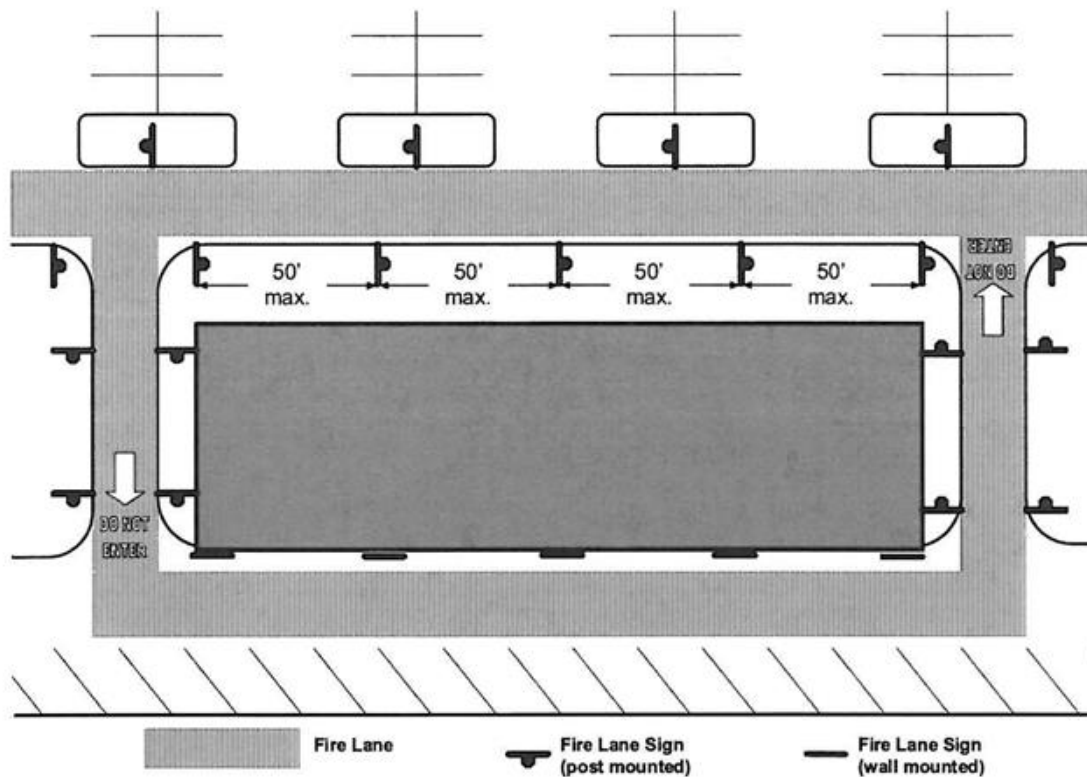
Attachment 5 – Specifications for Fire Lane No Parking Sign



- All sign and lettering dimensions shown are minimums. "Arial Narrow" font is used in the example above though other legible sans-serif fonts may be acceptable.
- Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachment 7.



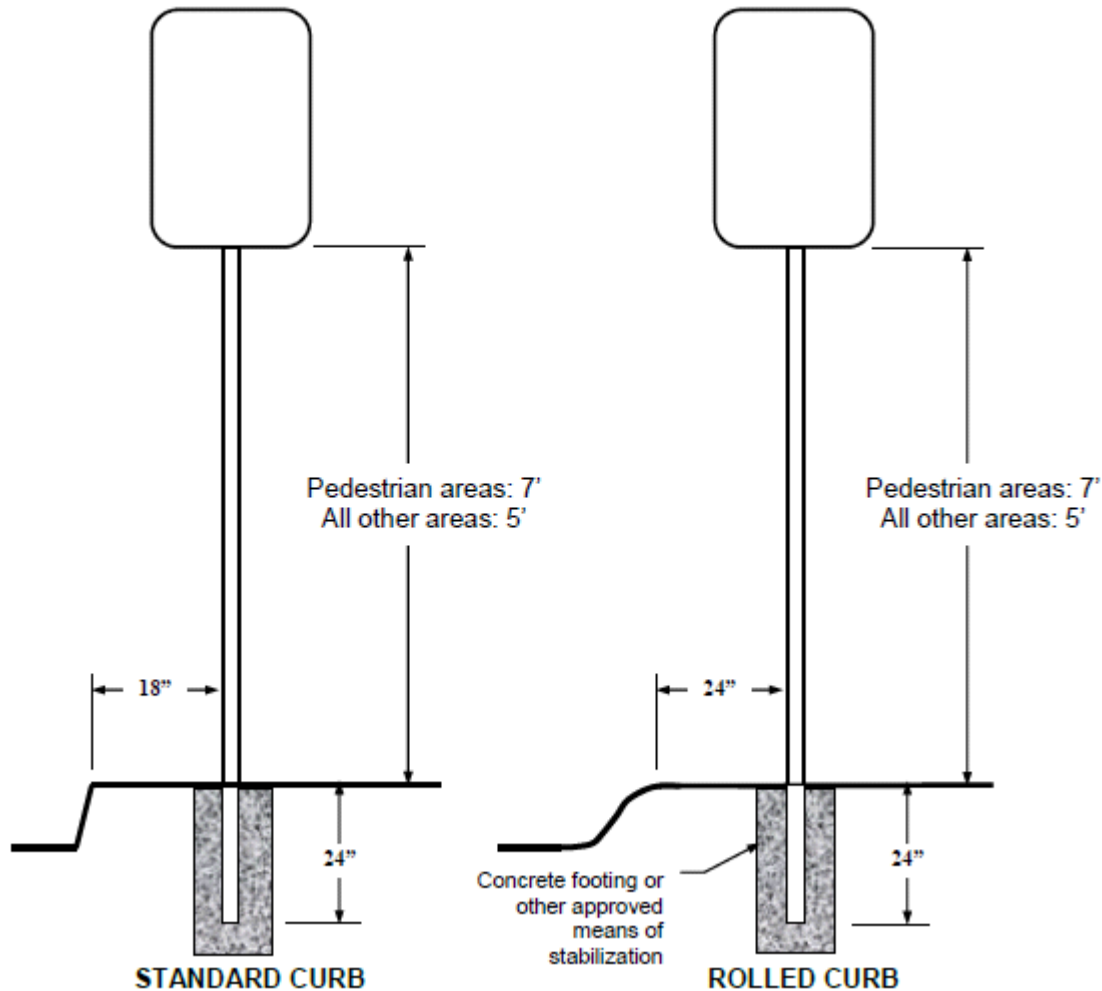
Attachment 6 – Fire Lane No Parking Sign Locations



- Signs are required within 3' of the end of each designated fire lane and spaced a maximum of 50' along the entire designated lane. One sign is required for each island adjacent to the fire lane.
- Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachment 7. Where sign posts are not practical, signs may be mounted on a wall or fence. OFD inspectors will determine if additional signs or sign locations are required.



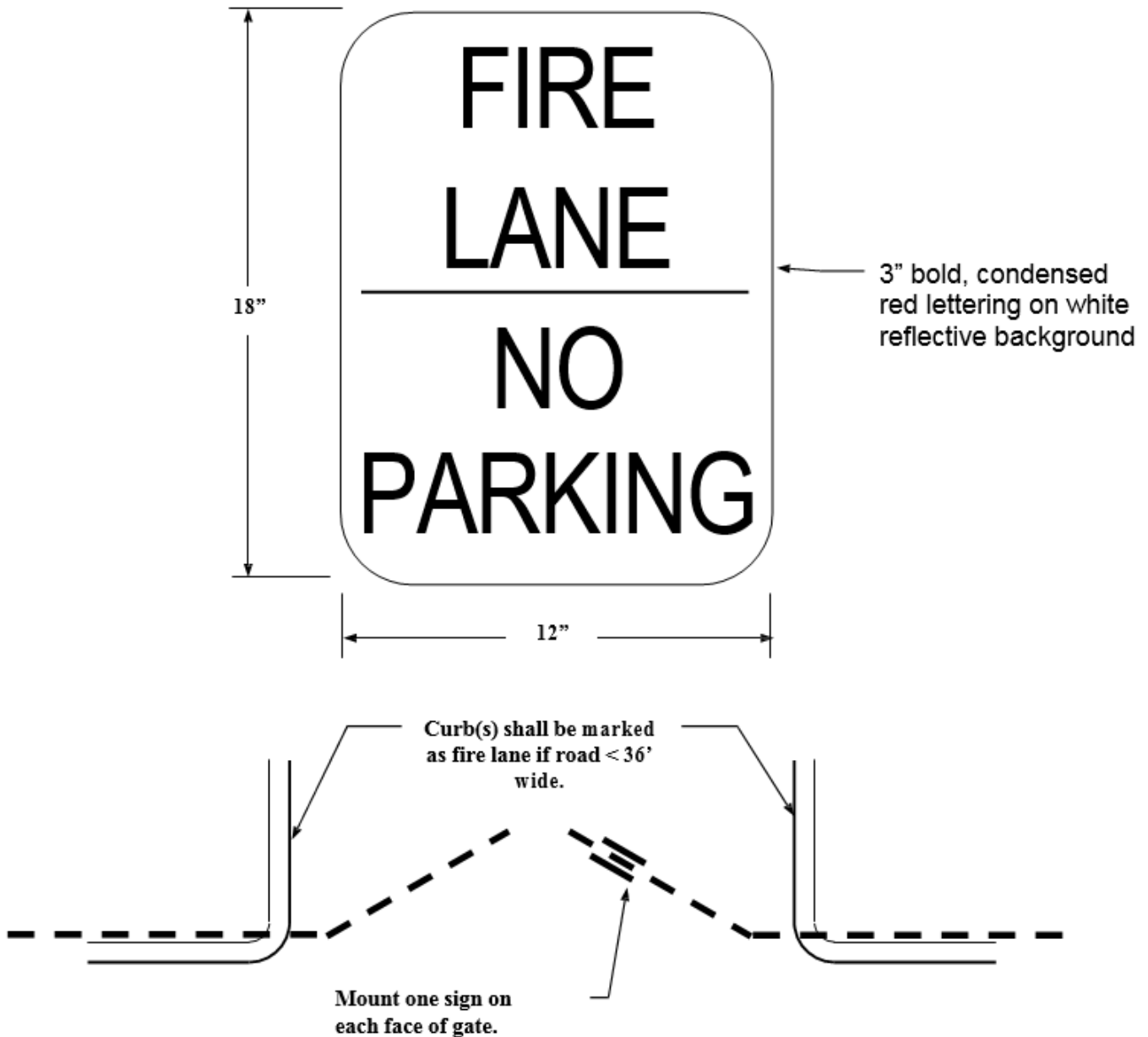
Attachment 7 – Mounting Specifications for Fire Lane Entrance and No Parking Signs



- Signs shall be mounted facing the direction of vehicular travel.
- Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway.
- Depth of bury shall be a minimum of 24" and rebar, a concrete footing or another method to prevent removal of the sign is recommended. Footings for signs located in the public right-of-way shall be per City of Oceanside requirements.



Attachment 8 – Specifications for Fire Lane – No Parking Signs for Gates and Barriers that are used for emergency access only



- All sign and lettering dimensions shown is minimums. "Arial Narrow" font is used in the sample above, although other legible san-serif fonts may be acceptable.
- Signs shall be securely mounted on the front and back face of the gate, clearly visible to traffic entering the designated area. Signs shall be made of a durable material.