



# **NAPA COUNTY FIRE DEPARTMENT**

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## **RESIDENTIAL DEVELOPMENT GUIDELINES**

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# Table of Contents

## Table of Contents

SCOPE.....	3
SERVICE AREA.....	3
APPLICABLE CODES AND STANDARDS.....	3
TOWN OF YOUNTVILLE .....	4
PLAN SUBMITTAL .....	5
INSPECTION .....	5
I- FIRE PROTECTION WATER SUPPLY.....	6
II- FIRE SPRINKLER SYSTEMS .....	7
III- FIRE DEPARTMENT ACCESS.....	8
IV- DEFENSIBLE SPACE.....	9

## **SCOPE**

This is a guideline intended for owners, builders and contractors. Where a conflict exists between the provisions of this development guide and the Municipal Code or Fire Code, the code shall govern.

## **SERVICE AREA**

With some exceptions, the Napa County Fire Marshal's Office is the Fire Code's "Authority Having Jurisdiction (AHJ)" in our service area. As written in the Napa County Municipal Code:

"This code shall apply to all unincorporated areas of Napa County for the purpose of establishing minimum fire safety requirements for development in unincorporated Napa County. Exception: Property located in unincorporated Napa County within the American Canyon Fire Protection District shall follow the ordinances adopted by that District." (\*1)

(For the town of Yountville, please refer to the associated page in the table of contents.)

## **APPLICABLE CODES AND STANDARDS**

Napa County has adopted the 2019 California Fire Code (including Chapter 4, Appendix B and Appendix C), with local modifications (\*2). Please note: This includes 2019 California Fire Code Chapter 80, which modifies many of the NFPA standards.

The Napa County Municipal Code Amendments to the California Fire Code can be found here:

[Chapter 15.32 - FIRE CODE | Code of Ordinances | Napa County, CA | Municode Library](#)

The California Building and Fire Codes can be found here:

[Codes \(ca.gov\)](#)

The NFPA codes can be viewed online for free here:

[Free access NFPA codes and standards](#)

The Napa County Road and Street Standards can be found here:

[Engineering Division | Napa County, CA \(countyofnapa.org\)](#)

## TOWN OF YOUNTVILLE

- 1) Building Permit Applications are in triplicate form and may be obtained at Town Hall located at 6550 Yount Street, Yountville.

Applications must be complete to be submitted. The Town of Yountville does not accept deferred submittals, including those related to truss calculations, fire sprinklers, or fire alarms. Seven (7) sets of plans will be required upon submission for commercial projects. Two of these sets must include all engineering calculations. Four (4) sets of plans are required for residential remodel projects. Applicants can expect a turnaround time for first plan check comments in approximately 4-6 weeks. Revised submittals may be required depending on the scope of the project and the quality of the application.

- 2) The Town of Yountville Municipal Code amendments can be found here:

<http://www.townofyountville.com/town-council/municipal-code>

From the website above, click on "Title 15 BUILDINGS AND CONSTRUCTION", "Division 1. — Uniform Codes" then "Chapter 15.32 CALIFORNIA FIRE CODE".

## **PLAN SUBMITTAL**

Electronic Submittals are available for Fire Sprinklers:

<https://citizen.countyofnapa.org/citizenaccess/>

Where required

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Paper plans for review by the Fire Division shall be submitted to the Napa County Planning, Building & Environmental Services Department (PBES) at 1195 Third Street (2nd Floor), Napa, Ca 94559.

PBES will forward all plans that require review by the Fire Division to our office. Plans will be returned to PBES with an approval or a list of comments requiring additional action.

Building Permits shall not be approved by the Fire Division until all required separate fire submittals have been received for review.

A minimum of two submittal sets are required. Be advised that a revision on one permit may require a revision on one or more associated permits.

The following information will help expedite the plan review process:

- 1) A clearly worded scope of work, including the reference to Codes and Standards used.
- 2) Record or permit numbers (BYY-XXXXX and FYY-XXXXX) of associated permits.
- 3) APN (Parcel number).
- 4) All specific information that the Code or Standard used indicates should be included for review.
- 5) Valid contact information including a name, a phone number and an email address.

## **INSPECTION**

Please call for an inspection a minimum of 72 hour in advance. All approved plans, forms, and permit cards shall be onsite for inspection. Failure to do so may require a re-inspection. Please note additional inspections, re-inspections or special site visits are not included in the permit fees and shall be charged at a per hour basis.

For inspection requests please contact the Napa County Fire Marshal's office at 707-299-1464.

## I- FIRE PROTECTION WATER SUPPLY

Where a residential building is more than ½ mile by road from a municipal fire hydrant, an onsite water supply dedicated for fire suppression is required by the Napa County Municipal Code:

Napa County Municipal Code Section 15.32.200 - Section B105.4—Fire flow and water supply for parcels not served by municipal water supply.

A new section B105.4 is added to Appendix B of the fire code to read as follows:

B105.4 Fire flow and water supply for parcels not served by municipal water supply. For parcels not served by a municipal water supply, NFPA 1142-17, Chapter 4 shall be used to calculate minimum water storage requirements for fire flow. Where a reduction in fire flow is granted to a parcel in tables B105.1 and B105.2 due to an automatic sprinkler system, the same reduction shall apply, except where prohibited by NFPA 1142-17, Section 4.2.2.

The water supply may be shared with the domestic water, or it may be provided separately from another source. The outlet for the fire engine to connect to is known as a “wet draft”. This must be located no more than 5ft away from the drivable surface in a turnout or area that will not block the use of the driveway for a 2<sup>nd</sup> fire engine. Additionally, the Napa County Municipal Code requires:

Napa County Municipal Code Section 15.32.195 - Chapter 80—NFPA 1142-17, Section 8.9.

NFPA 1142-17, Section 8.9 is added to Chapter 80 of the fire code, to read in full as follows:

8.9 Wet Draft Hydrants. When the stored water level supplying a dry hydrant is at an elevation lower than the dry hydrant outlet, the dry section of the draft hydrant shall be plumbed to a second water source, such that the draft hydrant pipe shall remain full of water in accordance with the following provisions:

1.A means (such as a check valve) shall be provided to prevent the added water from flowing into the storage vessel.2.Cross-contamination protection in accordance with the 2019 California Plumbing Code section 602.2 shall be provided for plan review and inspection by the Napa County Building Division.

## II- FIRE SPRINKLER SYSTEMS

Fire sprinklers are required in all residential building that contain facilities for sleeping. This includes manufactured homes.

Detached garages, pool houses, barns and similar structures constructed (using the California Residential Code) do not require fire sprinklers.

The Napa County Municipal Code requires a fire sprinkler retrofit where additions or expansions exceed 50% of the original size:

Napa County Municipal Code Section 15.12.160

C. Section R313.2 of the residential code is amended to read as follows:

R313.2 One- and two- family dwellings automatic fire systems.

An automatic residential fire sprinkler system shall be installed in one- and two- family dwellings.

Existing buildings that are not provided with an automatic residential sprinkler system shall be required to retrofit the entire building if an addition or expansion will increase the current square footage by 50% or greater.

Square footage is determined using the definition of area found in Chapter 2 of the 2019 California Fire Code. In accordance with this definition, this includes garage is covered porch is and carports attached to the home:

**[BG] AREA, BUILDING.** The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

The Napa County municipal code requires the fire sprinkler bell to be installed on the exterior of the building. The purpose of the bell is to locate the water shut off and shall be within 10ft of the valve.

Napa County Municipal Code Section 15.32.193 Chapter 80 - NFPA 13D-16, Section 7.6.

NFPA 13D-16, Section 7.6 is amended to read in full as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

### III- FIRE DEPARTMENT ACCESS

- 1) Fire apparatus access roads shall be provided and maintained in accordance with 2019 California Fire Code Sections 503.1.1 through 503.1.3 and the Napa County Road and Street Standards. (\*44)
- 2) A secure key entry system shall be required for all commercial facilities and security gates in the Napa County.
- 3) The gate access Knox key switch is #3501 or #3502. Knox padlock for a manual gate is #3770. Key switches for gates shall be located on keypad.
- 4) Contact the Fire Marshal's office for site specific information.
- 5) Ordering from Knox Co can be done via the KNOX website @ [www.knoxbox.com](http://www.knoxbox.com) or calling, 800-552-5669, use the department code #PS-01-0176-03-82 or specify CAL FIRE/NAPA CO FIRE.



## IV- DEFENSIBLE SPACE

Defensible Space is a perimeter that provides a buffer to stop or slow the spread of an encroaching wildland fire or prevent a structure fire from escaping into the adjacent wildland. Defensible Space is an area of reduced and/or modified fuel that will not readily transmit or carry fire and will provide firefighters with a safe working environment that allows them to protect buildings and structures from encroaching wildfires and minimizes the chance that a structure fire will escape to the surrounding wildland.

Public Resource Code 4291, the California Fire Code and the Napa County Fire Hazard Abatement Ordinance require 100 feet of defensible space around all structures and also require 10 feet of defensible space on each side of roads and driveways. The Napa County Defensible Space Guidelines were developed to provide a guideline of fuel modification to ensure compliance with the state and local requirements for defensible space. The guidelines can be found online at the Napa County Fire Marshal's Office webpage.

<http://www.countyofnapa.org/firedepartment/>

New structures built in fire hazard severity zones are required to comply with the ignition resistant construction requirements of the California Building Code, Part 2 Volume 1, Chapter 7A. Chapter 7A of the building code is enforced by the Napa County Building Department.

Here are some helpful tips per Napa County Defensible Space Guidelines:

8.36.060 Duty to maintain defensible space and abate public nuisances.

Property owners shall maintain a defensible space as defined by this chapter and in the Defensible Space Guidelines. The following conditions within the unincorporated area of Napa County are declared to be nuisances and shall be abated by the owner of each parcel or property where such conditions exist, at the sole expense:

- A. The presence of prohibited materials within the defensible space surrounding any structure.
- B. The presence of prohibited materials on undeveloped parcels that are one acre or less in size.
- C. The presence of prohibited materials that contribute to the fuel load or hinder the clearing of properties or delay firefighting operations on any parcel.
- D. A portion of any tree that extends within ten feet of the outlet of any chimney or stovepipe.
- E. The accumulation of dead or dying wood in any tree adjacent to or overhanging a structure.
- F. The presence of prohibited materials on the roof or in the rain gutter of any structure.
- G. The absence of a screen, constructed of nonflammable material with openings of not

more than one-half inch in size, on any outlet of a chimney or stovepipe. The screen shall be constructed and installed in accordance with the California Building Standards Code.

H. The failure to comply with the Napa County Defensible Space Guidelines, which are incorporated herein by this reference.

#### 8.36.080 Adjacent property owner's responsibilities.

When a structure is less than one hundred feet from a property line and prohibited materials on an adjacent parcel present a fire hazard for the structure, the property owner of the adjacent parcel where the fire hazard exists shall be responsible for clearing the area on that owner's parcel that is within one hundred feet of the structure, so as to provide the necessary fire protection in the manner and to the extent required by the Napa County Defensible Space Guidelines.

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