



CITY OF
SANTA ROSA

Fire Department

955 Sonoma Avenue
Santa Rosa, CA 95404
Phone: (707) 543-3500
Fax: (707) 543-3520

<http://ci.santa-rosa.ca.us/fd/>

**FIRE DEPARTMENT
INFORMATION BULLETIN**

SUBJECT:SANTA ROSA PLAZA

Bulletin Number: 008

Date of Issue: February, 1994

Code Reference:

1994 Uniform Fire Code (UFC)

1994 Uniform Building Code (UBC)

Santa Rosa City Code (SRCC)

Santa Rosa Plaza Construction - Lease Requirements

NOTE: This bulletin is a summary of Fire Department interpretations of City and State Codes. Information contained herein applies to typical instances and may not address all circumstances.

The following are general fire and life safety requirements for construction within the Santa Rosa Plaza.

Building plans are required to be submitted to Community Development and will be reviewed and approved by the Building Division and Fire Department. Submit three sets of plans to the Building Division. One set will be routed to the Fire Department for review.

Plans should show compliance with the following requirements:

1.GENERAL

- a. Provide a four-digit space number on the storefront. The number is usually located on the right side when facing the storefront. Contact Plaza Management for their established space numbering, size and type style.
UFC 10.301(a)
- b. Provide the four-digit space number and store name on the rear door from the tenant space. Also provide the legal three-digit space number. The three-digit number is used by the Building Division and utility companies. These markings must be at least one inch in height and permanently marked on the door in a contrasting color. (See example on following page.) UFC 901.4.4

**INFORMATION BULLETIN
SANTA ROSA PLAZA**

Example: Management Office
Space 1071 (235)

- c. Provide one (1) 2A10BC minimum rated extinguisher for each 3000 square feet of floor area. Extinguishers must have a current State Fire Marshal certification tag attached. T19-567(b)
- d. Mount the extinguisher(s) three (3) to five (5) feet from the floor in a visible location. T19-563.7
- e. Provide a FIRE EXTINGUISHER sign above each extinguisher. This sign is usually white on a red background with FIRE EXTINGUISHER spelled vertically. T19-563.2

2.SPRINKLER SYSTEM

- a. A permit is often required for modifications to the sprinkler system. If your job will require the modification, addition or relocation of more than 6 sprinkler heads, submit plans and obtain a permit from the Fire Department. Permit fees double if work is commenced prior to issuance of the sprinkler permit. 18-44.105.8.a.6
- b. A hydrostatic test is required if over 20 heads are modified, added or relocated.
- c. Contact the Plaza Management Office to shut down the sprinkler system 72 hours in advance. Do not operate valves as the system is monitored by the alarm company.
- d. Regardless of the number of heads modified or installed, a sprinkler inspection is always required prior to close in of the overhead. Do not install ceiling tiles or coverings until an inspection has been made.
- e. Request a "rough-in" inspection of the overhead sprinkler piping prior to close in. Request your inspection 24 hours in advance.
- f. The final sprinkler inspection may be performed during your final inspection.

**INFORMATION BULLETIN
SANTA ROSA PLAZA**

3.OVERHEAD EXTINGUISHING SYSTEM

- a. If an overhead kitchen extinguishing system will be installed, submit plans to the Fire Department for review and approval. An installation permit is required prior to installation. Permit fees double if work is commenced prior to issuance of the overhead extinguishing system permit. 18-44.105.9
- b. Provide a minimum 40BC rated extinguisher for the kitchen in addition to other "A" rated extinguishers. UFC 1006.2.7
- c. Utilities supplying the cooking equipment must be in operation to conduct an acceptance test. Do not request an inspection unless your gas or electric service is operational.
- d. Request an inspection of the extinguishing system 24 hours in advance of the desired time.

4.EXITS

- a. If two exits are required, provide illuminated exit signs over all exits. If signs do not have a battery back-up power supply, illumination of the exit sign will be required to be provided from an emergency lighting unit. UFC 1212.1
- b. If the occupant load is greater than 99, provide emergency path illumination through the use of wall or ceiling mounted battery packs or battery ballasts in recessed light units. UBC 1012.2
- c. Door hardware must be "no-knowledge" on all exits. The main entrance may have one key or thumb-turn locking device if a sign displaying "This door to remain unlocked during business hours" is placed over the door. UFC 1207.3
- d. Additional exit doors must be equipped with "no-knowledge" hardware. If a push bar alarm is used on the rear exit, no other locking devices are permitted. The locking device must be listed for use with the one hour fire assembly if opening into the one hour exit passageway. UFC 1207.3
- e. If an electrically operated gate has been installed, the emergency gate release will be tested during the final inspection. UFC 1208.2

**INFORMATION BULLETIN
SANTA ROSA PLAZA**

- f. The exit path through the rear of the tenant space must be delineated on the floor to avoid obstruction to the exit path. If aisles are not obvious, the floor must be striped with tape or paint to delineate the path. UFC 1203
- g. Tenants with exits or equipment doors which open onto the one hour exit passageway must have a listed fire door assembly with a one hour rating.
UBC 404.4.6

5.SMOKE CONTROL SYSTEM

The Plaza is equipped with a smoke control system operated by the fire alarm panel. Plaza and tenant air handlers must be monitored and controlled by this system. As this is a part of the fire alarm system, only authorized personnel may perform the wiring, installation and testing of this system. There are specific requirements for devices, wiring methods, wire type, conduit and junction box locations.

If you have not been provided with the "Santa Rosa Plaza Main Mall Tenant Fire Alarm/Smoke Control Requirements" information, contact the Plaza Management Office.

- a. Obtain a "Fire Alarm System - Major Modification" Permit.
18-44.04.108(f)4. This will usually be obtained by the fire alarm contractor.
- b. A performance test of the system will be required prior to your final inspection. This inspection must be coordinated with the Fire Department, Plaza Security and the fire alarm contractor. UBC 404.3.3
- c. The entire Plaza air handling system was designed using the overhead of tenant spaces as a return air plenum. The overhead is not protected by automatic sprinklers. Combustible material such as shelving, cabinets or other material may not be exposed to the return air plenum. This is required even if you are using an independent air handler. If combustible cabinet materials are used, they must be separated from the return air plenum by a sheet rock "cap."
UMC 1002(b)

6.OTHER

- a. Construction equipment and supplies may not be left in exit corridors or exit passageways as it obstructs the exit path. UFC 1203
- b. Fire extinguishers are required during construction. Provide one (1) 2A10BC extinguisher for each 3000 square feet. Mount the extinguisher three (3) to five (5) feet from the floor. Extinguishers must have a State Fire Marshal certification tag. UFC 8704.4.2