

**MONTECITO FIRE PROTECTION DISTRICT  
FIRE PROTECTION PLAN**

**Section 3**

**ACCESS REQUIREMENTS FOR ROADS AND DRIVEWAYS**

It is the policy of the Fire District to require access as described in this standard to all proposed structures and occupancies within the District. Access plans shall be approved by the Fire District prior to receiving County approval for building permits. The access roadway shall be installed and have Fire District approval prior to structural framing.

1. Minimum private road and driveway standards are as follows:
  - a. Minimum pavement width shall be fourteen feet except on occasions wherein valued monuments (e.g. large trees, boulders, etc...) might be preserved by reducing the paved width of the driveway/roadway to no less than twelve feet at such points. Driveways/roadways serving two to four residences shall have a minimum width of sixteen feet. Driveways/roadways serving more than four residences shall have a minimum width of twenty feet.
  - b. Driveway/roadway curves and bends shall have 40 foot minimum outside turning radius and have increase minimum width of 16 feet.
  - c. Turnarounds shall be provided on all dead-end driveway/roadways that are 100 feet or longer. Turnaround configuration shall be either a minimum 80 foot diameter loop or a 16 foot wide by 28 foot deep rectangular area adjoining the roadway.
  - d. Additional inline turnarounds are to be provided at 400 foot intervals or at the Fire Chief's discretion. Minimum inline turnaround configurations shall be a 16 foot wide by 28 foot deep rectangle area adjoining the roadway.
  - e. Turnouts shall be provided at 200 foot intervals or at the Fire Chief's discretion. Minimum turnout configuration shall be 40 foot long by 10 foot wide rectangular area plus 10 foot tapers adjoining the roadway.
  - f. Driveway/roadway slopes of more than ten percent shall be certified by a civil engineer. When the slopes are in excess of fifteen percent, a concrete surface with broom finish for traction shall be required as stipulated in the Code. At no time shall Fire Department access exceed twenty percent in slope.

- g. Gate installations shall comply with the Code, and shall have a minimum opening clearance width of not less than the required driveway/roadway width when such driveway/roadway is required for fire department access. A minimum clearance of twelve feet may be allowed at the Fire Chief's discretion for driveways/roadways not requiring fire department access point or for existing gates.
  - h. Access gates for gated communities: When a single road is provided for ingress and egress, the minimum open gate width shall not be less than the required road width. When there is one road for ingress and one for egress, each gate shall have a minimum clear open width of 15 feet.
  - i. A Fire District approved key operated switch or box is to be installed at an approved location to allow for fire response access as stipulated in the Code.
  - j. All security gates shall have a means of auxiliary power in the event of an electrical power outage and shall be maintained operational at all times to ensure a means of egress for residents and for fire response access in accordance with the Code.
  - k. All private driveways/roadways requiring fire access over bridges or culverts shall require a California Licensed Civil Engineer's minimum rating of twenty tons, and signs indicating that rating must be posted on each side of the expanse as stipulated in the Code.
  - l. Angle of approach and departure shall not exceed 12 percent rise for a thirty foot run which is to accommodate the overall length of the District's fire apparatus.
  - m. "Grass-Crete" or "Turf Block" is not an acceptable method of paving on an access road but may be authorized for a driveway on a case by case basis.
  - n. Please refer to Figures 3a-1, 3a-2, 3a-3 and 3a-4 for illustrations of the above driveway/roadway limitations.
2. Prior to structural framing a five inch thickness of Class II road base compacted to 95% relative compaction shall be installed to cover the required access way. A single application of liquid asphalt emulsion sealcoat shall then be applied to this surface. Prior to final surfacing the base shall be recompacted after any contaminated surplus is removed.

3. A mixture of 6 sacks per cubic yard using half inch pea gravel shall be used when concrete pumping is indicated. Quarter depth control joints shall be located at ten foot minimum intervals. Final surface shall be either coarse broom or burlap drag.
4. Prior to a building permit approval, the Fire District shall receive:
  - a. Design drawings from a Licensed California Civil Engineer. These drawings shall expressly state “This design satisfies Montecito Fire Protection District’s driveway/roadway standards set out in the Montecito Fire Protection Plan” and shall bear the dated signature of the designer.
5. The property owner shall be responsible for maintenance of private driveway/roadways. In receiving final occupancy clearance the property owner agrees to the following conditions:
  - a. Driveway/roadways shall be kept clear of all obstructions and parking shall be prohibited in areas designated as turnarounds and turnouts
  - b. The Fire District reserves the right to require the posting of approved signage to maintain roadway clearance at any time during this occupancy.
  - c. A minimum 13 ½ foot vertical clearance shall be maintained above the required clear width of all required access roadways.
  - d. The Fire District shall be indemnified and held harmless for any damage to roadways resulting from Fire District use.
  - e. Fogseal coating shall be applied at three-year intervals on all surfaces other than concrete.
  - f. Chip-seal surfacing shall be applied at nine-year intervals on all surfaces other than concrete.
  - g. All bridges shall be surveyed by a licensed California Civil Engineer at five year intervals. H-Rating of twenty tons shall be required and maintained.
  - h. The above maintenance responsibility shall be an obligation of successor in interest.