



Riverside County Fire Department- TECHNICAL POLICY TP16-002

One- and two-family Dwellings Fire Hydrant Proximity Mitigation Matrix Code References, 2019 California Fire Code, Sections 1.11.2.4, 104.1, 104.9, 507, California Residential Code Section R313.2, R313.2.1 and R313.3 and NFPA 13D 2016 Edition.

Purpose

The Riverside County Fire Department (RCFD) Office of the Fire Marshal (OFM) has prepared this policy to provide guidance to building officials, contractors, architects, home owners, consultants and the general public on local interpretations and practices that are considered to be in compliance with the California Fire Code. The purpose is to provide an acceptable alternative method of compliance in the event the distance from an existing fire hydrant to the furthest portion of a new one-and two-family dwelling exceeds 600 feet. The requirements of this policy shall not be construed as altering any existing code, law or regulation which may require fire protection features not covered or alluded to in these requirements, nor shall they waive any requirements or any code, law or regulation. The reader is cautioned that the guidance detailed in this policy may or may not apply to their specific situation, and that the OFM retains final authority to determine compliance.

Scope

This policy is applicable to new one-and two-family dwellings (Group R-3 occupancies) proposed on existing parcels under the jurisdiction of The City of Menifee where the minimum number of fire hydrants is 1 (one) per the CFC Appendix C, Table C102.1. This policy is not applicable to subdivision map submittals regulated by Riverside County Ordinance No. 460 or subdivision map submittals regulated by Partner City Ordinances.

Codes and Standards

This policy is based on CFC, Chapter 1, Section 104.1, 104.9 (alternative materials and methods) and Chapter 5, Section 507.5 (fire hydrant systems). Specifically CFC Section 507.5.1 limits the maximum distance from a fire hydrant to the furthest portion of a building to no more than 600 feet when fire sprinklered in accordance with NFPA 13D or 2019 California Residential Code R313.3. However, CFC 104.9 affords for other alternative materials and methods to be proposed.

Alternative Materials and Methods

There are parcels where the location of an existing fire hydrant exceeds 600 feet to the furthest portion of the proposed building. As a development option, the matrix below provides specific mitigations to permit greater distances based on an alternative to the prescriptive code provision for fire sprinkler systems:

Group R-3 One- and Two-Family Dwellings-Fire Hydrant Proximity Mitigation Matrix	
Distance from Existing Fire Hydrant to all Exterior Ground Floor Walls (X) ^a	Fire Sprinkler System Mitigation Required (2019 CRC R313.2 & R313.2.1)
X ≤ 600ft	NFPA 13D/R313.3 (CFC 507.5.1 Exception)
600ft < X ≤ 900ft	NFPA 13D/R313.3 + fire sprinklers in all closets, bathrooms and covered patios/porches
900ft < X ≤ 1200ft	Same as 900ft + fire sprinklers throughout attic, Fire sprinklers not required in floor/ceiling assemblies or combustibile concealed spaces without access
1200ft < X ≤ 1500ft	Same as 1200ft + three fire sprinkler head calculation

a. Measured along the access road/driveway and around the exterior of the building

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