



## • STANDARD 4 • ACCESS ROADS AND DRIVEWAYS

### SCOPE:

Fire Apparatus Access Roads shall be provided and maintained according to California Fire Code section 503. Access to residential and commercial parcels shall provide for safe access for emergency equipment and civilian evacuation concurrently during fire and rescue operations. Additionally, roads shall provide occupants and emergency vehicles unobstructed traffic circulation. (CFC 503, LUO, PRC 4290/4291)

### DEFINITIONS:

- **PRIVATE ACCESS ROAD(S):** Must be constructed to CAL FIRE/San Luis Obispo County Fire and San Luis Obispo County Department of Public Works Standards when serving more than one parcel; when providing access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units. (PRC 4290/4291)
- **CFC:** California Fire Code current edition
- **PRC:** Public Resources Code
- **LUO:** Land Use Ordinance of San Luis Obispo County

### COMMERCIAL AND RESIDENTIAL ACCESS ROAD STANDARDS

*All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards. Standard construction drawing exhibits can be located on line at: <http://www.slocounty.ca.gov/Assets/PW/DevServ/general/2008+Standards.pdf>*

### COMMERCIAL AND RESIDENTIAL ROAD GRADES

*The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.*

### *All roads shall:*

- *be able to support Fire Apparatus.*
- *Provide a vertical clearance of 13'6"*
- *Provide a 10 foot fuel modification zone on both sides.*

## **COMMERCIAL:**

- The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.
- Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. “No Parking - Fire Lane” signs may be required.
- Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.
- Fire access shall be provided to within 150 feet of the outside building perimeter.

## **SECONDARY ACCESS ROAD**

More than one Fire Apparatus access road shall be required when potential for the impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

## **RESIDENTIAL ACCESS ROADS – (serving more than one legal parcel)**

- The road must be named and properly signed according to San Luis Obispo County Planning and Building.
- The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. (2) 10- foot driving lanes and (2) - 2 foot shoulders.
- Parking is only allowed where an additional 8 feet of width is added to each side of the road that will require parking.
- “No Parking - Fire Lane” signs may be required.

## **SECONDARY DWELLING:**

Access road and driveway requirements for an additional dwelling allowed by section 22.10.130 of the LUO must be reviewed by the San Luis Obispo County Planning and Building Department.

## **DRIVEWAY STANDARDS:**

Driveway specifications shall be provided and maintained when serving no more than one legal parcel or lot with no more than 3 dwelling units, and any number of accessory buildings.

- Driveway minimum width in Moderate Fire Hazard Severity zones 10 feet.
- Driveway minimum width in High and Very High fire Hazard Severity zones:
  - 0-49 feet, 10 feet is required.
  - 50-199 feet, 12 feet is required.
  - Greater than 200 feet, 16 feet is required.
- Turnarounds must be provided if driveway exceeds 300 feet, and shall be within 50 feet of the building. For driveways exceeding 300 feet, a turn-around shall be at the building site and must be within 50 feet of the dwelling.
- For driveways exceeding 800 feet, turnouts shall be provided no more than 400 feet apart. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway.
- A turnout shall be provided near the midpoint and shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

### **DEAD-END ROAD:**

A dead-end road has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acre                      800 feet
  - Parcels 1 acre to 4.99 acres                1320 feet
  - Parcels 5 acres to 19.99 acres            2640 feet
  - Parcels 20 acres or larger                5280 feet
- A turnaround must be provided if the dead end road exceeds 150 feet.

### **ONE-WAY ROADS:**

- When allowed, one-way roads serving residential use only shall be constructed to provide a minimum of one 10-foot traffic lane.
- All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than 10 dwelling units. In no case shall it exceed 2,640 feet in length.
- A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

### **BRIDGES:**

Commercial, subdivision and bridges on access roads must meet the standards outlined by Caltrans for bridge designs on public roads. Additional design criteria and information may be obtained from San Luis Obispo County Public Works. San Luis Obispo County Public Works defers to Cal Trans standards.

Caltrans link is:

<http://www.dot.ca.gov/hq/esc/techpubs/manual/bridgemanuals/bridge-design-specifications/bds.html>

Private bridges must meet the following requirements:

Be designed by a Registered Civil Engineer.

Engineer must provide written design load and specifications to CAL FIRE/County Fire.

Bridge weight limit and vertical clearance signs posted at each entrance.

Provide a minimum of 20 ton capacity.

Provide vehicle & pedestrian guard rails on each side.

Provide turnouts on either side of bridge entry.

One lane bridges must be approved by the fire department.