



Alameda County Fire Department

Fire Code Administration Division

INFORMATIONAL BULLETIN

Development Guidelines (Setbacks, Access, & Water Supply)

Setbacks

SRA-Properties located in State Responsibility Areas must maintain a 30-foot setback to other structures and property lines. (Title 14 Section 1276.01)

LRA-Properties located in Local Responsibility Areas must maintain the appropriate setbacks as noted in the appropriate Alameda County General or Specific Plan and as outlined in the 2022 CBC (California Building Code).

Access

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 foot 6 inches in LRA (2022 CFC Section 503.2.1) and 20 foot in SRA (Title 14 Section 1273.01).

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities as certified by an engineer. In Alameda County the imposed load is 75,000 lb. all weather surface. Grass paving systems are not permitted.

Turn Arouds

LRA- Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (2022 CFC 503.2.5) SRA-See Title 14 requirements (Section 1273.05).

Grade

Fire access roads within the Cities served by the Alameda County Fire Department shall meet city street requirements. Fire access roads and driveways serving as access roads in Unincorporated Alameda County shall meet County Road Standards of 14%. (2022 CFC 503.2.7) (Appendix D D103.2 Exception) in LRA. The maximum grade for all roads, streets, private lanes and driveways shall not exceed 16 percent in SRA. (Title 14 1273.03)

Water Supply

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions or buildings are hereafter constructed or moved into or within the jurisdiction. (2022 CFC Section 507.1) LRA-The fire water shall be supplied by where available by a municipal water system. Municipal water systems shall meet the flows and requirements as set forth in Appendix B of the 2022 CFC. SRA-In rural areas where a municipal water supply is not available Fire Flow maybe supplied by a system or tanks complying with NFPA 1142 2017 Edition.

Hydrants

LRA-Fire hydrants shall conform to the standards of the local water company. Fire hydrant systems shall comply with section 507.5.1 through 507.5.6. Number and distribution of fire hydrants shall comply with Table C102.1 of the 2022 CFC.

Tanks Combination Domestic/Fire Water Tank with Automatic Fill. (see detail 2)

SRA-When a residential fire sprinkler system is installed, this is the required water tank setup. This option allows for both domestic water use and fire water use from the same discharge piping located near the bottom of the tank. The tank shall be provided with an automatic fill line that activates within 12 inches of the top of the tank.

Dedicated Fire Water Tank (same as detail 1, but without the non-fire water outlet)

SRA-This set-up may be used when the tank is only used for fire truck water supply and no other purpose. This set-up is the same as detail 1 except the only outlet would be the fire line near the bottom of the tank.

Since these tanks are not used on a regular basis, the water can sit and possibly become putrid. Regular inspection and periodic change-out of the water will be necessary. Although not required, an automatic fill is recommended.

Water Tank Specifications

SRA-Water tanks must comply with NFPA 22 standards. Prior to your purchase, make sure the tank can be provided with the correct size fire line outlet and in the proper location.

NOTE: Tanks also used for potable water shall be listed for such use and the Health Department contacted for any possible requirements.

Tank Installation

SRA-The location of the tank shall be approved by the fire department. The Planning Department and the Building Department should be contacted for any possible requirements. If used for potable water, the Health Department shall be contacted.

Tanks shall be installed in accordance with the manufacturer’s instructions and the tank shall be anchored to preclude it from being blown about when empty.

Building Construction

In all fire severity zones within SRAs-State Responsibility Areas and in the very high fire hazard severity zone within the LRAs-Local Responsibility Areas new buildings and structures must comply with the requirements set forth in Chapter 7A (2022 CBC) or R337 (2022 CRC).

Gates

LRA-Gates shall be 20 foot wide. (2022 CFC 503.2.1 or Appendix D 103.5)
SRA-Gates shall be 2 feet wider than the required access road and shall be set back 30 feet from the roadway. (Title 14 1273.09)

Bridges

Bridges shall conform to HS-20 Loading Standards.

Addressing

Addressing shall comply with the local City or County regulations. In San Leandro and the City of Dublin addressing guidelines are set by the City staff. In unincorporated Alameda County address numbers are to be 4” in height, 1/2” stroke, reflective and with a contrasting background.

City of Dublin	City of Emeryville	City of Newark	City of San Leandro	Unincorporated Alameda County	City of Union City
(925) 833-6606	(510) 596-3759	(510) 578-4218	(510) 577-3317	(925) 833-3473	(510) 675-5470