



Robert Lewin, Fire Chief

• STANDARD 3 •

ROOF ACCESS FOR COMMERCIAL BUILDINGS OVER 18 FEET IN HEIGHT

DEFINITIONS:

- **High-Piled Combustible Storage:** is storage of combustible materials in closely packed piles or combustible material on pallets, in racks or on shelves where the top storage is greater than 12 feet in height.
- **Standpipe System:** is a wet or dry system of piping, valves, outlets and related equipment designed to provide water at specified pressures and installed exclusively for the fighting of fires. They are classified into three classes.

REQUIREMENTS:

- All buildings over 18 feet in height shall have fixed laddering at two exterior remote locations or provide landscaping which reduces the ladder access height to 18 feet. The exception to this requirement is if the building has a protected stairway to the roof.
- Buildings shall have a protected stairway access to the roof if the building is over 25 feet in height and is over 5,000 square feet in area. The stairwell shall be accessible from the exterior of the building and at a location approved by the Fire Department. A permanently attached sign shall be posted stating "Roof Access".

Exception: *Roof access is not required if roof has a slope steeper than 6 units vertical and 12 units horizontal (50%).*

- Buildings over 20,000 square feet in area and over 18 feet in height shall have a dry or wet 2-1/2 inch standpipe system which includes a 2-1/2 inch outlet on the roof near the roof access in an approved location. The standpipe fire department connection (FDC) shall be labeled and located at a fire department approved location.
- All buildings greater than 12,000 square feet in area and used for high piled storage, and buildings of undetermined use capable of high piled storage, shall be required to have a smoke and heat removal system as required in Chapter 23 of the 2010 California Fire Code, along with Tables 2306.2 and 2308.3 for Commodity Classifications I-IV.
- Sprinkler systems in buildings that have an undetermined use shall require an automatic sprinkler system with a density of no less than that required for an Ordinary Hazard Group 2 use with a minimum design area of 3,000 square feet. For buildings of undetermined use with ceiling heights of over 20 feet, the system shall be designed for density of 0.33 gpm per square foot with a minimum design area of 3,000 square feet.