FIRE AND LIFE SAFETY STANDARD

FIRE DEPARTMENT ACCESS - GATES

Effective Date: 5/14/26 **Revision Date: 1/1/16, 11/1/18, 5/14/26**

SECTION 1 – PURPOSE

The purpose of this standard is to provide clarification of the requirements of the California Fire Code (CFC), Chapter 5 and Appendix D; and establish minimum requirements for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises and to provide safety to fire fighters and emergency responders during emergency operations.

SECTION 2 – SCOPE

Where a new gate or barrier is installed where fire department access is required, it shall be authorized by the Fire Code Official and meet the minimum requirements of the California Fire Code (CFC), Chapter 5 and Appendix D. Upon approval of the Fire Code Official, private driveways on lightly traveled streets serving one single-family residence may be exempt from the scope of this document.

SECTION 3 – DEFINITIONS

FIRE CODE OFFICIAL Fire Marshal or designee is the authority having responsibility over Fire Code related matters.

CLICK-TO-ENTER shall mean an electronically controlled device/switch that is activated by receiving a specific radio frequency signal, which is authorized by the Fire Code Official. Specific radio frequencies for use in West Sacramento can be requested from the Fire Code official.

GATES AND BARRIERS shall mean a gate, crossbar, door or other obstructive device which is utilized for the purpose of restricting, controlling or obstructing entry or exit by motor vehicles or pedestrians to or from a roadway and which is not manned on a twenty-four hour, seven day per week basis by a person capable of providing immediate access to a police or fire safety vehicle or person.

HIGH HAZARD OCCUPANCY is an occupancy where a significant amount of risk is present and shall not inhibit fire department access. High hazard facilities are those such as multi-family residencies, critical infrastructure, hazardous materials storage facilities, and other similar facilities.

PRIVATE STREET OR ROADWAY shall mean any roadway (not dedicated as a public right-of-way) that is owned and maintained by abutting property owners or association of property owners that is utilized for the purpose of providing vehicular or pedestrian access to a subdivision, apartment complex, condominiums or other residential development or wild land, excluding off-

street parking areas, driveways, and driveways to off-street parking areas.

PRIVATE DRIVEWAY is a private way for vehicular travel that provides access from an off-street parking area to a public or private drive.

ULTIMATE EDGE OF RIGHT-0F-WAY is the line furthest from the centerline of the street that has been approved by the City and recorded on the parcel map for existing or future street improvements.

SECTION 4 – MINIMUM REQUIREMENTS

4.1 Permits required. A permit for the installation of a gate shall be obtained from the Building Department. Permit fees, if any, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

4.2 Site plan. A site plan of the property shall be required and a site detail of each gate location drawn to scale indicating or showing:

1. Exact locations of the entry to the property;
2. Assessor's Parcel Number (located on the property owners tax bill);
3. Property Lines;
4. Fire Hydrants, fire department connections;
5. Location of the ultimate edge of right-of-way;
6. Location of the existing edge of pavement or gutter line;
7. Building footprints;
8. Proposed fence, pedestrian gates, vehicle gates;
9. Existing vehicular access;
10. Proposed location of Knox and click-to-enter products.

4.3 Product specifications. Product specifications shall be provided that include:

1. Method of operation;
2. UL listing numbers of equipment used; and
3. Manufacturer's specification sheets for electrical gate controller.

4.4 Access.

1. Swinging gates for single direction traffic shall swing in the direction of vehicle travel.
2. All gates shall be accessible from the driving lane nearest the edge of the street by turning radii of at least 26 feet inside and 46 feet outside.
3. After passing through a gate, the nearest curb of any cross street shall be no less than 40 feet.
4. Private driveways serving one single-family residence on moderate and heavily traveled streets shall meet the setback requirements of this appendix. If existing conditions prevent gate installation with 40 feet of clearance to the face of the gate, a letter documenting an acceptable alternative that would facilitate emergency ingress without endangering emergency response personnel and apparatus will be required for review and approval by the Fire Code Official.

4.5 Operation of gates.

1. Electrical gates shall be operated for entry by a Knox override switch.
2. Manual gates shall be accessible by means of an approved Knox product.
3. Gate installations for high hazard occupancies shall be electrically operated for entry with a click-to-enter product.
4. Electrically operated gates shall fail to the open position when the power is off. They shall remain open until power is restored.

4.6 Manual gates or barriers.

1. Manual gates or barriers may be approved on a case-by-case basis for nighttime security of business property or access to wild lands.
2. Approved manual gates or barriers across emergency access roadways shall be provided with an 18-gauge metal sign in the center of and on both sides of the gate that shall read, "FIRE LANE- NO PARKING". Letters shall be red on a white background and be a minimum of 3 inches high with a ½ inch stroke.

4.7 Prohibitions.

1. No gate shall be installed where access requires the use of a proximity reader or card, unless a turn-out is provided for its use.
2. Direction-limiting devices, such as fixed tire spikes, are prohibited.
3. No commercial property owner shall install fences or gates where more than one gate must be opened in order to reach within 150 feet of the rear portion of any building.

4.8 Pedestrian Gates.

1. Vehicle gates obstructing pedestrian access to a public way shall have an approved pedestrian gate installed within 10 feet of the vehicle gate.
2. An approved Knox box shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.
3. No pedestrian gate shall be located in the median between two vehicle gates.
   Exception: Private driveways serving one single-family residence are exempt from this requirement.

4.9 Installation Approval. The West Sacramento Fire Department shall inspect all gates for proper installation and operation prior to activation or use.