

Huntington Beach Fire Department

Additional Fire Code Requirements for Mini Warehouse & Self-Storage

DEFINITIONS

Mini Warehouse and Self-Storage – The term “self-storage” is short for “self-service storage,” which is also known as “mini storage” or “mini warehouse storage.” These facilities are leased to individuals for the storage of items.

REQUIREMENTS

1. MINIMUM WIDTH OF FIRE DEPARTMENT ACCESS ROADWAYS AND ACCESS BETWEEN BUILDINGS

1.1 Access roadways and access between buildings on a two-way traffic street with no parking on either side shall be a minimum of 24 feet wide.

1.2 When one-side parking is provided on a two-way traffic street, the roadway must be a minimum of 32 feet wide.

EXCEPTION: A 28 foot wide roadway will be permitted in lieu of 32 feet for one-side parking when the roadway is designated as one-way, the parking is designated as “TEMPORARY,” and the driver of the parked vehicle is present in the immediate area. Temporary parking shall be used to facilitate the loading or unloading of storage units and vehicles, or conducting related work. It shall not be construed as short term, long term or temporary vehicle storage.

1.3 When parking is provided on both sides on a two-way traffic street, the roadway must be a minimum of 40 feet wide.

2. FIRE PROTECTION SYSTEMS

2.1 Mini-warehouses shall be protected by **one (1)** of the following:

- Install an automatic fire sprinkler system throughout.

NOTE: Buildings with a Group S-1 fire area located over three (3) stories shall be fire sprinklered.

- Demise the structure into “**fire areas**” no greater than 2,500 square feet with a 3-hour rated fire barrier wall. The combined “**building area**” may not exceed 10,000 square feet (*HBFC 903.2.8 Group S-1 Amended*).

Additional Fire Code Requirements for Mini Warehouse & Self-Storage

- For “**building areas**” exceeding 10,000 square feet, demise with a 4-hour rated wall with parapets and no openings into “**building areas**” no greater than 10,000 square feet. Demise each “**building area**” into “**fire areas**” no greater than 2,500 square feet with a 3-hour rated fire barrier wall (*CBC 705.1, HBFC 903.2.8 Group S-1 Amended*).
- 2.2 Mini warehouse building areas over 5,000 square feet and not sprinklered shall have Fire Department approved automatic smoke detection and alarm systems installed to National Fire Protection Association (NFPA) standards and monitored 24 hours per day. Smoke detectors shall be installed per Fire Department approved plans.
- 2.3 Maximum travel distance from any portion of the building to the nearest fire hydrant shall be no more than 150 feet via access road for the purpose of laying fire hose.
- 2.4 Portable fire extinguishers shall be provided per the Huntington Beach Fire Code and *City Specification #424, Minimum Requirements for Portable Fire Extinguishers*.

3. RESTRICTIONS

- 3.1 Owners, managers, and occupants shall agree to an annual and/or periodic inspection by the Fire Department. The rental or lease agreement shall clearly indicate the right of entry clause.
- 3.2 Items being stored shall be described on the rental or lease agreement.
- 3.3 Any motor vehicles stored, such as cars, boats, campers, dune buggies, motorcycles, etc., must have the batteries disconnected and fuel tanks emptied.
- 3.4 No storage of flammable, combustible, hazardous or potentially hazardous materials.
- 3.5 No manufacturing or commercial uses allowed.
- 3.6 No repairs or alterations by private individuals or clients to the building.
- 3.7 No changes in building use or occupancy type without Fire Department approval.
- 3.8 No electrical power outlets shall be installed. Electrical wiring and a switch for a light fixture is permitted.

APPROVED: _____
Original Signed
Duane S. Olson, Fire Chief

DATE: February 17, 2009