

**HUNTINGTON BEACH FIRE DEPARTMENT
NEW SINGLE FAMILY DWELLING
DEVELOPMENT PLAN REVIEW SUBMITTAL GUIDELINES**

The items listed below indicate some of the common Huntington Beach Fire Department (HBFD) requirements that must be adhered to for HBFD approval of new Single Family Dwelling projects. This is not an all inclusive list and there may be additional requirements that must be adhered to prior to HBFD approval. For plan submittal, submit three identical sets of architectural plans for building permit plan review directly to the Building Department and one set will be routed internally to the Fire Department for review.

- 1) **General.** Include the following on the plans:
 - a. Index
 - b. Vicinity map, site plan, and north arrow
 - c. Scope of work section
 - d. Construction type and fire protection (“Fire Sprinklered”)
 - e. Applicable codes section including the following: CBC, CFC, Huntington Beach Municipal Code, City Specifications, etc.

- 2) **Automatic Fire Sprinkler System.** An automatic fire sprinkler system complying with NFPA 13D and the Huntington Beach Municipal Code is required.

Note: A Water Department approved reduced pressure principal device is required for 3 story homes and homes that abut the water of the harbor. Coordinate with Public Works prior to sprinkler plan review submittal. Also, fire flow information from the HBFD is required for inclusion with sprinkler plan submittals. The “Fire Flow Information” request form is available on the HBFD Fire Prevention web page under the “Plan Check Services” tab. **Please notify the contractor of these requirements.**

- 3) **Methane Mitigation and Soil Quality Standard requirements.** Soil testing for methane gas and City Specification 431-92 Soil Quality Standard compliance may be required based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, Phase I, II, or III Site Audit, or as per City Specifications 429 and 431-92. If soil testing is required, then the following shall be completed per City Specifications 429 and 431-92 (**prior to grading or building plan approval**):
 - a. **Work Plan submittal.** A soil quality and methane gas sampling work plan shall be submitted to the HBFD for review and concurrence prior to sampling.
 - b. **Summary / tabulations / conclusions report.** Once sampling is complete, the soil testing results (summary / tabulations / conclusions report) shall be submitted to the HBFD for review and concurrence.

See City Specifications 429 and 431-92 for additional detailed requirements.

Note: All structures within 100 feet of an oil well, active or abandoned, shall be provided with an approved methane control system. Structures more than 100 feet away from an oil well may also require a methane control system (depending on soil testing results and as per City Specification 429).

- 4) **Oil wells.** Prior to building or grading plan approval, all wells on the parcel shall be abandoned or re-abandoned to current California Department of Conservation Division

of Oil, Gas and Geothermal Resources (DOGGR) and City of Huntington Beach Standards. In addition, adherence to the following is required:

- a. Show the oil well locations (and name/API #) on the building plans and indicate the distance of each to the proposed building footprint.
- b. An "Area Well Documentation Review" is required in accordance with Section 3 of City Specification 429.
- c. City Specification 422 Oil Well Abandonment Permit Process

5) Provide a separate submittals section with the following submittals listed (if applicable):

- a. Automatic Fire Sprinkler System
- b. Methane Barrier complying with City Specification 429
- c. Oil well vent cone and venting system

Note: The average review time is 20 business days for first submittals.

6) Provide a Fire Department notes Section with the following (as applicable):

- a. **Automatic Fire Sprinkler System.** An automatic fire sprinkler system complying with NFPA 13D and the Huntington Beach Municipal Code is required. A Water Department approved reduced pressure principal device is required for 3 story homes and homes that abut the water of the harbor. Coordinate with the Public Works Department prior to submitting sprinkler plans for review. Also, fire flow information from the City of Huntington Beach is required for inclusion with sprinkler plan submittals. The "Fire Flow Information" request form is available on the HBFD Fire Prevention web page under the "Plan Check Services" tab.
- b. Maintain jobsite safety during construction as per the California Fire Code.
- c. Address numbers must be placed over the exterior of the main entrance as per City Specification #428. Address numbers shall be a minimum of 4" high numbers with a minimum ½" stroke, and they must contrast with the background.
- d. The property is within 100' of an abandoned oil well. A sub slab methane barrier and venting system, installed in accordance with City Specification 429, is required. A methane barrier plan shall be submitted to the HBFD for review and approval.
- e. All on-site oil wells shall be provided with a vent cone and have a vent system directed to atmosphere in accordance with City Specification 429. An oil well vent plan shall be submitted to the HBFD for review and approval.
- f. All soils (native and import) shall conform to City Specification # 431-92 Soil Clean-Up Standards. Any discovery of soil contamination, pipelines, etc. must be reported to the Fire Department immediately and all work stopped until approval to proceed is obtained from the Fire Department.
- g. Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City consultants. The applicant, developer, or other responsible party is responsible for payment of any such fees.
- h. For Fire Department inspections, call (714) 536-5411 at least 3 days in advance to schedule inspections.

Fire Department City Specifications may be obtained through the City's website.