



HUNTINGTON BEACH FIRE DEPARTMENT

2000 Main Street, Huntington Beach, CA 92648
(714) 536-5411 • Fax (714) 374-1551

Commercial Development Guide

The intent of this guide is to identify common requirements for development projects in Huntington Beach. The HBFD reviews New Development and Tenant Improvement (TI) projects to ensure the project complies with the California Fire Code and to identify “conditions” that may require additional fire department involvement in the project. This is not an inclusive list, and additional requirements may be identified during the plan review process.

1. **Fire Department Access.** Fire apparatus access roads also known as fire lanes need to comply with [City Specification No. 401](#), and shall be marked/identified in compliance with [City Specification No. 415](#). A site plan will need to be created and show the following:
 - a. Indicate the fire lane width and all turning radii dimensions.
 - b. Include Fire Lane Signage and Marking details.
 - c. Roads exceeding 150 feet require a HBFD approved turnaround. Show turnaround dimensions.
2. **Egress.** Provide an egress analysis in accordance with the CFC and CBC which should include the following:
 - a. Occupant Load and Occupant Load Factor
 - b. Provide a door and hardware schedule. Main entry doors with an occupant load under 300 people shall comply with Section 1010.2.4 (3) of the California Fire Code.
 - c. Maximum travel distances.
 - d. Show the emergency lighting and exit sign locations when two exits are required.
3. **Fire Protection Systems.** Fire Protection Systems (e.g. fire sprinkler, fire alarm, methane barriers) shall be submitted to the HBFD as a deferred submittal. Add a deferred submittals section to the title sheet acknowledging that a Fire Construction Permit will be obtained after building permit issuance.
4. **Storage and Use Analysis.** Facilities using racks, shelves, or solid piles to store commodities require a building permit when storing over 5’9” in height. A “high piled” storage analysis in compliance with Chapter 32 of the CFC may be required based on the height and type of commodity being stored.
5. **Hazardous Materials.** Facilities storing or using hazardous materials will need to submit a Hazardous Materials Inventory Statement (HMIS) to identify the quantities of materials within the building. Facilities will need to show compliance with Chapter 50 of the Fire Code prior to occupancy.
6. **Oil Wells.** Parcels with an active or abandoned oil well are required to comply with [City Specification No. 422](#). Compliance with this specification typically requires the re-abandonment of the well. Both Cal-GEM and HBFD Fire Construction Permits must be obtained prior to well abandonment.
7. **Methane Gas.** Projects located within 300 feet of a known oil well are required to show compliance with [City Specification No. 429](#). The HBFD will not approve any Building or Grading Permits until the site has shown compliance with this specification. A “work plan” must be submitted to the HBFD prior to any soil investigations commencing. The results of the investigation will determine if any methane mitigations are required for the project.
8. **Soil Quality.** Projects located within 300 feet of a known oil well are required to show compliance with [City Specification No. 431-92](#). The HBFD will not approve any Building or Grading Permits until the site has shown compliance with this specification. A “work plan” must be submitted to the HBFD prior to any soil investigations commencing. The results of the investigation will determine if remediation is required.

Conditions

If your project received a “condition” during the plan review process, please see our [Permit Conditions Guide](#).

For questions, please call (714) 536-5411, between 8 am and 5 pm or visit our website at:

https://huntingtonbeachca.gov/government/departments/fire/fire_prevention_code_enforcement/



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HBFD Standard Notes

Below is a list of common Fire Department Notes that should be added to the title sheet of projects (as applicable):

- a) **Fire Access Roads/Fire Lanes** shall be constructed and marked/signed as per City Specifications #401 and #415. All pedestrian and / or vehicular gates shall be constructed as per City Specification #403.
- b) **Knox box** fire fighter access is required near the main entrance as per City Specification #403.
- c) **Address numbers** must be provided as per City Specification #428.
- d) Egress doors shall not require special knowledge to open.
- e) **Emergency Lighting** and **Exit Signs** are required as per Chapter 10 of the California Fire Code and California Building Code.
- f) **Fire Extinguishers** shall be provided in accordance with CFC chapter 9 and the Fire Inspectors' direction. The extinguishers and associated hardware (cabinet, breaker bar, etc.) shall be provided in easily visible and accessible locations, and mounted so no part is higher than 48" above the finish floor.
- g) A [Site Safety Plan](#) shall be maintained during construction as per Chapter 33 of the California Fire Code.
- h) A separate submittal for **fire sprinklers** is required. A fire sprinkler plan will need to be submitted to the HBFD for review and approval, a permit issued and final inspection required. System shall be designed per CFC, NFPA 13 & HBMC requirements.
- i) A separate submittal for the **fire alarm system** is required. A fire alarm plan will need to be submitted to the HBFD for review and approval, a permit issued and final inspection required. A complete building fire alarm system must be designed as per CFC, CEC, NFPA 72 & HBMC.
- j) A separate submittal for **UL300 compliant fire suppression system(s)** is required for all Type 1 Cook Hoods. A UL300 compliant system plan shall be submitted to the HBFD for review and approval and permit issuance prior to installation. HBFD final inspection approval shall be obtained prior to occupancy. Hood extinguishing system shall comply with City Specification 412 and shall be designed to meet the requirements of the CFC, CMC, CEC, NFPA 17A & 96.
- k) **Commodity storage** over 6 feet in height on racks, fixtures, shelves, or solid pile will require a separate submittal to the Community Development Department. The fire portion of the submittal is required to include a thorough storage and use analysis meeting the requirements of the CFC and NFPA 13.
- l) A separate submittal is required for a **Methane Barrier**. A sub-slab methane barrier and venting system plan shall be submitted to the HBFD for review and approval. Systems shall be designed in accordance with City Specification 429.
- m) Interior finishes, decorative materials, and furnishings shall comply with the CFC.
- n) All native and import **soils** shall conform to City Specification # 431-92 Soil Quality Standards. Work shall stop immediately upon any discovery of soil contamination, pipelines, etc., and the HBFD shall be notified immediately.
- o) To schedule HBFD inspections, call (714) 536-5411 at least 3 days in advance or schedule [online](#).