THE COUNTY EMERGENCY ACCESS GATES AND BARRIERS STANDARD

(As referenced in Sacramento County Code 17.04, Section 503.6.1)

SECTION 1 - SCOPE

Where a new gate or barrier is installed on a fire access roadway, it shall be authorized by the Chief and meet the minimum requirements of this Standard. Private driveways on lightly traveled streets as determined by the Sacramento County, Department of Transportation or the appropriate public works agency having jurisdiction, serving one single-family residence may be exempt from the scope of this document. Approval of automated gates or barriers is subject to the owner accepting responsibility for any future programming requirements by the authority having jurisdiction.

SECTION 2 - DEFINITIONS

For the purposes of this Standard – The County Emergency Access Gates and Barriers Standard, certain terms are defined as follows:

100% CONCURRANCE OF PROPERTY OWNERS will consist of a signed, notarized copy of Emergency Access Gates and Barriers, Form A (attached), by each property owner served by the gate;

AUTHORITY HAVING JURISDICTION is any agency having statutory authority to enforce federal, state, county, city, or district laws, ordinances or standards;

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 private 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;

PRIVATE STREET OR ROADWAY – shall mean any roadway (not dedicated as 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 -- 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 County and recorded on the parcel map for existing or future street improvements.

SECTION 3 - PERMIT

A permit issued by the fire authority having jurisdiction to design and install any secured access gate system shall be obtained and approved in writing prior to installation. The gate permit may be revoked and the gate locked in the open position for any cause determined by the authority having jurisdiction to be in the interest of public safety. Note: Any perimeter fence or gate that crosses a vehicular or pedestrian pathway to a public street requires a fire department permit.

SECTION 4 - REQUIRED SUBMITTAL LOCATIONS

4.1 Unincorporated areas of the County. Approvals are required from the six (6) agencies having jurisdiction over the installation of gates & barriers. A total of nine (9) sets of information will be required to be submitted at the 1st office. All copies returned to the applicant shall have the approval stamp and signature of the plan review officer prior to taking them to the next office. Following the agency signatures, copies shall be provided as noted in section 4.1.7. Each office will retain one copy for their records. Submittals for applications to install gates or barriers shall be in the following order:

4.1.1 1st Office: Department of Transportation, Plan Check Section, Sacramento County, 906 G Street, Suite 510, Sacramento, CA 95814; (916) 874-5374

4.1.2 2nd Office: Planning Department, Plan Check Section, Sacramento County, 827 7th Street, Room 225, Sacramento, CA 95814; (916) 874-6141. Zoning, (916) 874-6221

4.1.3 3rd Office: Sacramento Area Sewer District, Permit Services Unit, 10060 Goethe Road, Sacramento, CA 95827; (916) 876-6100

4.1.4 4th Office: Sheriff's Department, Sacramento County, Community Development Assistant Planner, Community Oriented Policing Strategies Division Please call (916) 536-9876 for an appointment to submit plans.

4.1.5 5th Office: The Fire Prevention Bureau of the fire district/department having jurisdiction:

a. Areas under the jurisdiction of the City of Sacramento outside the incorporated city shall be submitted to the City of Sacramento, Fire Prevention Office, 300 Richards Bl., Sacramento, CA 95814 (916) 808-5006.

b. Courtland Fire District; (916) 775-1210

c. Cosumnes CSD unincorporated areas: Cosumnes CSD, Fire Dept., 8820 Elk Grove Blvd., No. 2, Elk Grove, CA 95624

d. Galt - Cosumnes CSD, Fire Dept., 8820 Elk Grove Blvd., No. 2, Elk Grove, CA 95624

e. Herald Fire District; (209) 748-2322

f. Isleton Fire Protection District, 100 Second Street, Isleton, CA 95641

g. Sacramento Metro Fire District, 3012 Gold Canal Drive, Rancho Cordova, CA 95670; (916) 851-4330.

h. Walnut Grove Fire District; (916) 776-1090

i. Wilton Fire District; (916) 687-6920

4.1.6 6th Office: The Sacramento County Building Dept., 4101 Branch Center Road, Sacramento, CA 95827; (916) 875-5400 – A Miscellaneous Electrical Permit is required for all electrical gate installations.

4.1.7 Provide copies to:

a. The property owner or Association (1 Copy)

b. The electrical contractor (1 Copy)

c. The gate contractor (1 Copy)

4.2 Incorporated Areas of the County (Cities) – Applications for gates within incorporated areas shall be submitted to the city locations listed below or as directed by their information services. Do not begin the process at the Sacramento County, Department of Transportation.

4.2.1 Citrus Heights. Plans for the City of Citrus Heights shall be submitted to the Sacramento Metro Fire District, 3012 Gold Canal Drive, Rancho Cordova, CA 95670 (916) 859-4330. Provide a minimum of three (3) sets of plans.

4.2.2 Elk Grove. Plans for the City of Elk Grove shall be submitted to Cosumnes CSD, Fire Dept., 8820 Elk Grove Blvd., No. 2, Elk Grove, CA 95624.

4.2.3 Galt. Plans for the City of Galt shall be submitted to Cosumnes CSD, Fire Dept., 8820 Elk Grove Blvd., No. 2, Elk Grove, CA 95624.

4.2.4 Folsom. Plans for the City of Folsom shall be submitted to the City of Folsom, Community Development Dept., 50 Natoma St., Folsom, CA 95630.

4.2.5 Rancho Cordova. Plans for the City of Rancho Cordova shall be submitted to the Rancho Cordova City Hall, 2729 Prospect Park Drive, Rancho Cordova, CA 95670; (916) 851-8937.

4.2.6 Sacramento. Plans for the City of Sacramento shall be submitted to the City of Sacramento, Fire Prevention Office, 5770 Freeport Blvd., #200, Sacramento, CA 95822.

SECTION 5 - SUBMITTALS

A minimum of nine (9) complete sets of information shall be submitted to the Department of Transportation or the appropriate public works agency having jurisdiction and shall include the following:

5.1 Approved verification of 100% concurrence of property owners. The applicant shall provide, with the gate application, verification that all existing property owners served by gate installation agree to its installation and operation. Each property owner shall provide a signed copy of the agreement noted as Emergency Access Gates and Barriers, Form A (attached). In addition, the applicant shall provide a copy of the amended "Road Maintenance Agreement" identifying the addition of the gates and operating systems. Where there is only one property owner, Emergency Access Gates and Barriers, Form A must be signed by the property owner and the gate contractor. The completed form original shall be retained by the fire department.

5.2 A site plan of the property and a site detail of each gate location, drawn to scale (1"=10', 1"=20', or 1"=40'), indicating or showing:

a. The company name, address, phone number and contact person for each contractor that will work on any part of the gate system;

b. The State License Number for each contractor working on the gate system identifying the license category applicable to each license (i.e. C-10, C-13, C61/D-28 or other).

c. The stamp of a structural engineer for gates over 6 feet in height and a Sacramento County Building Permit Number.

d. The location of the entry to the property (i.e. On the east side of Fulton Ave, 620 feet north of the center of Marconi Avenue in the Sacramento area),

e. Assessors Parcel Number (located on the property owners tax bill);

f. Property Lines;

g. Fire Hydrants, fire department connections;

h. Location of the "ultimate edge of right-of-way" (from Sacramento County, Dept of Transportation);

i. Location of the existing edge of pavement or gutter line;

j. Building footprints, including doors, walkways and fire control room doors; parking spaces and landscape affected;

k. Proposed fence, pedestrian gates, vehicle gates;

l. Existing vehicular access;

m. Location of Knox® key switch / Knox® box(s);

n. Physical address and;

5.3 Product specifications shall be provided that include:

a. Method of operation;

b. Manufacturers specification sheets including UL listing number for electrical gate controller.

5.4 Plan review and inspection fees will be collected as required by each agency.

SECTION 6 - MINIMUM REQUIREMENTS

6.1 Vehicle Gates – See Attached Layouts

6.1.1 Access

a. All gates governed by this standard shall be UL 325 compliant.

b. Gates or fences shall not be installed within a required turning radius of a fire access roadway or fire apparatus turn-around.

c. Access for single direction traffic shall be unobstructed 16 feet wide and 13', 6" high.

d. Access for bi-directional traffic shall be unobstructed 20' wide and 13', 6" inches high.

e. Swinging gates for single direction traffic shall swing in the direction of vehicle travel.

f. Swinging gates for bi-directional traffic shall swing into the property being entered.

g. Locations of gates shall be as approved by the fire department having jurisdiction and the Sacramento County, Department of Transportation or the appropriate public works agency having jurisdiction, on a case-by-case basis.

h. The distance from the public street to the face of a proposed vehicle gate or monument shall be measured from the "ultimate edge of the public street right-of-way". Ultimate edge of right-of-way information can be found by contacting Sacramento County, Land Division & Site Improvement Review, 827 7th Street, Room 102-105, Sacramento, CA 95814, (916) 874-6591 or the public works agency having jurisdiction.

i. Where there are two lanes of public street traffic traveling in the same direction, the approach to any vehicle gate shall be from the driving lane nearest the edge of the street by turning radii of at least 25' inside and 50' outside.

j. After passing through a gate, the nearest curb or beginning of a turning radius of any cross street shall be no less than 40 feet from the gate.

k. Gates on **private driveways** serving one single-family residence on moderate and heavily traveled streets as determined by the County Office of Transportation shall:

   1) Meet the set-back requirements of this Standard. If existing conditions prevent gate installation with 40' 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 Chief;

   2) Meet the operational requirements of electrically operated gates.

6.1.2 Operation of Gates

a. Construction of gates shall be of materials that allow manual operation by one person.

b. All gates shall be electrically operated for entry and exit by the following fire department methods:

   1) Key override switch (Knox®), installed on or immediately adjacent to the control panel and,

   2) Radio operated controller (Click2Enter© or other approved equipment).

      Exception: Radio controlled exit may be waived by installation of a "free exit" pavement loop.

3) A telephone entry system and modem. All gates serving three or more properties are to have phone entry systems that can be opened from the dispatch center by a "Priority Access Code". All secondary gates are to activate on the same Priority Access Code.

NOTE: Incorporated Cities may have additional requirements.

c. Gates requiring radio-controlled access shall be provided with an approved 2 inch by 2 inch, blue, reflective marker visible to approaching traffic. It shall be located in the center of the exit gate.

d. Wiring for electrical gates shall be provided by AC current, underground installation. A miscellaneous electrical permit is required by the Sacramento County Building Department.

e. Electrically operated gates shall, during a power failure, open automatically and remain open until power is restored.

f. Knox® Company authorization forms are required for orders of key switches, boxes and padlocks. The forms may be obtained by calling the fire authority having jurisdiction or the Sacramento County Sheriff's Office.

6.1.2.1 Manual vehicle gates or barriers may be approved on a case-by-case basis. Examples include: nighttime security of business property or access to wild lands.

a. They shall be constructed in a manner that reflects good construction practices acceptable to the fire authority having jurisdiction.

b. They shall be accessible by means of an approved fire department padlock (Knox®) or by the installation of an approved key box (Knox®). The padlock or box shall be installed on the public side of the gate.

c. Vehicle 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" high with a ½" stroke.

d. Gates for nighttime security only, shall be provided with (Knox®) padlock access.

e. Gates for 24 hour security, to be closed during business hours, are required to be electrically operated.

f. 3'0" x 6'8" pedestrian gates shall be installed per section 6.2 of this document.

6.1.3 Maintenance. Emergency access gates and barriers shall be maintained including:

a. Mechanical operation, all parts

b. Batteries required for operation of the system during power failure;

c. Lubrication of moving parts and hinges per manufacturers specifications and;

d. Any subsequent attention required to maintain the list of frequencies for emergency operation of the gate in the controller.

6.1.4 Prohibitions

a. No gate shall be installed where access requires the use of a proximity reader, key pad, or card unless a "turn-out" is provided for its use.

b. Direction-limiting devices, such as fixed tire spikes, are prohibited.

c. The total number of vehicle access control devices or systems, through which emergency vehicles must pass to reach any occupancy shall **not** exceed one.

d. No commercial property owner shall install fences and gates where more than one gate must be opened in order to reach within 150 feet of the rear portion of any building.

6.2 Pedestrian Gates

All vehicle gates obstructing pedestrian access to a public way (street) shall have an approved pedestrian gate installed within 10 feet of the vehicle gate.

a. Pedestrian gates shall be handicap accessible and comply with exit door requirements of the California Building Code.

b. Pedestrian gates shall be operable from the inside of the locked area without the use of a key, to travel to the public way.

c. An approved key box (Knox®) shall be installed at least 48" above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate from the exterior.

d. 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.

SECTION 7 - INSTALLATION APPROVAL

The fire authority having jurisdiction shall inspect all gates for proper installation and operation prior to activation or use.

SECTION 8 - ADDITIONAL REQUIREMENTS

Because of the delays caused by vehicle access control devices or systems, additional fire protection requirements may be applied based on other access limitations, such as narrow or winding streets.

Other than the obstruction and the reduced width controlled within this standard, no other requirement of the fire authority having jurisdiction shall be adversely affected by the placement of any vehicle access control device or system in any required fire apparatus access road.

Fire department approval does not waive any requirement by other authorities having jurisdiction.

For the purposes of planning a private development, the following condition is applicable:

The proposed project shall either construct an entry that will accommodate access control gates pursuant to Sacramento County Code 17.04, Section 503.6.1., or dedicate a no-build easement for an entry that will accommodate access control gates in the future.

FORM A - EMERGENCY ACCESS GATES AND BARRIERS

UNDERSTANDING AND AGREEMENT

Each owner having property whose access is restricted by the proposed gate or barrier shall complete and sign before a Notary Public, a copy of this agreement. One completed copy per parcel shall be submitted with the proposed gate plans.

As owner of the parcel listed below that is served by the named private road, I understand and agree with the conditions of The County Emergency Access Gates and Barriers Standard to install and maintain controlled access to the private street/roadway shown on the attached plans. I understand that FAILURE TO COMPLY with any condition herein shall constitute a violation of 2007 edition, Sacramento County Code and is grounds for immediate revocation of this permit to have a security gate or barrier. I also understand that once the gate system is approved and activated, written approval of the fire department and sheriff's office must be obtained to make system changes; except by authorized maintenance personnel. I understand that gates that are not operating as approved by the fire department shall be locked in the open position until repairs are completed and proper operation is verified by a fire department officer.

Property Owner: _____ Date: _____

Signature Printed

Parcel Number: _____

Final Inspection

Approval By: _____ Date: _____

Signature Printed

Agency: _____

(A signed fire department inspection card may verify final approval.)

References:

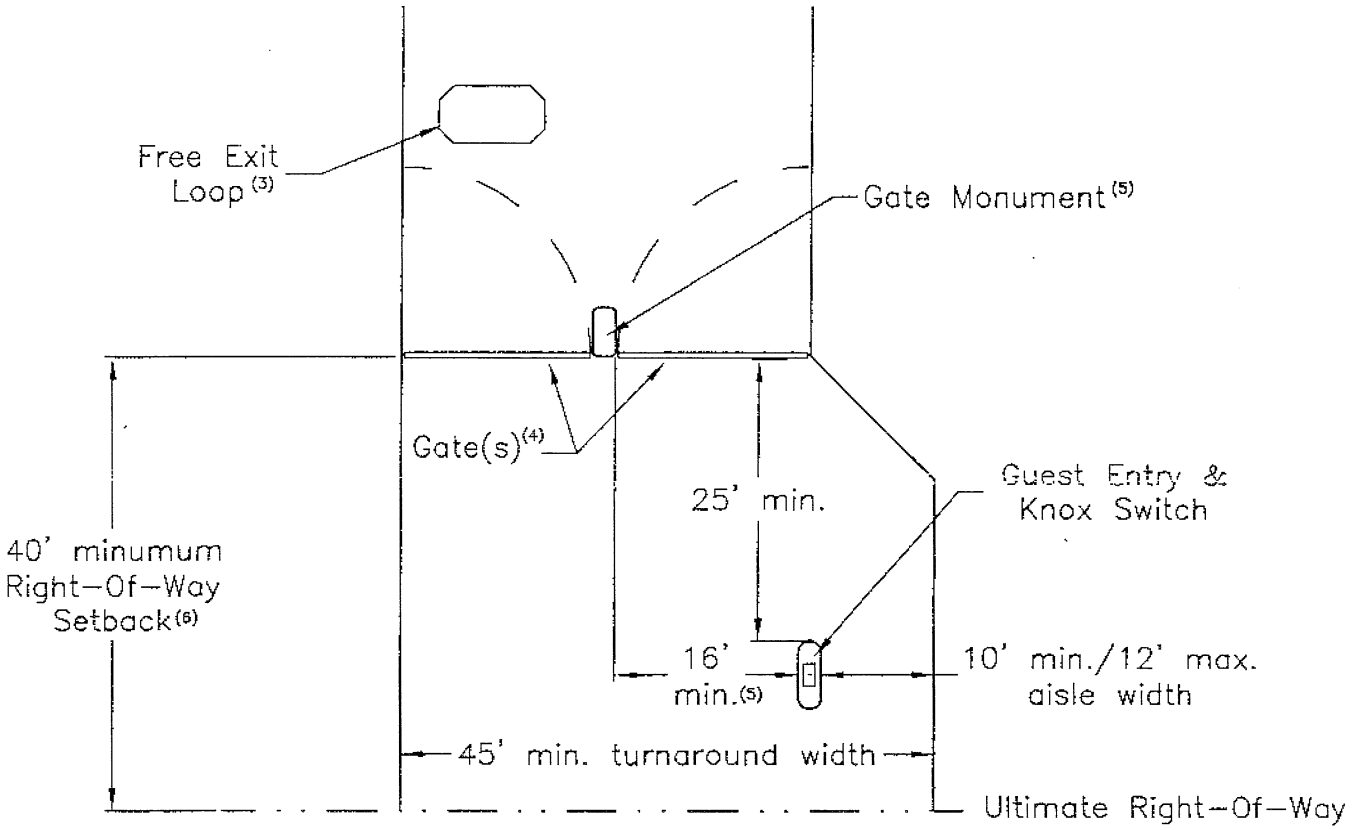
A. Click2Enter Manufacturers: Encon Electronics, 28310 Industrial Blvd., Suite 1, Hayward, CA 94545, (800) 782-5598

   NOTE: Installation contractors can be found in the phone directory.

B. Knox®

   Information and order forms are available at the Fire Prevention Office or at the Sacramento County Sheriff's Office as noted in the above document Items 4.1.4 and 4.1.5.

Entry Gate Layout For New Developments



PUBLIC OR PRIVATE STREET

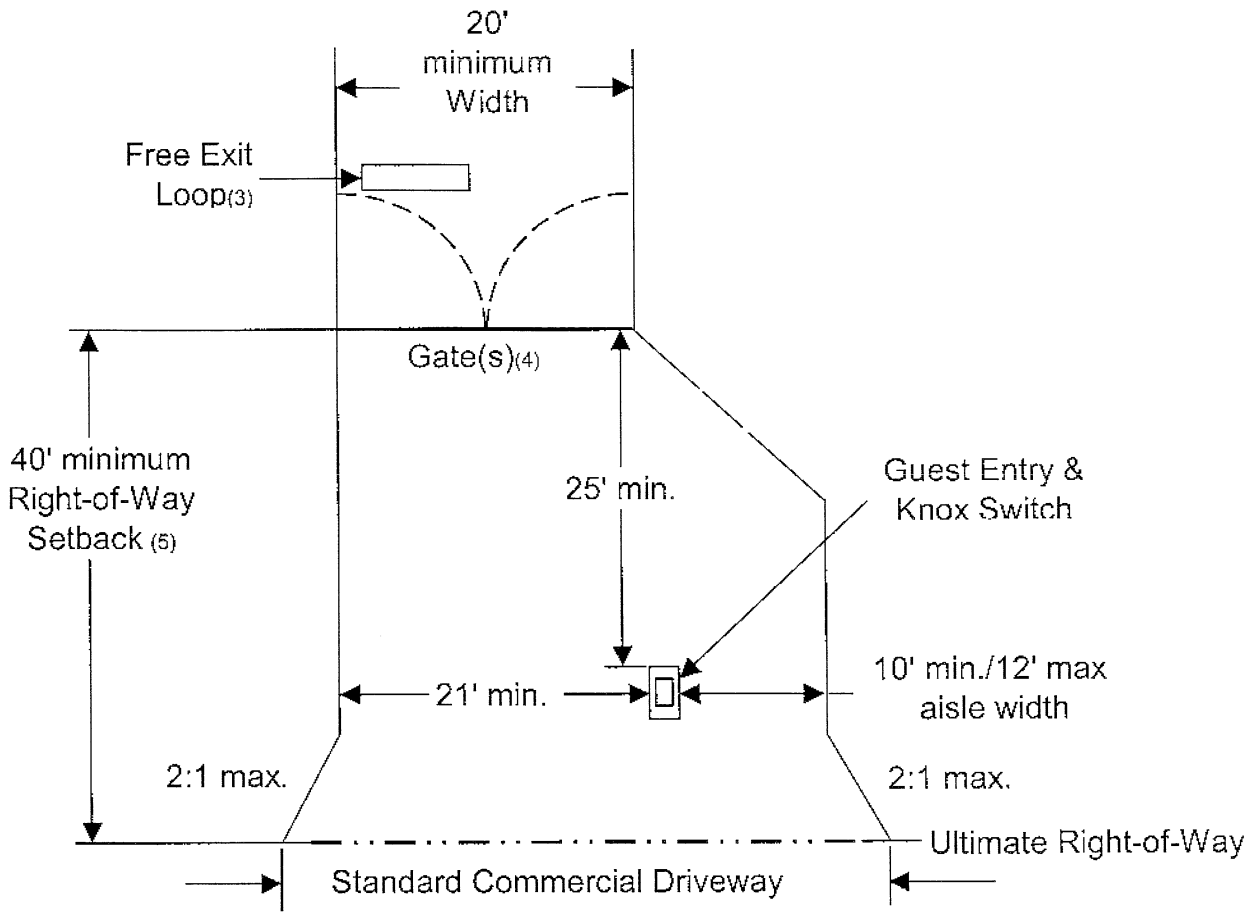
SCALE: NTS DRAWN BY: PK

DATE: 5/2002 CHECKED BY: KRH

NOTES:

1. The dimensional criteria shown on this layout meets the requirements of the Sacramento County Sheriff, the Sacramento County Department of Transportation and the Fire Districts of Sacramento County. Additional requirements are included in The Sacramento County Emergency Access Gates and Barriers Standard. Alternate designs that adhere to the Code and the criteria above may be approved pending review by the above agencies.
2. A Free Exit Loop may be approved in lieu of an approved radio-activated exit device.
3. A 36-inch wide pedestrian gate shall be provided within 10-feet of the vehicle gate.
4. The gate layout shall consist of one 20-foot min. opening or two separate 16-foot min. openings.
5. An optional gate monument may be approved. However, depending on the design a wider turnaround area may be required. If the monument protrudes in front of the gates, the right-of-way setback shall be measured from the monument instead of the gates.
6. The actual gate setback requirement will be based on a queuing analysis performed by the Department of Transportation.

Entry Gate Layout for Existing Developments (Retrofit)



SCALE: NTS DRAWN BY: PK

DATE: 5/2002 CHECKED BY: KRH

NOTES:

1. The dimensional criteria shown on this layout meets the requirements of the Sacramento County Sheriff, the Sacramento County Department of Transportation and the Fire Districts of Sacramento County. Additional requirements are included in The Sacramento County Emergency Access Gates and Barriers Standard. Alternate designs that adhere to the Code and the criteria above may be approved pending review by the above agencies.
2. A 36-inch wide pedestrian gate shall be provided within 10-feet of the vehicle gate.
3. A Free Exit Loop may be approved in lieu of an approved radio-activated exit device.
4. The gate layout shall consist of one 20-foot minimum opening or two separate 16-foot minimum openings.
5. The actual gate setback requirement will be based on a queuing analysis performed by the Department of Transportation.