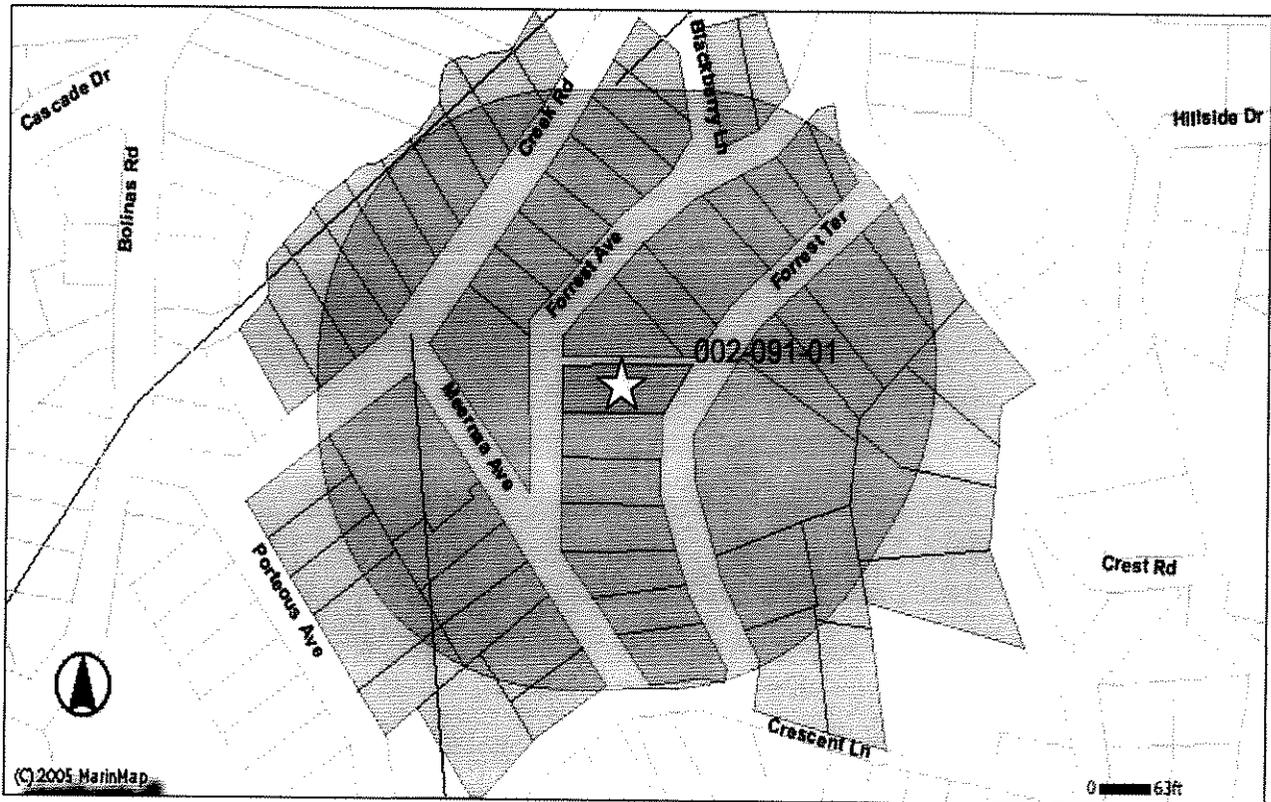


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: August 15, 2013
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Senior Planner
LOCATION 40 Forrest Terrace; Assessor's Parcel No. 002-091-01
PROJECT: Addition
ACTION: Use Permit; Application # 13-25
APPLICANT: Harold Lezzeni, Architect
OWNER: Julian and Martha Pearl
CEQA STATUS: Categorically exempt, 15301(e) and 15305(a)



40 Forrest Terrace

BACKGROUND

This 6,978 square foot, 50 foot wide site slopes down from Forrest Terrace at an average rate of 31%. The property is a street to street lot that runs from Forrest Terrace down to Forrest Avenue. The front access is from Forrest Terrace but there is also a rear access from Forrest Avenue where the garage is located. It is developed with a 1,813 square foot single-family residence that was constructed in 1909 and includes three bedrooms and two bathrooms.

The Commission legalized an attic bedroom and a laundry and bathroom in the basement on May 19, 2011 (there were no records showing that either of these areas had been developed with permits).

There is also a large, two level, deck located along the northern side of the residence immediately adjacent the veranda that was constructed up to the northern side property line. There is no record of permits ever being granted for these improvements. The Commission denied a Variance request to legalize the deck and required that it be removed within 1 year on 2/12/12. At the February 12, 2012 meeting the owners indicated they only wanted to retain the deck as a staging area for one year and then were willing to remove it after that time.

Also existing on the site is a two car garage which fronts on Forrest Avenue. There is no record of when the garage was built but a permit was issued to reconstruct the roof in 2001.

On September 20, 2012, the Commission approved a Combined Side Setback Variance and a Use Permit for an unpermitted in-ground spa.

DISCUSSION

The applicants are now proposing construction of a 216 square foot expansion/remodel of the upper attic living space to install a new stairway connecting the first and second floors and to include a bathroom/dressing room in one dormer addition and an expanded master bedroom area in a second dormer. The dormers will be located on either side of this craftsman style structure.

The property is located in the Residential RD 5.5-7 Zone district and the house, garage, spa and proposed additions comply with the regulations of that district as follows:

	Front setback (Forrest Terrace side)	Rear setback (Forrest Avenue side)	Front/rear setback	Side setbacks	Combined side setbacks	Floor area ratio	Lot coverage
Required/permited	6 ft	12 ft	35 ft	5ft & 5ft	20 ft	.40	.35
Existing	8ft (to front of house)	3ft (to garage)	11 ft	3 ft & 4.5 ft	7.5 ft	.30	.38

The house and garage maintain non-conforming setback but predated current regulations and are therefore, legal non-conforming.

The project will not result in any new living space being built in the required setbacks nor will it increase the already non-conforming 38% lot coverage maintained by the property structures and paved impervious walkways.

The project does not constitute a 50% remodel and will not encroach into any required setbacks. Therefore, the project does not require Design Review or Variances.

The project requires the approval of a **Use Permit**. Town Code § 17.084.050 requires that a Use Permit be obtained prior to any use, occupancy or physical improvement of or on a building site failing to meet the minimum size or width requirements based on slope. This site has an average slope of 31 % and in order to meet the minimum size and width requirements based on this slope the parcel would have to be 23,000 square feet in size and 113 feet wide in order to comply with this regulation. The site is only 6,978 square feet in size and 50 feet wide and therefore, the project requires the approval of a Use Permit.

The purpose of the Use Permit process is to allow the proper integration into Fairfax of uses which may be suitable only in certain locations in the Town or in a zone or only if the uses are designed or laid out on the site in a particular manner [Town Code § 17.032.010(A)].

The proposed dormer additions and remodel will increase the total living space square footage of the residence by 216 square feet from 1,840 square feet to 2,056 square feet. Houses in the neighborhood on similarly sized and sloped properties range in size from a 1,048 square foot house on a 5,300 square foot parcel to 2,195 square foot house on a 5,800 square foot parcel. The applicants are proposing one of the largest homes in the neighborhood at 2,056 square feet but it is located on one of the largest parcels at 7,672 square feet. The residence complies with the Floor Area Ratio FAR and lot coverage regulations.

OTHER AGENCY COMMENTS/REQUIREMENTS

Ross Valley Fire Department

A site plan must be submitted to the Ross Valley Fire Department at the same time the building permit application is submitted showing fire apparatus access roads within 150 feet of all portions of the 1st floor exterior walls. Access roads must be a minimum of 20 feet wide and/or comply with Standard #210 by providing a complying alternative.

Address numbers at least 4 inches tall must be in place adjacent to the front door. If not visible from the street, additional numbers are required. Numbers must be internally illuminated, placed next to a light or be of a reflective material.

All smoke detector shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally

located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.

Carbon monoxide alarms shall be installed.

Marin Municipal Water District

- The owners must comply with MMWD's indoor and outdoor requirements of District code Title 13, Water Conservation as a condition of water service.
- Should backflow protection be required, said protection shall be installed as a condition of water service.

Ross Valley Sanitary District

- If not already installed, the District requires that the side sewer be equipped with an appropriate backwater prevention device.
- After the project is approved the owner/contractor should contact the District to arrange for a District Inspector to approve the existing installation of the backwater prevention device(s) and to make a record for the District files.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve application # 13-25 based on the following findings and subject to the following conditions:

Recommended Findings

1. Approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any Master Plan, or other plan or policy, officially adopted by the City.
2. The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment because although the 2,056 square foot residence, although one of the larger residences in the immediate neighborhood, will be located on a 7,672 square foot parcel, one of the largest lots in the neighborhood.
3. The project complies with the required setback regulations, height limitation, Floor Area Ratio Regulations and it does not increase the existing lot coverage. Therefore, the

development and use of property as approved under the use permit shall not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

4. Expansion of the attic within the footprint of the existing structure will minimize the impacts on the site. Therefore, approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

Recommended Conditions of Approval

1. This approval is limited to the project depicted on the plans prepared by Harold Lezzeni, pages A-1 through A-6 dated May16, 2013.
2. Prior to issuance of a building permit the applicant or his assigns shall secure written approval from the Ross Valley Fire Authority noting the developments conformance with their recommendations.
3. During construction developer and all employees, contractors and subcontractors must comply with all requirements set forth in Town Code Chapters 8.20, Noise Control, 8.32, Urban Runoff Pollution Protection, 8.12, Litter, 12.28, Obstructions on Roads and Trails and the California Building Code and California Fire Code (as amended in the Town of Fairfax Town Code).
4. Notwithstanding section # 17.072.050 of the Fairfax Zoning Ordinance, any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Use Permit # 13-25. Any construction based on job plans that have been altered without the benefit of an approved modification of Use Permit 13-25 will result in the job being immediately stopped and red tagged.
5. The deck on the north side of the building that is being used as a staging area must be removed prior to the project final inspection.
6. The applicant or owner shall defend, indemnify, and hold harmless the Town of Fairfax or its agents, officers, and employees from any claim, action, or proceeding against the Town of Fairfax or its agents, officers, or employees to attach, set aside, void, or annul an approval of the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or owner's duty to so defend, indemnify, and hold harmless shall be subject to the Town's promptly notifying the applicant or owner of any said claim, action, or proceeding and the Town's full cooperation in the applicant's or owner's defense of said claims, actions, or proceedings.

Ross Valley Fire Department

1. A site plan must be submitted to the Ross Valley Fire Department at the same time the building permit application is submitted showing fire apparatus access roads within 150 feet of all portions of the 1st floor exterior walls. Access roads must be a minimum of 20 feet wide and/or comply with Standard #210 by providing a complying alternative.
2. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not visible from the street, additional numbers are required. Numbers must be internally illuminated, placed next to a light or be of a reflective material.
3. All smoke detector shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.
4. Carbon monoxide alarms shall be installed.

Marin Municipal Water District

1. The owners must comply with MMWD's indoor and outdoor requirements of District code Title 13, Water Conservation as a condition of water service.
2. Should backflow protection be required, said protection shall be installed as a condition of water service.

Ross Valley Sanitary District

1. If not already installed, the District requires that the side sewer be equipped with an appropriate backwater prevention device.
2. After the project is approved the owner/contractor should contact the District to arrange for a District Inspector to approve the existing installation of the backwater prevention device(s) and to make a record for the District files.

Miscellaneous Conditions

1. The applicant must comply with any all conditions listed above unless a specific agency waives their conditions in a written letter to the Department of Planning and Building Services.
2. Planning Conditions placed on a project by the Planning Commission at the public meeting may only be waived by the Commission at a future public hearing.

ATTACHMENTS

Development plans

Exhibit A - Applicant's supplemental information

Exhibit B - Other agency/department conditions

Exhibit C - letter from architect dated 7/13/13

PROJECT DESCRIPTION: MODIFIED CRAFTSMAN STYLE
RESIDENCE W/ DETACHED GARAGE
BUILT IN 1908 - ADD (2) DORMERS TO ATTIC AREA
2ND FLOOR - ADD BATHROOM TOTAL ADD'N - 216⁰¹
RE-ROOF - COMPLETE (COMPOSITION SHINGLES)

GENERAL INFORMATION (if applicable):

Item	Existing	Proposed
Lot size	6,978 SQ. FT.	6,978 SQ. FT.
Size of structure(s) or commercial space (square feet)	7,672	7,672
Height and No. of stories	35' - 3	35' 3
Lot coverage	3005	3005
No. of dwellings units	1	1
Parking ¹ / No. of spaces	2	2
9 x 19 Size of spaces	9x19	9x19

Amount of proposed excavation and fill	Excavation = NONE	Fill = NONE
--	-------------------	-------------

Estimated cost of construction \$ ~~20,000~~ + ~~18,000~~ ROOFING

Lot Coverage is defined as the land area covered by all buildings and improvements with a finished height above grade and all impervious surfaces except driveways.

¹Minimum parking dimensions are 9' wide by 19' long by 7' high. Do not count parking spaces that do not meet the minimum standards.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? NONE

Signature of Property Owner

Signature of Applicant

Date

Date 6-4-13

Planning Department staff is available by appointment between 8:30 a.m. and 12:00 noon and 1:00 p.m. and 5:00 p.m. Monday through Thursday at 142 Bolinas Road, Fairfax, CA.
 (415) 453-1584

EXHIBIT #

A

FLOOR AREA RATIO (FAR) AND LOT COVERAGE STATISTICS

The following information will be used to verify application FAR and lot coverage amounts.
Applications will not be considered complete until the following table is complete.

	Existing	Proposed
Footprint square footage for all structures	1534 ^{sq ft}	1534 ^{sq ft}
Living space square footage	1840.5	2056.5
First floor LOWER	223.5	223.5
Second floor MAIN	1042	1042
Third floor UPPER	575	791
Total		
Accessory structure square footages		
Sheds	0	0
Pool houses	0	0
Studios/offices	0	0
Second units	0	0
Miscellaneous (specify use)		
Total		
Square footage of impervious surfaces	477	477
Walkways		
Patios		
Impervious decks VERANDA		
Miscellaneous (specify use) VERANDA	492 ✓	492
Total		
Garage/carport square footages (specify type)	422 sq ft SEPARATE STRUCT.	

* All square footage measurements must be the sum of all interior floor area measured from the exterior faces of the exterior walls for structures (Town Code § 17.008.020).

FLOOR AREA: Fairfax Town Code § 17.008.020, Definitions, defines "floor area" as the sum of all interior floor area measured from the exterior faces of the exterior walls. The "floor area" of any accessory structures on the same lot shall be included. The "floor area" of any garage in excess of 500sf in size for single-family residences and 800sf in size for duplexes shall also be included.

LOT COVERAGE: Fairfax Town Code § 17.008.020, Definitions, defines "lot coverage" as the percentage of the lot area that is occupied by the ground area of a building, any accessory building(s), as well as any impervious surface areas such as patios (other than driveways) adjacent to the building or accessory structure.

Use Permit Applications - Additional information required.

- A written description of the proposed use, major activities, hours of operation, number of employees on the premises during the busiest shift and when the busiest shift is expected and other information pertinent to the application.
- Floor plans must include location of any special equipment.
- Designate customer, employee and living areas.
- If different uses are included in this activity, for example storage, retail, living space, etc. Indicate square footage of each proposed use.

In order to approve your project, the Planning Commission must make findings of fact which state that the project will not have a negative impact on the general public welfare, conforms with the policies of the Town, does not create excessive physical or economic impacts on adjacent property and provides for equal treatment with similar properties in Town.

In the space below, please provide any information which you feel is relevant to these issues and which further explains your project.

EXISTING RESIDENCE SINCE 1908

The final disposition of each use permit shall be in accordance with the facts of the particular case, and such facts must support the following determinations and findings before a use permit may be approved. Indicate how the findings below can be made:

- The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

THERE IS NO CHANGE OF USE

- The development and use of property, as approved under the use permit, shall not create a public nuisance, cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

THERE IS NO ADDITION TO THE (E) FOOTPRINT

LIVING AREA WILL BE INCREASED 216^{sq} (2ND FL) ATTIC

- Approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any master plan, development plan or other plan or policy, officially adopted by the town.

(E) RESIDENCE IN RD 5.5-7 ZONE



Ross Valley Fire Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 40 Forrest Terrace
Fairfax CA 94930

Page: 1 of 2
Date: 08/06/2013
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning
Bldg. Dept.

E-mail: Rbastianon@rossvalleyfire.org

Fire Dept. # 13-0179

Review No. 2

Fire Department Standards can be found at: www.rossvalleyfire.org

Applicant*: Planning
Address: Town Hall
Fairfax, CA

***Applicant is responsible for distributing these Plan Review comments to the Design Team.**

Occupancy Class: R-3	Fire Flow Req: 1000 GPM	Sprinklers Required: YES
Type of Construction: V-B	On-site Hyd. Req: NO	Fire Alarm Required: NO
Bldg Area: sf:	Turn-Around Req: NO	Permits Required: Sprinkler
Stories: 3	Fire Flow Test Required: NO	Vegetation Management Plan
Height: ft.	Wildland Urban Interface: YES	

The project listed above has been reviewed and determined to be:

- () **APPROVED** (no modifications required)
- () **APPROVED AS NOTED** (minor modifications required - review attached comments)
- () **NOT APPROVED AS SUBMITTED** (revise per attached comments and resubmit)
- (X) **INCOMPLETE** (provide additional information per attached comments and resubmit)

NOTE: Please review the comments and make corrections and/or add notes as required. Changes and/or additions shall be clouded and referenced by date on a legend. Approval of this plan does not approve any omission or deviation from the applicable regulations. Final approval is subject to field inspection. Approved plans shall be on site and available for review at all times.

ROSS VALLEY FIRE DEPT

Approved

Approved with Conditions

Not Approved--need revision

Incomplete

Date: 8/6/13

Inspections required:

- () **Access/Water Supply** prior to delivery of combustibles
- () **Defensible Space/Vegetation Management Plan**
- () **Sprinkler Hydro/Final**
- () **Final**

EXHIBIT # B



Ross Valley Fire
Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 40 Forrest Terrace
Fairfax CA 94930

Page: 2 of 2
Date: 08/06/2013
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning
Bldg. Dept. Fire Dept. # 13-0179
E-mail: Rbastianon@rossvalleyfire.org
Review No. 2
Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
1		The planning review application as submitted is incomplete. Please provide a site plan, clearly showing how fire apparatus access is in compliance with the Fire Code and the Wildland-Urban Interface Code. Please review RVFD Standard #210 for specific Town of Fairfax requirements. Fire access shall be installed and made serviceable prior to delivery of combustible materials to the job site.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
2		Applicant may propose alternate materials or method in accordance with Section 103.3. All approved alternates requests and supporting documentation shall be included in the plans set submitted for final approval.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	

*If re-submittal is required, all conditions listed above shall be included in revised drawings.
Fire and life safety systems may require a separate permit. Fire permits may be noted as deferred.*



MARIN MUNICIPAL WATER DISTRICT

220 Nellen Avenue Corte Madera CA 94925-1169
www.marinwater.org

June 12, 2013
Service No. 04179

Linda Neal
Town of Fairfax Planning Dept
142 Bolinas Rd
Fairfax CA 94930

RE: WATER AVAILABILITY - Single Family Dwelling
Assessor's Parcel No.: 002-091-01
Location: 40 Forrest Terrace, Fairfax

Dear Ms. Neal:

The above referenced parcel is currently being served. The purpose and intent of this service are to provide water to a single family dwelling. The proposed 216 square foot addition to the attic, including new dormers, will not impair the District's ability to continue service to this property.

Compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding District Code Title 13 – Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. You can also find information about the District's water conservation requirements online at www.marinwater.org.

Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559.

If you have any questions regarding this matter, please contact me at (415) 945-1532.

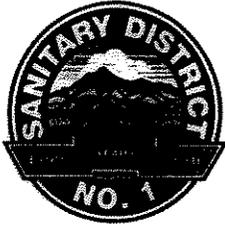
Sincerely,

A handwritten signature in black ink, appearing to read "J.W. Eischens".

Joseph Eischens
Senior Engineering Technician

JE:mp

cc: Town of Fairfax Building Dept



ROSS VALLEY SANITARY DISTRICT

2960 Kerner Blvd
San Rafael, CA 94901
(415) 259-2949 ~ rvsd.org

RECEIVED

JUN 17 2013

TOWN OF FAIRFAX

June 11, 2013

Linda Neal, Senior Planner
Town of Fairfax
Dept of Planning and Building Services
142 Bolinas Road
Fairfax, CA 94930

SUBJECT: 40 FORREST TERRACE, FAIRFAX; APN: 002-091-02

Dear Ms. Neal:

We are in receipt of your transmittal letter dated June 6, 2013 concerning the above- referenced project. The District has no objection in general, but has the following comments and requirements if the project is approved:

1. If not already installed, the District requires that the side sewer be equipped with an appropriate backwater prevention device (e.g., Contra Costa valve as warranted by the individual site conditions).
2. After the project is approved, the owner or contractor should contact the District to arrange for a District inspector to approve the existing installation (or approve the plans for the proposed installation) of the backwater prevention device and any work done on the side sewer lateral in order to make a record for the District's files.

If you need further information regarding this matter, please contact the office.

Sincerely,

Randell Y. Ishii, M.S., P.E.
District Engineer

TOWN OF FAIRFAX
DEPARTMENT OF PLANNING AND BUILDING SERVICES

142 Bolinas Road, Fairfax, California 94930
 Phone (415) 453-1584 FAX (415) 453-1618

LETTER OF TRANSMITTAL

From: Fairfax Planning and Building Services Department

Date: June 6, 2013

To: Town Engineer Fairfax Police Dept. Marin County Open Space Dist.
 Town Attorney Sanitary Dist. 1 Other – Building Official
 MMWD Public Works Dept.
 Ross Valley Fire Marin County Health Dept.

Address and Parcel No: 40 Forrest Terrace; Assessor's Parcel No. 002-091-02

Project Description: 216 square foot attic addition to a 1,841 square foot single-family residence

These plans are being transmitted for review either: a) prior to public hearings on discretionary permits before the Fairfax Design Review Board and Planning Commission; or, for review prior to issuance of a building permit. Please provide your comments on the completeness and adequacy of the submittal for your agencies reviewing purposes within 10 days.

1	1/2013	Preliminary development plans by Harold Lezenni, pages A-1 through A-6

REMARKS DORMER MUST MEET 5' SETBACK OR 3'
SETBACK WITH SPRINKLER SYSTEM. NO OTHER
 Please respond by June 26, 2013. Thanks
COMMENTS AT THIS TIME

If you have any questions please contact: Linda Neal, Senior Planner

ATTN: SERGEANT STUART BAKER

TOWN OF FAIRFAX
DEPARTMENT OF PLANNING AND BUILDING SERVICES
142 Bolinas Road, Fairfax, California 94930
Phone (415) 453-1584 FAX (415) 453-1618

LETTER OF TRANSMITTAL

From: Fairfax Planning and Building Services Department

Date: June 6, 2013

- To: Town Engineer Fairfax Police Dept. Marin County Open Space Dist.
 Town Attorney Sanitary Dist. 1 Other – Building Official
 MMWD Public Works Dept.
 Ross Valley Fire Marin County Health Dept.

Address and Parcel No: 40 Forrest Terrace; Assessor's Parcel No. 002-091-02

Project Description: 216 square foot attic addition to a 1,841 square foot single-family residence

These plans are being transmitted for review either: a) prior to public hearings on discretionary permits before the Fairfax Design Review Board and Planning Commission; or, for review prior to issuance of a building permit. Please provide your comments on the completeness and adequacy of the submittal for your agencies reviewing purposes within 10 days.

1	1/2013	Preliminary development plans by Harold Lezenni, pages A-1 through A-6

REMARKS NO PD CONCERNS. (SD)

Please respond by June 26, 2013. Thanks

If you have any questions please contact: Linda Neal, Senior Planner

HAROLD J. LEZZENI
ARCHITECT

TOWN OF FAIRFAX
142 BOLINAS ROAD
FAIRFAX, CA. 94930

JULY 8 2013

DEPT. OF PLANNING & BUILDING SERVICES

REPLY TO TOWN OF FAIRFAX
LETTER DATED JULY 3 2013
ADDRESSE TO JULIEN & MARTHA PEARL
40 FORREST TERRACE FAIRFAX, CA.
CC HAROLD LEZZENI.

RE: PLANNING APPLICATION - ADDITION TO UPPER FL.

ITEM #1. SIDE DECK

STILL REQUIRED FOR WORK AREA - MATERIAL - ETC.

ITEM #2 FIRE SPRINKLER SYSTEM

REVIEW RVFD ENCLOSURE

COMMENTS: ITEM N°1. (A) THE FIRST SENTENCE
IS INCORRECT. (B) THE DEFINITION OF
SUBSTANTIAL REMODEL IS INCORRECT.

SEE ATTACHED.

THE UPPER FLOOR (ATTIC) DOES NOT MEET
THE 50% FLOOR AREA.

ITEM #3 JULIEN & MARTHA PEARL PROGRAMMEL
THE WORK SCHEDULE ACCORDING TO FUNDS
AVAILABLE, PRIORITY AND JULIENS JOB
REQUIREMENTS (TRAVEL)

I SUGGEST THAT YOU COPY THIS TO RVFD.

G.C. JULIEN & MARTHA
PEARL.

SINCERELY
Harold J. Lezzeni
ARCHITECT / AGENT.

Section 202-[F] of Chapter 2 is hereby amended by adding the definition of "fire road" as follows:

FIRE ROAD. See section 502.1.

Section 202 [S] of Chapter 2 is hereby amended by adding the definition of "second unit," "spark arrestor" and "substantial remodel" as follows:

Second Unit shall mean a completely separate housekeeping unit with kitchen, sleeping and bathroom facilities which is a part of, an extension to, or a separate structure on a site developed with a single-family residence, in excess of the maximum density designated by the zoning district in which the property is situated or as prescribed thereby.

Spark Arrestor shall mean a chimney device constructed in a skillful-like manner. The net free area of a spark arrestor shall not be less than four times the net free area of the outlet of the chimney. The spark arrestor screen shall have heat and corrosion resistance equivalent to 12-gauge wire, 19-gauge galvanized wire or 24-gauge stainless steel. Opening shall not permit the passage of spheres having a diameter larger than 1/2 inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.

Substantial Remodel shall mean the renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure within any 12 month period. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for the purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings, repair or replacement of foundations, the installation of energy efficient windows of like size, or the removal of interior wall coverings solely for the installation of insulation.

Section 202 [T] of Chapter 2 is hereby amended by adding the definition of "temporary," "tracer" and "tracer charge" as follows:

Temporary shall mean any use for a period of less than 90 days.

 Ross Valley Fire Department 777 San Anselmo Ave San Anselmo, Ca 94960 Ph. 415-258-4688	FIRE DEPARTMENT PLAN REVIEW		Page: 2 of 2
	PROJECT: Residence ADDRESS: 40 Forrest Terrace Date: Fairfax CA 94930	Reviewed by: Rob Bastianon (415) 258-4673 E-mail: Rbastianon@rossvalleyfire.org Fire Dept. # 11-0008	
TYPE OF REVIEW: Planning Bldg. Dept. #		Date Stamp # 04/13/11 Review No. 2	
Fire Department Standards can be found at: www.rossvalleyfire.org			

ITEM #	SHEET	COMMENTS	Corr. Made
1		<p>This project as submitted does not meet the definition of a substantial remodel. A Substantial Remodel is defined as follows: The renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.</p> <p>Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/>Plans <input type="checkbox"/>Calculations.</p>	/
2		<p>Address numbers at least 4" tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. Residential numbers must be internally illuminated (backlit), placed to a light or be reflective numbers. If your project is a new house or substantial remodel, they may only be internally illuminated or illuminated an adjacent light controlled by a photocell and switched only by a breaker so it will remain illuminated all night. If not currently as described, they must be installed as part of this project.</p> <p>Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/>Plans <input type="checkbox"/>Calculations.</p>	
3		<p>All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.</p> <p>Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/>Plans <input type="checkbox"/>Calculations.</p>	

If re-submittal is required, all conditions listed above shall be included in revised drawings. Fire and life safety systems may require a separate permit. Fire permits may be noted as deferred.