

School Construction Project: Local Fire Authority (LFA) Review



Division of the State Architect (DSA) Role:

Plan review and construction oversight for new construction and alteration projects for California school and community college districts.

(Education Code, Sections 39140-39157 and 81130-81147)

DSA Review:

- Structural Safety
- Fire and Life Safety
- Access Compliance

Why LFA Review?

- ❖ DSA deals with 9,324 Public Schools and 1,521 fire departments which represent a variety of needs based on local conditions.
- ❖ DSA approved plans for school construction projects must consider local fire and rescue operational needs.

Process for LFA Review

Process

- ❖ The design professional for each building project that adds building square footage to the campus or affects one of the items on the DSA-810 form is included in a project will trigger a contact for LFA review.
- ❖ The LFA portion of the plan review is contained in form DSA-810. On Jan. 1, 2013 the provisions of DSA Bulletin 12-02 take effect regarding use of this form.
- ❖ A complete set of construction documents must include the LFA portion of the plan review and requirements prior to DSA approval of plans.

Process

What if the LFA needs more information for the review?

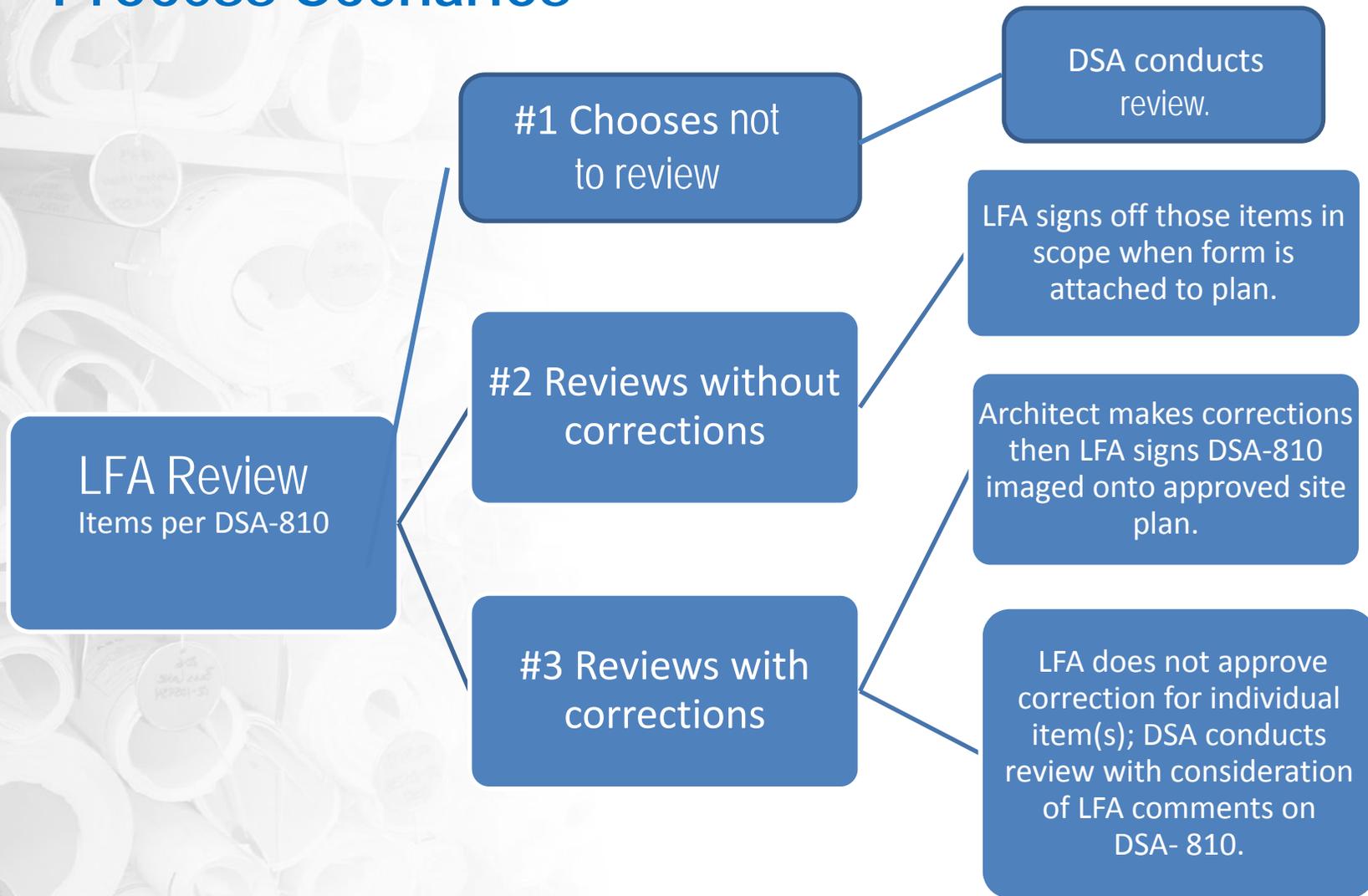
The design professional is required to give LFA as much information about the project as needed to answer questions.

If, for example, the LFA does not know if there will be an elevator installation within the scope of the project, the design professional is required to provide this information for the LFA and any supporting documents and plan sheets that the LFA may need.

Process

- ❖ DSA-810 information is always required regardless of FLA review outcome when square footage is added to campus or one of the noted items on the DSA-810 are affected.
- ❖ The LFA review should be limited to scope of project. Scope of project may be adding a portable classroom to a campus.
- ❖ The DSA-810 information is considered part of the permanent record of the project and scanned with plan sheet for DSA archives.

Process Scenarios



Scenario #1 - What if the LFA is unable to review the plan, or chooses not to conduct the review?

In the event that the LFA chooses not review items on the plan(s) that are identified in the DSA-810, the LFA must check "NR" boxes of form and complete the form in Section #8, LFA information. This will result in DSA conducting review.

DSA will apply the minimum code requirements to the construction project.

Scenario #2 - What if the LFA is in agreement with all of the items as proposed by design professional?

The LFA will check the "YES" box for those items applicable in the scope of the project and "N/A" for those items which are not applicable.

Section #8 will be completed with LFA identification information.

Scenario # 2 (Cont.) - What if the LFA signs off the items within the scope of the construction project?

DSA considers the LFA sign off as the approval of only those very specific items that are applicable to the project as indicated on the DSA-810.

For example;

A sign off for the PIV location does not imply that the whole fire sprinkler system is correct. DSA is looking for PIV location only from LFA.

Scenario # 3 – What if the LFA Reviews with corrections?

1. Architect makes corrections per LFA request.
2. LFA completes DSA-810 when attached to new plan rendition depicting LFA requirements. Boxes #1 to #6 will be checked "YES" or "N/A". Remainder of sections will be completed.
3. The site plan with the DSA-810 imaged will be submitted to DSA and scanned with all approved plan sheets after DSA sign-off to become part of the permanent record.

Scenario # 3 - What happens when LFA does not approve plans as submitted and Architect will not make recommended changes?

The LFA should not sign-off the “YES” box on any item that requires correction by the design professional or where resolution cannot be gained between the LFA and design professional. Do not check any box for that specific item.

The LFA should note reason for not approving the specific item(s) in comment section #7, and complete Section #8 of the form. DSA will consider LFA comments and conduct the review.

Required Information

Do LFAs have to use this DSA Form?

As of 1/1/2013 the DSA-810 will be a required form on the original submittal to DSA. Until then any format is acceptable as long as the pertinent information is provided on the LFA review documents.

DSA-810 LOCAL FIRE AUTHORITY REVIEW		DSA Application #:	_____
School District:		_____	
Project address:		_____	
Local Fire Authority is to complete lines 1-7 as applicable to this project, and sign below. (Check lines 1-5 per key.)			
KEY: "YES" = Complies with LFA Requirements		"N/A" = Not applicable to this project	
"NR" = LFA elects not to review		No Check mark = Reviewed but not approved	
YES	N/A	NR	Elevators
1. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Where an Elevator does not meet medical emergency service cab size, per 2010 California Building Code, the Local Fire Authority approves the use of stairways for emergency rescue and patient transport. <u>Access Roads</u>
2. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access Roads, Fire Lane Markings and Gate Entrances are in accordance with Title 19, Calif. Code of Regulations & 2010 California Fire Code, Chapter 5. <u>Fire Flow</u>
3. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Hydrant location and distribution are in accordance with 2010 CFC or Local Fire Authority means for providing fire flow may vary from 2010 CFC. <input type="checkbox"/> Alternate means required. (LFA, see DSA Policy 09-01 and explain any alternate means in comments section below.) Signature of the School District Superintendent or Facilities Director is required to acknowledge use of an alternate means.
SCHOOL REPRESENTATIVE SIGNATURE: (Print name, Sign) _____ (Date) _____			
Automatic Fire Sprinkler Systems (AFSS)			
4. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location(s) of the proposed Post Indicator Valve (PIV) and Fire Dept. Connection (FDC) meet the requirements of this jurisdiction.
5. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location(s) of the Detector Check Valve Assembly (DCVA) meet the requirements of this jurisdiction.
6. Hazard Severity Zone Area? (2010 CBC, Chapter 7A, Section 701A.3.1) Yes <input type="checkbox"/> No <input type="checkbox"/> IF YES, Type (check one): WIFA <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Very High <input type="checkbox"/>			
7. COMMENTS: Note Deficiencies and Alternates _____ _____ _____ _____ (Attach additional sheets as needed.)			
8. LOCAL FIRE AUTHORITY INFORMATION:			
AGENCY NAME (Print): _____			
ADDRESS (Print): _____			
CITY/STATE/ZIP (Print) : _____			
PHONE NUMBER (Print): _____ e-mail: _____			
Completion of lines 1-7 (including school district representative signature on line 3 if alternate means required) and LFA signature below signifies that the Local Fire Authority has reviewed the listed items for this project. Items not checked or marked NR will be reviewed by the DSA. <u>Note: Only sign the DSA-810 when imaged onto the site plan. Loose form not acceptable to DSA.</u>			
REVIEWED BY: _____ (Print name and Sign) _____ (Date) _____			
RANK/TITLE (Print): _____			

Required Information

Identify the project:

- ❖ School District Name
- ❖ Project Address

Include DSA Application Number if known.

DSA-810: Required Information

DSA Application Number

The number begins with two digits that represent the DSA Regional Office where the project is located.

01 = Oakland

02 = Sacramento

03 = Los Angeles

04 = San Diego

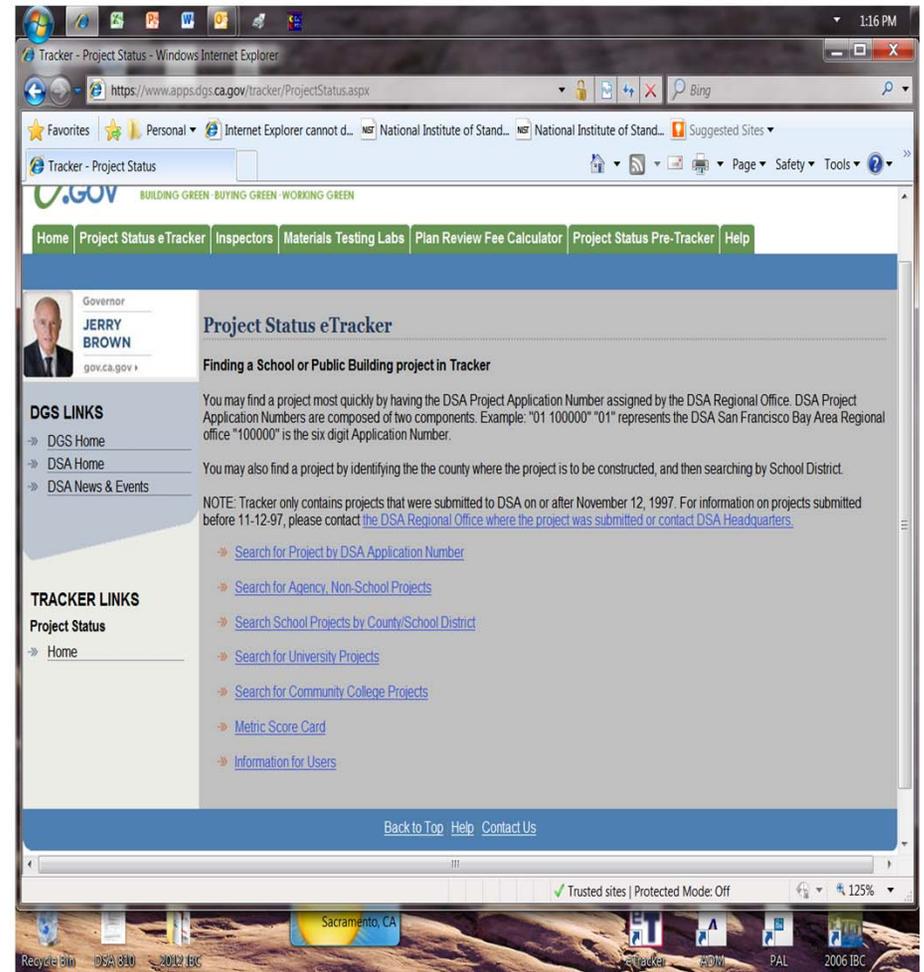
The remainder of the number is the project number, assigned in order of submittal from the beginning of the numbering system for the individual regional office.

Example: 02-114107

How to Look Up Projects in eTracker on DSA Web Site

- ❖ DSA Main Web Page to
- ❖ DSA Quick Links to
- ❖ Project Tracking

To find the project status or assigned Project Inspector for the project, you would need to know the application number as indicated in the previous slide.



DSA-810: Required Information

KEY: "YES" = Complies with LFA requirements
"N/A" = Not applicable to this project.
"NR" = LFA elects not to review
No Check Mark = Reviewed but not approved.

DSA-810: Required Information

#1 Elevators or Stairs for Medical Rescue



Where an elevator does not meet medical emergency service cab size, per 2010 CBC, Section 3002.4a, the LFA reviews the use of stairways for emergency rescue and patient transport.

DSA-810: Required Information

#2 Fire Department Access

- ❖ Road wide enough with 20 foot minimum?
- ❖ Pavers OK to use?
- ❖ Are entry gates accessible for fire department or emergency vehicles?
- ❖ Vehicle turn angle OK to make turn?
- ❖ Access grade OK?
- ❖ Are fire lane location and marking OK?

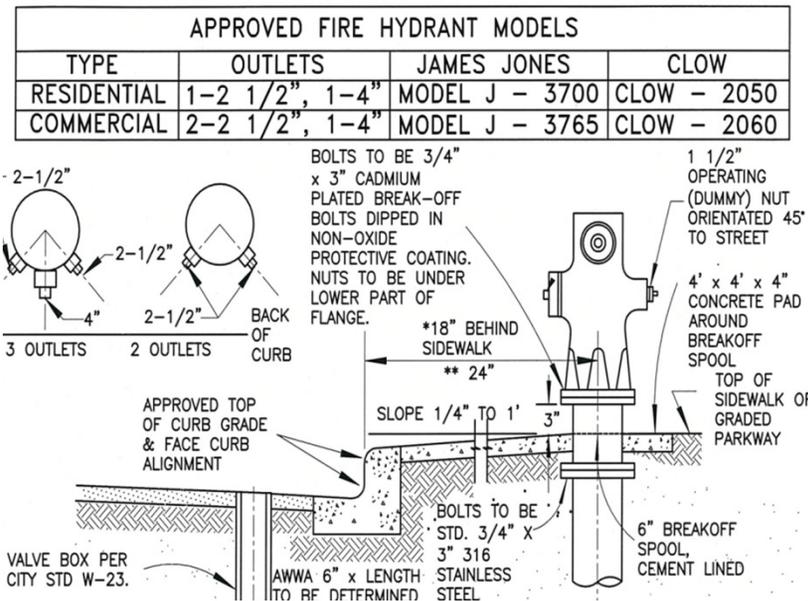


DSA-810: Required Information

#3 Fire Flow

May depend on:

- ❖ Scope of project
- ❖ Location of project
- ❖ LFA equipment
- ❖ Existing water supply



#3 Fire Flow and DSA Policy 09-01

(Found on DSA Web page under Publications.)

Purpose:

Policy 09-01 states that the LFA may have a means for providing fire flow that varies from CFC.

- ❖ Allows LFA to determine required fire flow source.
- ❖ Provides for alternate means of protection or application of NFPA 1142 requirements.
- ❖ Alternate means are equal to minimum code requirements.

(PL 09-01 does not include water requirements for fire sprinklers.)

#3 Fire Flow and DSA Policy 09-01 (Continued)

Prior to submitting a site plan to DSA, the design professional shall meet and consult with the LFA to determine that jurisdiction's ability to respond to a fire event, and to establish the requirements for water flow for fire fighting and building exposure protection.

#3 Fire Flow and DSA Policy 09-01 (Continued)

Where water flow minimum requirements cannot be met in accordance with California Fire Code, the design professional shall notify the school district of the alternate plan for fire fighting and building exposure protection as discussed with the LFA.

- ❖ The alternate means box in Item #3 of the DSA-810 form will be checked.
- ❖ The school district shall sign the DSA-810 to acknowledge use of alternate means in Section #3 of form DSA-810.

#3 Fire Flow and DSA Policy 09-01 (Continued)

When the LFA checks “NR” for Fire Flow on the DSA-810, and an alternate means is requested by the design professional, DSA can only evaluate on-site water storage in meeting NFPA 1142 requirements. Other off-site means of the fire department obtaining the required water cannot be evaluated by DSA and approved.

#3 Fire Flow and DSA Policy 09-01 (Continued)

The LFA signed approval of the site plan shall be taken as an indication that the design professional, the school district. When an alternate means is used, and the LFA have agreed upon the items noted as portrayed or provided on the site plan.

Section #7 in the form DSA-810 should be filled out stating what the alternate means is when applicable.

DSA-810: Required Information

#4 AFSS

Location of FDC acceptable?



DSA-810: Required Information

#5 Location of the Detector Check Valve Assembly

Is assembly accessible to LFA needs?

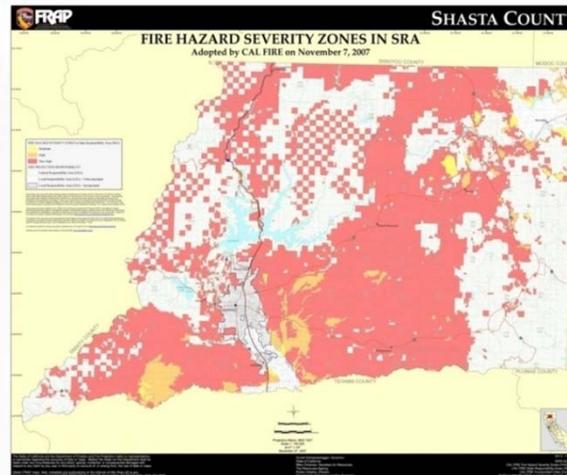


DSA-810: Required Information

#6 Very High Hazard Severity Zone

Is this project in a Hazard Severity Zone as identified by Cal Fire and mentioned in CBC Chapter 7A?

<http://frap.cdf.ca.gov/data/frapgismaps/download.asp>



Check the type: WIFA, Moderate, High, Very High

DSA-810: Required Information

#7 Comments: Note Deficiencies and Alternates

When an agreement cannot be reached between the LFA and design professional, DSA is very interested to know the concern.

Or

When an alternate means is used on the project, DSA would need a record as to what that alternate means consists of.

DSA-810: Required Information

#8 LFA Information

- ❖ Verifies that design professional has contacted the LFA.
- ❖ Used by DSA contact with LFA to discuss project, if needed.

Question and Answer

Question: May LFA require more than is the minimum CBC or CFC requirements?

Answer: Even when local ordinance may require more than the minimum code, FLS related ordinances do not apply to DSA reviews.

Question:

Can LFA require water district approved fire hydrants and/or back-flow preventers?

Answer: If the school district wishes to connect the new water distribution lines in the municipal supply, the school district may have to comply with water purveyor requirements.

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Questions: contact Fire and Life
Safety/Access Compliance Supervising
Architect, DSA Regional Office:
<http://www.dgs.ca.gov/dsa/AboutUs.aspx>

Additional Resource
FLS Page on the DSA web site.
FLS Frequently Asked Questions
Bulletin 12-02
DSA-810 and Instructions

