

**SCOPE**

This standard outlines the requirements for gates on private roads and private driveway access points.

The intent is to allow gates but not compromise safety. This standard makes provisions for the public to leave even though they do not have a gate pass or key and to provide a standard format for emergency crews to enter.

Gate plans shall be submitted and approved prior to construction. Permits may be required by the Building and Safety Division. Gates shall be maintained in accordance with this standard and the approved design. This is the responsibility of the property owners' whether individual or corporate (ie: a Homeowners Association (HOA)).

**NOTE:** Pay Close attention to the definitions and requirements. Problems have occurred in the past with assumptions that a second access may be locked to avoid routine traffic.

**DEFINITIONS**

1. **ACCESS ROAD:** A road used routinely for access into and out of an area.

**NOTE:** Developments that require multiple access roads shall comply with the "ACCESS ROAD" definition. All required access roads shall be able to be used routinely for access into and out of an area.

2. **ALTERNATE ACCESS:** An alternate road provided for the public and for emergency equipment, to be used only when the primary access point is impaired by vehicle congestion or other emergency conditions.

Construction standards of alternate access shall be the same as primary access except the width need not exceed 24 feet when there is no on-street parking.

**NOTE:** The use of alternate access must be approved by the Fire Prevention Division. Planned Unit Developments of 25 homes or more located in High Fire Hazard areas are required to have multiple access points.

3. **EMERGENCY ACCESS:** An access that does not serve buildings and is being provided for emergency vehicles only, such as access into wildland areas. This type of access is not intended for public use.

## 1. GENERAL

### A. Plan Submittal

- 1) Two copies of legible, scaled site and elevation plans which include:
  - a) Identification of gates and setbacks, Knox switches and boxes, automatic exit loops and nearby fire hydrants, fire department connections and fire sprinkler valves.
  - b) Gate construction details and identification of the type of material used. (Wrought iron, chain link, wood, etc.)
  - c) Details of locking devices, electric operators and battery back-up (if required).
  - d) Exiting spikes or similar devices require a submittal with details and must be approved by the Fire Prevention Division.
  - e) Provide Emergency Release Information should main power fail.

### B. Knox System

A Fire Department "Knox System" enables emergency responders to access locked gates during emergencies and is required on all gates whether public or private.

- 1) All orders for Knox system key switches, locks and boxes must be on a current official Knox Company Application/Order form signed by the fire district.
- 2) Applications may be obtained from the Fire Prevention Division, or by calling (805) 681-5523.

### C. Parking

- 1) Parking shall not obstruct any of the requirements of this Standard. No parking signs may be required.

### D. Easements

- 1) All gate components must be in recorded easements, including location of any gate in the open position.

**\*\*Exception:** Gates serving a Single Family Dwelling on private property where no easements are recorded.

## 2. REQUIREMENTS

### A. Private Driveway (Serving One to Four Family Dwellings)

- 1) When a driveway is serving 4 or fewer single family dwellings and the driveway is required for fire department access, all gates shall have a minimum clear open width of not less than the required driveway width.
- 2) Gates may be of the lift, swing, or sliding type.
- 3) Electric gates shall be equipped with a Knox electric switch (with dust cover) in an approved location.
- 4) Locking device must operate in a "fail safe" mode so that the gates unlock and can be operated manually when electrical service is interrupted.
- 5) Manual gates may be equipped with a Knox padlock or private padlock. The key to a private padlock shall be located in a Knox key box in an approved location.
- 6) Gates for private driveways shall be situated to provide a minimum of 30 feet from the intersecting road. (See Exhibit A.)
- 7) Gates shall be constructed to allow manual operation by one person.
- 8) Battery backup is not required but is strongly recommended.

### B. Access Gate for Gated Communities

- 1) When a single road is provided for ingress and egress, the minimum clear open gate width shall not be less than the required road width. (See Exhibit B.)
- 2) When there is one road for ingress and one for egress, each gate shall have a minimum clear open width of 15 feet. (See Exhibit C.) Note: Depending upon number of homes served, increased widths may be required.
- 3) Gates shall be electrically operated and may be of the swing or sliding type. Manual gates are not allowed.
- 4) Each gate shall be provided with a Knox electric switch (with dust cover) on the ingress side, in an approved location, for emergency personnel use.

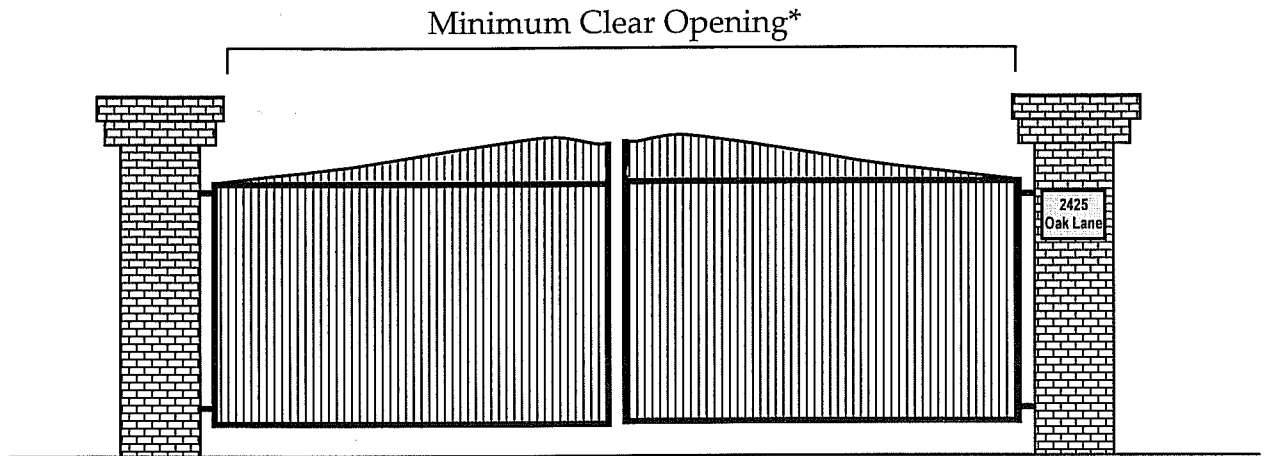
- 5) An automatic exit loop shall be provided for the egress side of the gate.
- 6) No other locks or latches shall be installed on gates.
- 7) Gates (both ingress and egress sides) shall be equipped with a battery back-up. In the event of a power failure, the gates shall open and remain open until power is restored.
- 8) Gate placement shall not encroach into the required 40 foot turning radius or interfere with the use of fire protection equipment; i.e. fire hydrants, fire department connections, fire sprinkler valves, etc.
- 9) Entry gates shall be situated to provide a minimum of 40 feet of storage for entering vehicles to stack without interfering with through traffic from the intersecting road.
- 10) Provisions for turning around vehicles must be provided when entry is denied.
- 11) All gate components shall be maintained in an operative condition at all times and shall be replaced or repaired when defective.
- 12) A semi-annual test of the battery back-up system shall be performed and a record kept on file.

C. Emergency Access Gates(s)

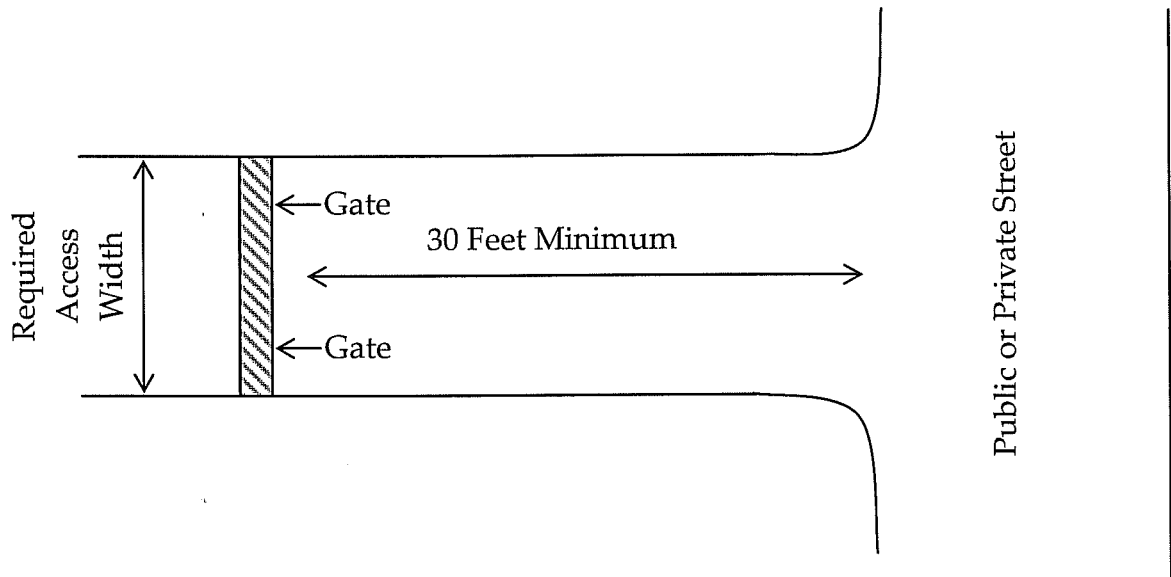
- 1) Minimum clear open gate width shall be 15 feet.
- 2) Gates may be of the swing or sliding type.
- 3) Electric gates shall be equipped with a Knox electric switch (with dust cover). A Knox switch shall be installed on both sides of the gate in an approved location.
  - a) Electric gates must operate in a "fail safe" mode so that the gates unlock and can be operated manually when electrical service is interrupted.
- 4) Manual gates shall be locked with a Knox padlock (weather proofed).
- 5) Gates shall be constructed to allow manual operation by one person.

**NOTE:** The Fire Chief or designee is authorized to approve alternate materials or methods provided that the Chief finds that the proposed design, use or operation satisfactorily complies with the intent of the Fire Code.

# PRIVATE DRIVEWAY - SINGLE FAMILY DWELLINGS



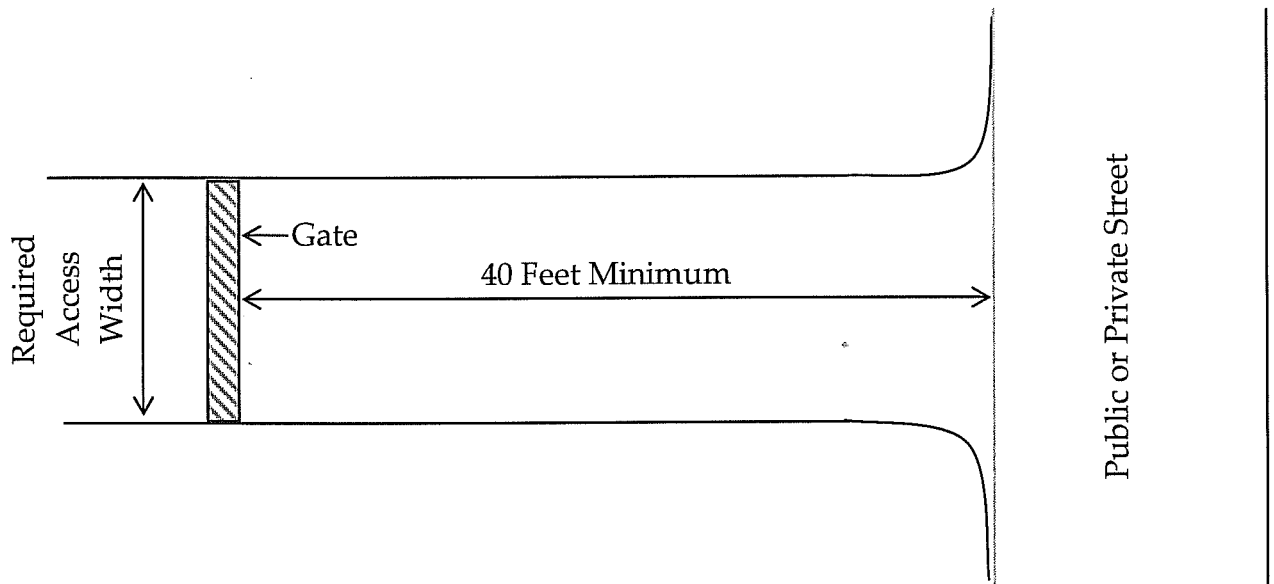
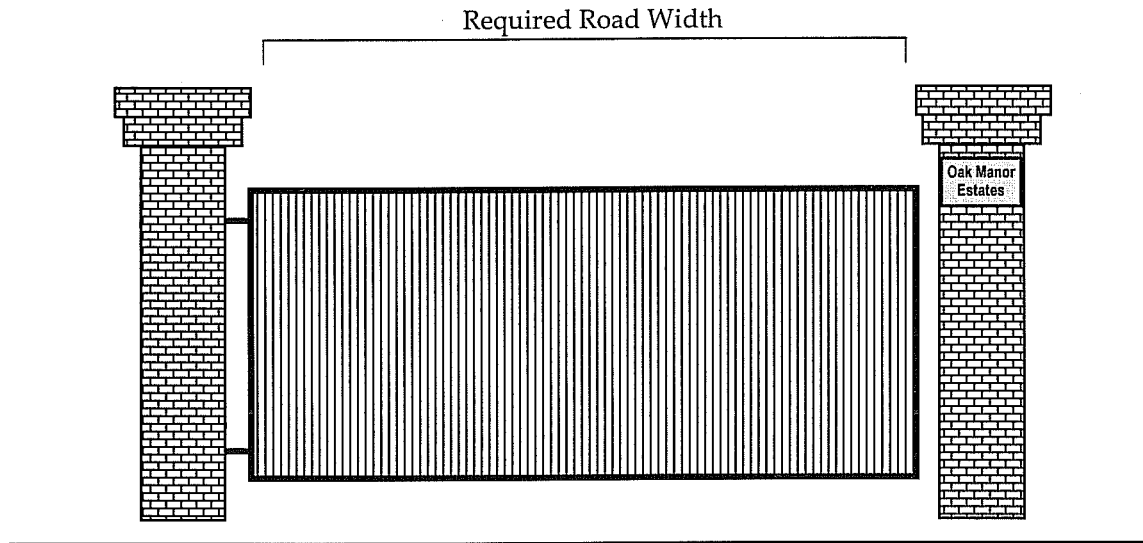
\*Driveways serving one residential dwelling are required to have a minimum width of 12 feet. Driveways serving two residential dwellings are required to have a minimum width of 16 feet. Driveways serving three to four residential dwellings are required to have a minimum width of 20 feet.



1. Minimum clear opening gate width shall not be less than the required driveway width.
2. Entry gates shall be set back from the nearest curb line of any public or private street to provide a minimum 30 feet of storage for a fire engine to stage without interfering with through traffic.

## EXHIBIT A

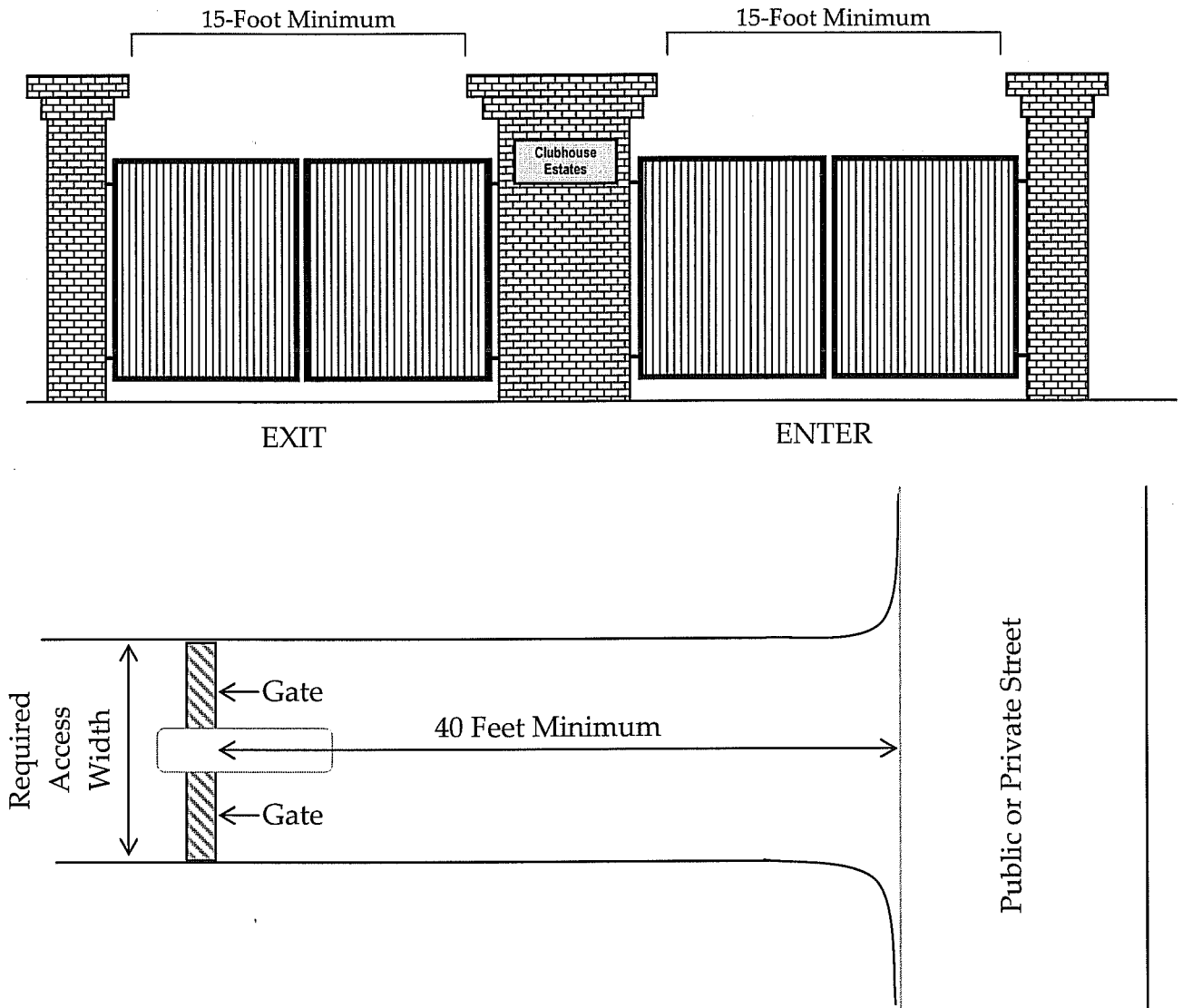
# SINGLE GATE EXAMPLE FOR GATED COMMUNITIES (SUBDIVISIONS)



1. Minimum clear opening gate width shall not be less than the required road width.
2. Entry gates shall be set back from the nearest curb line of any public street to provide a minimum 40 feet of storage for entering vehicles to stack without interfering with through traffic.

## EXHIBIT B

## DOUBLE GATE EXAMPLE FOR GATED COMMUNITIES (SUBDIVISIONS)



1. Minimum gate width of 15 feet. The gate shall be constructed so that there is 15 feet of clear access width when the gate is in the open position.
2. Entry gates shall be set back from the nearest curb line of any public street to provide a minimum 40 feet of storage for entering vehicles to stack without interfering with through traffic.

### EXHIBIT C