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TO: Planning Commissioners Agenda of: February 27, 2014

FROM: Lillian MacLeod, Project Planner Item No.: 3

DATE: February 19, 2014

RE: **SP13-0001/PD95-0002-R/PD95-0007-R/P12-0004/S13-0017/El Dorado Hills Retirement Residence**

Due to the proposed change in construction type from V-B to V-A construction, the California Fire Code Table B 105.1 allows for a larger building size with a smaller fire flow requirement. As such, the El Dorado Hills Fire Department is requesting Condition 40 be revised to be consistent with the Fire Code requirements, as shown below in the ~~strikeout~~ and underlined language. An increase in structural square footage is not being proposed by the applicant, but this parameter is being revised to reflect the maximum square footage that is allowed with the V-A construction type.

“40. **Fire Flow.** The potable water system with the purpose of fire protection for this Retirement development shall provide a minimum fire flow of ~~4,000~~ 3,000 gallons per minute with a minimum residual pressure of 20 psi for a four-hour duration. This requirement is based on a structure ~~114,000~~ 115,800 square feet or less in size, Type ~~V-B~~ V-A construction. All structures shall be fire sprinklered in accordance with NFPA 13 and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.”