



**FIRE DEPARTMENT
SANTA CLARA COUNTY**

14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org



**APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF
CONSTRUCTION, OR MODIFICATION OF CODE**

Project Address: 17121 Crescent Dr. Los Gatos CA. 95030

Applicant's Name: Eric & Lee Ann Wade

Applicant's Address: 17121 Crescent Dr. Los Gatos CA. 95030 Suite

Telephone: 408-314-2755 **Fax:**

The applicant hereby requests the following:

- ☒ Use of Alternate Materials or Method of Construction
PRC 4290 Exception request
- ☐ Modification of Code

Codes Affected:

- ☐ Building Code
- ☐ Fire Code
- ☐ Mechanical Code
- ☐ Electrical Code
- ☒ Other: PRC 4290 Exception Request

Specific section(s) of the code involved: Article 2 Emergency Access, 1273.09 Dead End Roads

Brief description of the request: Exception under "Same Practical Effect"

The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire- resistance, durability, safety, etc.

Organized as the Santa Clara County Central Fire Protection District

*Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos,
Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga*

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality:

2. Strength

3. Effectiveness:

4. Fire Resistance:

See attached letter and supporting documents

5. Durability:

6. Safety:

Additional evidence of proof: See attached letter and associated documents.

Applicant Signature: Eina Wahl Date: 5-25-2022

The above application has been reviewed and has been:

ACCEPTED

REJECTED

Signature:

Fire Official: _____ Date: _____

Building Official: N/A Date: _____

17121 Crescent dr.
Los Gatos. CA 95030

Attn: SCCF Fire Chief

The information provided here is in support of our request for exemption under the SCCF application for use of alternate materials, methods of construction, or modification of code.

As currently designed, the proposed home will provide substantial protection using A-1 fire safe materials such as all concrete and stucco siding, metal roofing, ember proof ventilation screening, tempered glass windows and doors, fire suppression sprinkler systems etc.

In addition we argue for an exception on the following:

Article 2. Emergency Access

1273.09. Dead end Roads

We believe our application meets the necessary requirements for exception under :

1271.00. Definitions: "Same Practical Effect"

Definition of "Practical"

1. Of or concerned with the actual doing or use of something rather than with theory and ideas.
2. (Of an idea, plan, or method) likely to succeed or be effective in real circumstances; feasible.

Under Title 14, Natural Resources, Division 1.5, Department of Forestry, Chapter 7, Fire Protection, Sub Chapter 2, SRA Fire Safe Regulations, Articles 1-5. See:

Same Practical Effect: As used in this subchapter, means an exception or alternative with the capability of applying accepted wild land fire suppression strategies and tactics, and provisions for fire fighter safety, including:

- (a) Access for emergency wild land fire equipment,

Condition met through existing 20' wide primary access road.

- (b) Safe civilian evacuation

Condition met through existing/deeded Safe Civilian Access corridor.(see attached neighborhood map)

- (c) Signing that avoids delays in emergency equipment response,

Condition can be met by adding signage.

(d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire, and

Condition met. (see attached fire hydrant flow letter)

(e) Fuel modification sufficient for civilian and fire fighter safety.

Condition Met. Property has been cleared of most all vegetation.

All portions of Title 14- Natural Resources Division 1.5- Department of Forestry, Chapter 7- fire Protection Subchapter 2 SRA Fire Safe Regulations, Articles 1-5 carry the same weight of enforcement.

Regulation 1271.00. Same Practical Effect carries no diminished level of enforcement or acceptability than any other portion of these regulations. If not, then all regulations are subject to some diminished level of enforceability.

The definition of Same Practical Effect says nothing about “vehicular traffic”. This property offers the effect of allowing civilians and or fire crews to escape through the Safe Civilian Access corridor.

Under Title 14- Natural Resources Division 1.5- Department of Forestry, Chapter 7- fire Protection Subchapter 2 SRA Fire Safe Regulations, Articles 1-5 this project complies with the access requirements. The compliance is noted in **Bold**.

1273.00. Intent

Road and street networks, whether public or private, unless exempted under Section 1270.02 (e), shall provide for safe access for emergency wild land fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with Section 1273.00 through 1273.11.

1273.01. Road Width

All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

The current road is on average 20’ wide

1273.02. Roadway Surface

The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting a 40,000 pound load.

The current road is designed for this weight

1273.03. Roadway Grades

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent.

No portion of the road is over 16 percent grade

1273.04. Roadway Radius

(a) No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.

(b) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than 100 feet.

No portion of the road exceeds the minimum radius.

1.273.05. Roadway Turnarounds

Turnarounds are required on driveways and dead-end roads as specified in this article. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the 'T' shall be a minimum of 60 feet in length.

Type A residential hammerhead is proposed on the subject property.

1273.06. Roadway Turnouts

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

Not required as road is 20' wide in most places.

1273.07. Roadway Structures

(a) All driveway, road, street, and private and roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35550, 35750, and 35250.

(b) Appropriate signing, including, but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capability of each bridge.

(c) A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

Current road complies

1273.08 One-Way Roads

All one-way roads shall be constructed to provide a minimum of one 10-foot traffic lane. The local jurisdiction may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than 10 dwelling units. In no case shall it exceed 2640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

Current road is a two-way road

1273.09. Dead-End Roads

(a) The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Parcels zoned for less than one acre	1800 feet
Parcels zoned for 1 acre to 4.99 acres	1320 feet
Parcels zoned for 5 acres to 19.99 acres	12640 feet
Parcels zoned for 20 acres or larger	5280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned, parcel sizes, requiring length limits, the shortest allowable length shall apply.

(b) Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

(c) Each dead-end road shall have a turnaround constructed at its terminus.

Same Practical Effect applies

1273.10. Driveways

All driveways shall provide a minimum 10 foot traffic lane and unobstructed vertical clearance of 15 feet along its entire length.

(a) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(b) A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.

Not applicable to this project

1273.11 Gate Entrances

- (a) Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate.
- (b) All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
- (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a 40 foot turning radius shall be used.

Not applicable to this project

Per these definitions, Crescent dr. has a usable means to provide for safe access for emergency wild land fire equipment and civilian evacuation concurrently. It also complies with all requirements to meet minimum standards and is eligible for approval under the currently enforced fire safe regulations.

Per the definition of “practical” it is unrealistic to and should be prohibitive to peruse unrealistic and cost prohibitive improvements, like building complete road systems, to be borne on the backs of the individual applicant.

We believe the SCCF is looking to support any argument of a regulation that provides latitude in its interpretation in favor of arguments that result in creating a more fire safe neighborhood.

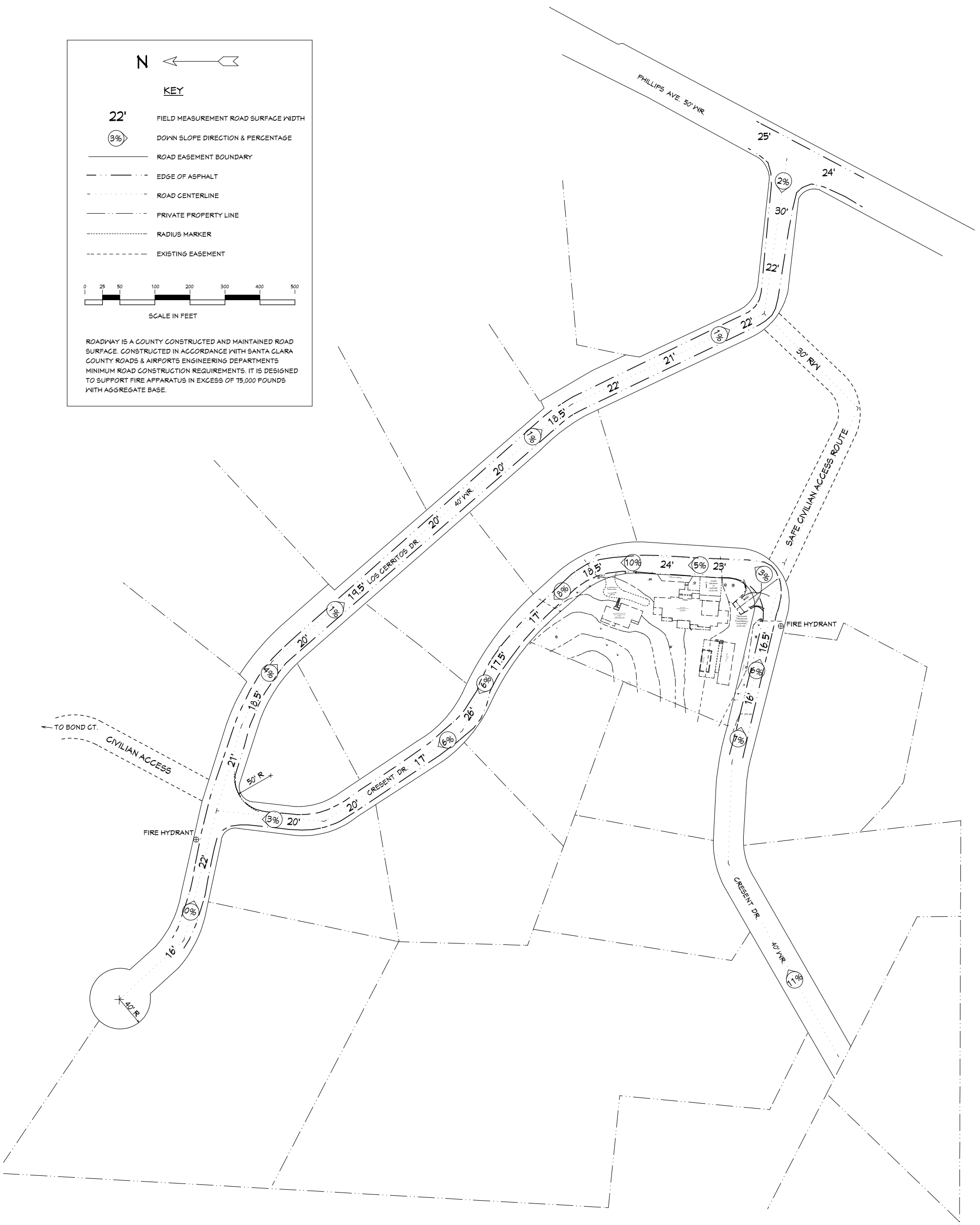
Interpretations of regulations in a manner that restricts the implementation of more fire safe homes and neighborhoods will continue to exacerbate the diminishing fire safety in those existing neighborhoods. There is no down side to allowing the construction of a new fire safe home where an existing un-fire safe one exists. Fire crews are currently duty bound to enter a neighborhood during a fire event to attempt in saving the structures and provide safety to the residence therein. The more homes that are allowed to rebuild existing or build new with fire safety measures, materials and access in these existing neighborhoods only helps create a more fire safe neighborhood.

Approving this application reduces liability, is acceptable, legal and benefits the departments end goal of creating a more fire safe neighborhood.

Thank you for your consideration of this argument.

Eric & Lee Ann Wade

CRESCENT DR. ROAD STUDY



Upper existing safe civilian evacuation route. Signage can be added.



Lower existing safe civilian evacuation route. Signage can be added.





SAN JOSE WATER

1265 S. Bascom Avenue
San Jose, CA 95128-3514

Writer's Direct Line: (408) 279-7821
Email: marty.henderson@sjwater.com

March 29, 2022

Eric Wade
Wade Construction
17121 Crescent Dr
Los Gatos, CA 95030

Reference: 17121 Crescent Dr., Los Gatos, CA
APN: 532-21-007

Dear Mr. Wade:

Per a request, we conducted a computer simulation to determine fire flow availability at the referenced location. The purpose of the simulation is to determine if 1,000 GPM is available. The table below gives the results of the computer simulation, which are valid for one year from the date of the simulation. Elevations are interpolated from United States Geological Survey contours.

Hyd. No.	Location	GPM	Static PSI	Residual PSI
G-00592 Elev. = 606'	Crescent Dr., approx. 1003' S. of Los Cerritos Dr.	1000	81	31
Date of Simulation: June 14, 2021				

Determining the adequacy of fire protection from the information provided herein is the responsibility of those qualified to do so. San Jose Water Company undertakes to supply only such water at such pressure as may be available any time through the normal operation of its system. Section 774 of the Public Utilities Code limits the liability of the utility resulting from a claim regarding the provision or maintenance of an adequate water supply, water pressure, equipment or other fire protection facility or service

Sincerely,

Marty Henderson
Engineering Support Supervisor

For additional information

Backflow: 408-279-7872
Map requests: 408-918-7360
Static water pressure: 408-918-7361
Water meter sizing: 408-279-7839