



# Fire Safety Inspections in Mobile Home Parks

## A Guideline for Sunnyvale Mobile Home Park Owners and Operators

### What to Expect

The Sunnyvale Department of Public Safety (DPS) conducts regular fire safety inspections of all mobile home parks within its jurisdiction as authorized by California Code of Regulations Title 25, Chapter 2, Article 6 §1302.

The focus of our inspections is fire hydrant systems, water supplies for fire fighting operations, fire department vehicle access roads, lot identification, open flames, and burning and abatement of weeds, debris and combustible material storage that present a fire hazard.

As the park owner or operator you have a responsibility to comply with the local fire code (Sunnyvale Municipal Code 16.52) in addition to applicable State regulations for mobile home parks. This inspection guideline is intended to assist you in preparing for the DPS inspection and remaining in significant compliance with the local fire code, but it does not comprehensively identify all applicable rules and regulations to which mobile park parks are subject.

### Inspection Guideline

#### 1.0 Fire Department Vehicle Access Roads

- Fire Department vehicle access roads (i.e. fire lanes) shall remain clear and have a minimum unobstructed width of 20 feet exclusive of shoulders, and a minimum unobstructed height of 13 feet 6 inches.
- Curbs along access roads shall be painted traffic red and have the words 'FIRE LANE' (all capital letters) stenciled each 50 feet on both the face and top edges. The stenciled letters shall be 3 inches high with a stroke of ½ inch and be white in color.

Note: Authority cited: Sections 18300, 18610 & 18691, Health & Safety Code. Reference: Sections 503.2.1, 503.3.1 & 503.3.2 Sunnyvale Municipal Code.

#### 2.0 Lot Identification

- All lots shall be identified by letters, numbers, or street address numbers. The lot identification shall be in a conspicuous location facing the roadway. If the lot identification number is to be installed on a wall surface of the unit, the wall surface nearest the roadway shall be used. Note: Individual homeowners are responsible for complying with this requirement.
- All lots shall be defined by permanent corner markers. Corner markers shall be visible at grade and shall be installed in a manner that does not create a hazard. (See CCR Title 25 §1104)

Note: Authority cited: Sections 18300, 18610 & 18691, Health & Safety Code. Reference: California Code of Regulations Title 25 §1104.

#### 3.0 Testing and Certification of Private Fire Hydrants

- At least once every twelve (12) months each fire hydrant (and standpipe) located on the park property shall be inspected, tested and certified for operation in accordance with Section 3.1 below.



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- At least once every five (5) years, each fire hydrant (and standpipe) located on park property shall be inspected, tested and certified for minimum water flow in accordance with Section 3.2 below.
- The annual hydrant operational test may be performed and verified by a park owner or operator for the years between the five-year water flow tests. However, the five-year test and certification of water flow and the operational test performed at that time are required to be certified by a licensed C-16 fire protection contractor. In order to certify the test results reported on the form, the licensed C-16 fire protection contractor must witness the test.
- The results of each test shall be documented and certified on the California Housing and Community Development *Private Fire Hydrant Test and Certification Report* (link to Form HCD MP 532).
- Park operators shall submit the completed certified form annually, within 30 days of the test, including parks that qualify for testing exceptions, to the **Sunnyvale Department of Public Safety Fire Prevention Office** at 505 W. Olive Avenue, Suite 150, Sunnyvale CA 94086.

### 3.1 Annual Hydrant Operational Test

- Open fully and flow until the water runs clear for at least one minute.
- Operating wrench available.
- Valves operate fully and freely.
- Lubricate cap threads and hydrant stem.
- Threads and caps are undamaged, no leaks or cracks in hydrant barrel.
- Protection from vehicle impact provided (e.g. bollards).
- Thirty-six inches (36") of unobstructed access maintained around hydrants.
- Outlets on hydrants are fourteen inches (14") to twenty-four inches (24") above grade and readily accessible.
- A blue reflective dot is permanently affixed in the middle of the roadway directly in front of the hydrant to clearly identify hydrant or riser location.
- Hydrant or riser is painted safety yellow.

### 3.2 Five-Year Water Flow Test

The minimum water flow from fire hydrants shall not be less than:

- Five hundred (500) gallons per minute with a minimum residual pressure of twenty (20) psi for a fire hydrant with a four (4) inch or larger barrel or riser, or
- Two hundred and fifty (250) gallons per minute with a minimum residual pressure of twenty (20) psi for a fire hydrant with a two and one-half (2-1/2) inch barrel or standpipe riser.

Note: Authority cited: Sections 18300, 18610 & 18691, Health & Safety Code. Reference: Section 18691, Health & Safety Code, Section 507.5.1.1, Sunnyvale Municipal Code.



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### 4.0 General Fire Safety

- Combustible waste material creating a fire hazard, nuisance or a hazard to the public health, safety or welfare shall not be allowed to accumulate upon the premises.
- Outside storage of combustible materials shall not be located within 10 feet of a property line or 3 feet for storage not exceeding 6 feet in height. CFC 315.3
- Waste paper, hay, grass, straw, weeds, litter, or combustible flammable waste, refuse, or rubbish of any kind shall not be permitted, by the park owner or operator, to remain upon any roof or on any vacant lot, open space, or common area.
- The park area shall be kept clean and free from the accumulation of refuse, garbage, rubbish, excessive dust, or debris.

Note: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code; California Fire Code Sections 304.1, 304.2, 315.2

### For More Information

Webpage: [FirePrevention.InSunnyvale.com/Fire Prevention and Public Education/Mobile Home Parks](http://FirePrevention.InSunnyvale.com/Fire%20Prevention%20and%20Public%20Education/Mobile%20Home%20Parks)  
Email: [fireprevention@sunnyvale.ca.gov](mailto:fireprevention@sunnyvale.ca.gov)  
Phone: 408-730-7212