



# Dennis Grubb and Associates, LLC

*Assisting Cities Build Safe Communities*

To: City of Perris  
135 N. "D" Street  
Perris, CA 92570

Date: 10/24/2018  
DGA #: PP8031  
Perris PC #: MM18-05038

Attention: Building & Safety  
Project Address: 4605 Wade St

## PLAN TYPE

- |  |   |
|--|---|
| <input type="checkbox"/> Alarm Sys   | <input type="checkbox"/> Alarm Monitoring   |
| <input type="checkbox"/> Architectural New   | <input type="checkbox"/> Architectural TI:  |
| <input type="checkbox"/> Sprinkler TI  | <input type="checkbox"/> Sprinkler New  |
| <input type="checkbox"/> Underground <input type="checkbox"/> Lg <input type="checkbox"/> Sm | <input type="checkbox"/> Hood Suppression Sys   |
| <input type="checkbox"/> Special Extinguish Sys  | <input type="checkbox"/> Pre-Action System  |
| <input type="checkbox"/> Spray Booth: #  | <input type="checkbox"/> Compressed/Med Gas   |
| <input type="checkbox"/> Hazardous Material (Non H)  | <input type="checkbox"/> Chem Class: <input type="checkbox"/> <10 <input type="checkbox"/> 10-25 <input type="checkbox"/> 26-100 <input type="checkbox"/> > 100 |
| <input type="checkbox"/> Special Hazard:   | <input type="checkbox"/> Conditional Use Permit   |
| <input type="checkbox"/> Other: Development Review   | <input type="checkbox"/> FD Access  |

## PLAN STATUS

**APPROVED:** The plans have been reviewed for compliance to applicable agency codes and standards. The plans are approved for issuance for applicable permit(s) pending the approval of any other applicable County/City agencies.

**NOT APPROVED:** The plans have been reviewed for compliance to applicable agency codes and standards. Corrections are required before the plans can be approved. See the attached correction letter.

Change and/or additional fees required: \_\_\_\_\_

Change of scope/description to submitted project: \_\_\_\_\_

Comments:

Expedite  Revision  Additional Submittals **Plan Review Fees: \$350**

6560 Van Buren Blvd, Ste B, Riverside, CA. 92503  
(800) 975-7395 \* (951) 772-0007

CITY 000960





**Dennis Grubb and Associates, LLC**  
*Assisting Cities Build Safe Communities*

*Fire Department Development Review Comments*

October 23, 2018

City of Perris  
Attn: Nathan Perez  
135 N. D Street  
Perris, CA 92570-2200

**Subject: Development Review for MM5038, 4605 Wade Ave**

As requested a review of the subject property was completed. Please apply the following conditions;

1. Prior to the to the issuance of a building permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
2. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
3. All required fire hydrants shall be installed and operational prior to building construction.
4. All fire hydrants shall remain operational during construction.
5. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
6. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.

**6560 Van Buren Blvd, Ste B, Riverside, CA. 92503**  
**(951) 218-5482 \* (951) 772-0007**

**CITY 000961**



7. All buildings shall be provided with fire alarm systems including smoke detectors throughout. Construction plans shall be submitted to the city for review and approval to the City of Perris prior to installation.
8. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
9. Prior to the issuance of building permits a City of Perris Chemical Classification Disclosure shall be submitted for review and approval. All hazardous materials as defined by the fire code that will either be stored or used at the facility shall be disclosed. The disclosure package can be obtained at <http://www.cityofperris.org/city-hall/forms/fire-forms/ChemicalClassificationPackage01-17.pdf>
10. Prior to the use of any flammable gas for extraction processing plans shall be submitted to the city for review and approval for the required flammable gas detection system. Insure that the flammable gas detection system shall be listed or approved and shall be calibrated to the types of fuels or gases used for the extraction process. The gas detection system shall be designed to activate when the level of flammable gas exceeds 25 percent of the lower flammable limit (LFL).
13. Prior any extraction processing a Technical Report by a California Licensed Fire Protection Engineer (FPE) or by a Registered Design Professional (RDP) shall be provided to the city for review and approval. The report shall cover all aspects of the oil extraction process and the equipment use. The technical report shall contain at a minimum, but not limited to, all of the following:
  - Manufacturer information (name, company, phone/email contacts).
  - Preparer of record on technical report.
  - Date of review and report revision history.
  - Signature page shall include all of the following, Author, Date, Seal and Signature of the Engineer
  - Model number of the item evaluated. If the equipment is provided with a serial number, the serial number shall be included for verification at time of site inspection.
  - Methodology of the design or peer review process used to determine minimum safety requirements. Methodology shall consider the basis of design, and shall include a code analysis and code path to demonstrate the reason as to why specific code or standards are applicable or not.
  - Equipment description. A list of every component and sub-assembly (fittings, hose, quick disconnects, gauges, site glass, gaskets, valves, pumps, vessels, containers, switches, etc.) of the system or equipment, indicating the manufacturer, model number, material, and solvent compatibility. Include manufacturers' data sheets.
  - A general flow schematic or general process flow diagram of the process. Post-processing or winterization shall be included in this diagram. All primary components of the process equipment shall be identified and match the equipment list above. Operating temperatures, pressures, and solvent state of matter shall be identified in each primary step or component. A piping and instrumentation diagram (P&ID).

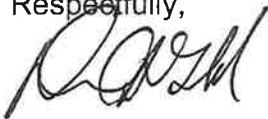


- Record of any pressure vessels, and spec sheets. Indicate if pipe is used for fabricated components.
- Structural analysis for the frame system supporting the equipment.
- Process safety analysis of the extraction system, from the introduction of raw product to the end of the extraction process.
- Comprehensive process hazard analysis (PHA) considering failure modes and points of failure throughout the process. The process hazard analysis shall include a review of emergency procedure information provided by the manufacturer of the equipment or process, assembly instructions, operation and maintenance manuals provided by the manufacturer.
- Identify the location of all Class I & II, Division 1 & 2, zones, and a review of all electrical components verifying they are listed for the hazardous environment in which they are located.
- List of references used in the analysis. CFC 3804.3.1

**NOTE:** Prior to contracting with the FPE or RDP obtain the City of Perris Fire Marshal Office approval for the proposed firm/individual. Resumes and or other supporting documentation shall be provided that demonstrates that they are experts in the oil extraction process and equipment and the associated hazard. Exception: Pressure Safety Inspectors LLC (Chris Witherell) is a pre-approved RDP.

14. Prior to the operation of any extraction processing a site inspection shall be performed by Technical Report California Licensed Fire Protection Engineer (FPE) or by a Registered Design Professional (RDP) who prepared the Technical Report once the extraction equipment is installed. Once the inspection is completed the FPE/RDP shall prepare a report on their findings. The report shall include the serial number of the equipment used in the process and shall confirm the equipment installed is the same model and type of equipment identified in the technical report. The Finding Report shall be provided to the Perris Fire Marshal Office for review and approval prior to fire department final inspection.

Respectfully,



Dennis Grubb, CFPE

