



**INFORMATION AND
STANDARD COMMENTS
FOR DEVELOPMENT
WITHIN
THE TOWN OF GILBERT**

(This packet is handed out at the pre-application meeting)

Building Department Information

1. Construction within the **Town of Gilbert** are to comply with the 2003 **IBC, IRC, IMC, IFC**, 2002 **NEC** and 1994 **UPC**.
2. Accessibility for site and facilities will be required per ADAAG as mandated by the State of Arizona and adopted by the Town of Gilbert.
3. Please note that detectable warnings (truncated domes) are required per the ADAAG publication.
4. All exits shall be located on accessible routes.
5. Please note that carport parking structures shall be located a minimum of 15 feet from another building. This applies to Occupancy Group B, F, M, R-2.
6. Provide plans for review as per **Town of Gilbert Procedure** for obtaining a building permit for commercial, industrial, multi-family or residential buildings.
7. Town of Gilbert Ordinance No. 1335 prohibits smoking in this business. Note on the construction drawing the requirement for 4-inch diameter no smoking symbol at main entrance. For further information a copy of Ordinance No. 1335 should be obtained.
8. Code amendments and submittal requirements available on the Town of Gilbert website at www.ci.gilbert.az.us. Projects submitted for permits without the required requested information are subject to additional reviews and review fees.
9. UPC Amendments available at; www.azsos.gov/public_services/Title_04/4-48.pdf

Standard Commercial and Industrial Site Plan Notes

March 11, 2004

1. All utility lines less than 69 KV on or contiguous to the site shall be installed or relocated under ground.
2. All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard, which is screened by a perimeter wall at least 6 feet in height.
3. All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 6' solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
4. S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:
 - a. Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet;
 - b. Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet;
 - c. An alternative screening method approved by the Planning Department prior to issuance of any permits.
5. The location of all electrical utility equipment shall be identified on the construction plans.
6. Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
 - a. The parapet wall of the building shall equal or exceed the height of the mechanical units, or;
 - b. By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
7. Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
8. Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
9. Pneumatic tubes, whether metal or plastic, shall be either:

- a. Enclosed in pilasters, columns or other architectural features of the canopy or building, or;
 - b. Routed under ground.
10. All backflow prevention devices 2" or larger shall be screened with landscape located within a 6' radius of the device. All backflow preventers less than 2" shall be placed in a wire cage painted to match the primary building color.
11. All freestanding light poles shall:
 - a. Be located within landscaped areas or planter islands.
 - b. Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30" from adjacent grade.
 - c. Be located to avoid conflict with trees.
12. Site lighting shall comply with the light and glare criteria set forth in Section 11.22.A of the ULDC, including a maximum freestanding light fixture height of 25'. The maximum height of a building mounted light fixture is 14'. The maximum height of a freestanding light fixture located within 100' of a residential zoning district or property designated for residential development in the General Plan is 14'.
13. Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracts) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
14. Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
15. Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Boamanite, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
16. Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides **using** the same materials and colors, and a design to complement that of the main building.
17. All exterior metal shall be finished or painted to match the approved project colors.
18. Existing on-site plant material damaged during construction shall be replaced with comparable species and size.

Standard Planning Department Residential House Plan Conditions Design Review Board Resolution – 12/14/2000

1. A minimum of three architecturally different covered patio designs shall be provided for each standard plan on lots that back to common open space or public streets. The designs will incorporate differing rooflines such as a parapet design, a gabled design or other appropriate design given the main structure rooflines. All patio columns shall be of substantial dimensions (i.e. 12" stucco column) and constructed of materials compatible with the exterior elevations.
2. A minimum of three (3) different garage doors shall be offered as a standard feature for each standard plan. Different designs may include short vs. long panels and decorative, divided-light panels.
3. No house product of the same floor plan and elevation shall be built adjacent or across from one another. Across is defined as any lots having common frontage.
4. The same color scheme is not permitted on adjacent residences.
5. Provide reverse elevations, where possible, on adjacent lots to keep the garage doors from always being on the same side of the lots.
6. Detailing (i.e. veneer stone, brick, shutters, window mullions, decorative corbels, etc) as shown on the approved elevations shall be standard and clearly labeled on the construction documents. Substantial deviations from the approved elevations shall be reviewed by the Design Review Board.
7. No similar rear elevations shall be allowed adjacent to one another along open spaces or public right-of-ways. Window detailing shall be applied to the side or rear elevations that side or back onto an open space or public street. The detailing shall be clearly noted on the construction documents.
8. Wainscoting pop-outs and other horizontal banding details applied to the front elevation shall be wrapped around the corner of the house to the return wall or to a prominent end-column feature.
9. All exposed metal roof vents and utility equipment shall be painted to match the adjacent roof or building color. This shall be clearly noted on the construction documents.
10. All ground-mounted mechanical equipment within a side or rear yard of a lot enclosed by a view wall shall be fully screened by a finished wall.
11. These conditions and any additional conditions approved by the Design Review Board shall be placed on the cover sheet of the first house plan construction submittal and all subsequent submittals for each individual standard plan.

Standard Public Works Commercial Comments

1. Reduced pressure backflow assemblies shall be installed as required by **Standard Detail #83**. Show locations of assemblies on plans. (Commercial/Industrial Projects)
2. All water service connections and lines shall be a minimum size of one inch.
3. All water meters will remain on the perimeter of the property in the right-of-way, but out of any areas to be asphalt or concrete.
4. Water lines through the site shall be segmented by several gate valves to minimize shut down area in emergencies.
5. Fire hydrants shall be required at the end of all dead-end water mains and at the end of all cul-de-sacs.
6. Non-residential refuse containers need to be 3, 4, 6, or 8 cubic yard capacity and installed per **Standard Detail #80**. All containers and locations shall be approved by the **Public Works Department**.
7. Refuse truck route and turn around to the capacity of 60,000 lbs refuse bin/enclosure area shall be asphalt (per **Town of Gilbert Standard Details**) or all-weather gravel, maintained by owner at all times. All refuse access ramps shall be sloped in the direction of the access ramp. (Not cross-slopes, as they affect the balance of the truck's loading arms).
8. Industrial Discharge Questionnaire and Business Registration application shall be approved prior to construction.
9. Require 35' inside, 55' outside turning radius
10. Commercial properties shall be designed with double-wide enclosures
11. Double-wide enclosure net width is 22' minimum interior clear without midwalls. 12' minimum on each side of the midwall and 9' deep
12. (3) Safety posts spaced 3' apart 4" or 6" per MAG (Detail #140)
13. Enclosures should be a minimum of 5' from any structure
14. Restaurants require an additional 4' wide to accommodate a tallow bin
15. Enclosures are to be angled no more than 30 degrees from center line of solid waste collection vehicle route
16. 10' deep 3000 psi concrete approach pad
17. Enclosure walls require #4 bar on 8" center (grout cells solid full height)

Standard Public Works Residential Comments

1. 35' inside, 55' outside turning radius required
2. Collection equipment is not allowed to back over 50'
3. As a general rule collection services will not be provided in the alley
4. Minimum alley width 20', one sided collection may be required, collection location identified with a curb marking or 3' x 3' pad with 2' of separation
5. For collection efficiency single sided collection service may be specified
6. Cluster homes on dead end street will be required to be brought out to the loop road
7. Minimum overhead clearance is 14'

Standard Engineering/Traffic Commercial Comments

1. Sewer and water main buy-in may be required. Consult with Rick Allred (480) 503-6841 / Albert Pineda (480) 503-6843.
2. Water mains within a site shall be placed in an exclusive 12 foot waterline easement that is to be dedicated by a *Map of Dedication*.
3. A Master Plan for water, sewer and drainage covering the overall project/site must be submitted for approval prior to any development.
4. The project may be in a FEMA 100 year floodplain. Consult with Mark Weiner (480) 503-6848.
5. Right-of-way dedication required for all adjacent arterial or collector streets.
6. Applicant will be required to construct half-street improvements to Town of Gilbert standards.
7. Completion of arterial street improvements is required prior to Town issuing Certificate of Occupancy.
8. The project may require a traffic impact analysis that addresses anticipated traffic flow, access, traffic controls and related issues. Submit the report with the Design Review/preliminary plat application.
9. Right-turn refuge lane(s) may be required – consult with Traffic Engineering division
10. Driveway locations must meet Town of Gilbert standards
11. All new development within the Town must install required street lights.
12. Baseline Road frontage is assessed \$4.00 per linear feet for streetlights in lieu of construction.
13. For detailed information concerning design criteria, plan layout, submittal requirements, etc. consult ***The Town of Gilbert Unified Land Development Code***.
14. Any driveway that is to be used solely as a right-in/right-out shall have a center diverter and shall incorporate a right turn only lane on the approach.
15. All sight lines shall comply with Detail 92 or Detail 93 (whichever is applicable) at time of installation.
16. Stopping Sight Distances shall be maintained per AASHTO requirements on the approach to any STOP controlled intersection. Landscaping on these approaches shall meet the minimum standards of height or off-set to provide clear view of a STOP sign or traffic signal when installed.

17. Developments with arterial street frontage will be required to install traffic signal interconnect conduit (2 4-inch PVC conduits with twin green tracer wire) and pull boxes per Traffic Engineering requirements with the development.
18. Signing and Pavement Marking Plans are to accompany the construction document submittal. All streets are to be included (arterial, collector, and residential) in the submittal. Show all signing at 1:20 or 1:40 scale. Signing within the development on local residential streets can be displayed on a site plan and not to scale. Signing and Pavement Marking plans are to be separate apart from any other portion of the construction documents.

Standard Parks & Recreation Comments for Residential Subdivisions

1. Establish a Homeowners Association (HOA) to manage and maintain the open space, common areas, recreation amenities, landscaping, etc.
2. Provide usable open space equal to a minimum of 10% of the project gross acreage per the Parks, Open Space, Trails and Recreation Element of the General Plan.
3. Parks and Recreation Department suggests:
 - Use "Midiron" Bermudagrass for any turf common areas.
 - Bolt-down and/or vandal-proof manhole covers on utility lines in open/common space.
 - Provide security lighting in open/common space.
 - Ramada(s) Picnic Table(s) BarB-Q Grill(s)
 - Multi-Use Trails Fencing/Gates Benches
 - Basketball Courts(s) Volleyball Courts(s) Tennis Courts(s)
 - Swimming Pool
4. A portion of the usable open space should be devoted to a lighted children's play area which would include a "Tot Lot" large enough to accommodate a total of play stations (based on the formula: number of units x .25). The playground (Tot Lot) equipment and surfaces are to be installed and maintained according to the recommendations of the Consumer Product Safety Commission (phone 800-638-2772 for the latest publication) and the American Society of Testing and Materials (ASTM), standard F1487-01e1. At least one-third (1/3) of the playground should be accessible to the handicapped.
5. Public/semi public swimming pool(s) and/or spa(s) are to be built and maintained according to current industry standards, Maricopa County Health Department rules, regulations, policies, procedures, and all Town of Gilbert Building Code regulations.

RESIDENTIAL, OPEN SPACE, RECREATION AMENITY MINIMUM RECOMMENDATIONS

Park/Open Space

Recreational Amenities	Under 50 Units	51-100 Units	101-200 Units	203-300 Units	301+ Units
Minimum of 10% Gross Acreage for Open Space	X	X	X	X	X
Playground(s) .25 Play Stations per Unit		X	X	X	X
Swimming Pool(s) (HOA) 1 per 300 Units					X

Recreational Amenities	Under 50 Units	51-100 Units	101-200 Units	203-300 Units	301+ Units
Picnic Tables 1 per 100 units			1	2	3+
Ramada(s)/ Shade Structure 1 per 100 units			1	2	3+
BBQ Grills 1 per 100 units			1	2	3+
Basketball Court 1 Full Court per 200 units				1	2+
Sand Volleyball Court 1 per 200 units				1	2+
Park Benches 1 per 50 units		2	3-4	4-5	6+
Tennis Courts 2 per 300 units					2+

Standard Fire Department Notes

(These notes are required to be on the commercial, industrial and multi-family plans for all submittals)

1. Construction within the Town of Gilbert shall comply with the 2003 International Fire Code, as amended by the Town Construction Ordinance, Section 10-35.
2. The applicant is responsible to identify and coordinate deferred submittals.
3. Fire sprinklers shall be installed in accordance with NFPA Standards and Town of Gilbert sprinkler ordinance.
4. The Fire Sprinkler Riser shall be located inside the building with direct exterior access. All occupancies are required to provide exterior access to a fire riser room designed for the fire systems only.
5. Fire department inlet connections (FDC) shall be located on the wall of the address side or natural approach of the building it serves and shall identify the building(s) served with permanent signage.
6. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinkler heads exceeds 19. IBC Section 903.4.
7. In addition to the exterior bell or horn, an approved audible/visual fire sprinkler flow alarm shall be provided in the interior of all buildings in a normally occupied location. The A/V device shall be a minimum of 75 cd lumens and 15 db above the ambient sound level. IFC Section 907.10 and ADAAG Section 4.28.
8. A fire hydrant shall be located within 150' of the fire department connection (FDC). **The route is to be measured as the fire hose would be laid out** and is NOT measured in a circle around the fire hydrant, and does not go through water retention basins, over walls or similar obstructions.
9. The minimum number of fire hydrants shall not be less than required per 2003 IFC Appendix B & C. The minimum required fire flow is **1500** (gpm) at **20** (psi) residual pressure.
10. Plans and specifications for fire sprinkler systems exceeding 19 heads submitted for review shall be sealed by a qualified Arizona Registrant in fire sprinkler design. The installing contractor's name, address and phone number are to be included on the drawings and calculations submitted for review and approval. As-built drawings will be required where field changes are made to the designed drawings.
11. Fire sprinklers shall be installed in all concealed spaces enclosed wholly or partly by exposed combustible construction.
12. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150

feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The route is to be measured around the building as the fire hose would be laid out and is NOT measured through interior or covered walkways or water retention basins. The route of the fire apparatus access road shall be approved by the fire department.

Apparatus access roads shall have a minimum unobstructed width of 20 feet. (foc).

A minimum vertical clearance of 15 feet shall be provided for the apparatus access roads.

Confirm fire apparatus turning radius 35 feet inside and 55 feet outside (foc).

13. Fire lanes shall be marked by signs per TOG Detail #63, and/or curb painted red and labeled "FIRE LANE NO PARKING". If curb is painted, labels shall be no greater than 25' apart. Signs shall be placed not greater than 75' apart at the beginning and end of the designated fire lane

14. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around.

15. Fire apparatus access roads shall have a maximum grade of:

0-6% grade ABC 6" 95% compaction

6-12% grade concrete or asphalt, 4" minimum

The maximum angle of approach shall not exceed 8 degrees.

16. An approved key box is required on all commercial structures that contain off site monitored fire sprinklers, a fire alarm system or when access is difficult and where immediate access is required for life saving or firefighting.

17. Plans and specifications for fire alarm systems, automatic fire extinguishing systems, standpipes and their appurtenances shall be submitted to the Building Department for review and approval prior to installation.

18. A 3-foot clear space shall be maintained around the circumference of all fire hydrants.

General Fire Alarm System Code Notes

1. Plans and specifications for fire alarm systems submitted for review shall be sealed by a qualified Arizona Registrant in fire alarm system design.

2. Alarm initiating devices, alarm signaling devices, and other fire alarm system components shall be designed and installed in accordance with IFC Section 907.

3. When duct detectors, required by IMC 606 or IFC and IBC Section 909, are concealed from view or installed more than 10 feet above finished floor or in arrangements where the detector's alarm indicator is not readily visible to responding personnel, an LED shall be provided through the ceiling level or sight obstruction at each detector. All detection devices

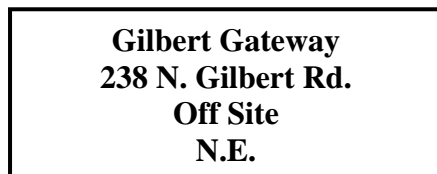
provided shall be monitored for integrity by the fire alarm system where a fire alarm is installed.

Fire Safety During Construction, Alteration or Demolition of a Building

1. During construction, you must provide and maintain an all weather road designed to support the imposed load of fire apparatus weighing up to 85,000 pounds. Sites shall have **two points of access** or as indicated at plan review or by the Fire Inspector. Unpaved surfaces shall have a minimum ABC 6" depth compaction to 95% and 20' wide. No vehicle parking or building material off-loading allowed on the emergency access road. Fire lane signs are required to be posted along the road.
2. **A sign shall be posted at the main street entrance** indicating emergency vehicle entrance, the project name, the project address, and an emergency contact number of a company representative. The sign shall be a minimum of 24" high x 36" wide with white reflective background and 3" red reflective letters.

In addition **all off-site work shall have a sign posted at the main street entrance** that is reflective of the geographical location to the project. The sign shall include the project name followed by the caption "off site" and the geographical location.

Example -



3. All site hydrants shall be installed and accepted by the Town Engineering Department prior to combustible materials being delivered to the construction site.
4. Temporary, dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around.
5. Fire hydrants provided during construction shall be located along the fire apparatus access roadway.
6. Fire hydrants provided during construction shall be protected from vehicular damage.

Fire Department Requirements for Residential Development

1. Residential Development within the Town of Gilbert shall comply with the 2003 International Fire Code as amended by the Town and the Unified Land Development Code.
2. Fire sprinklers shall be installed in all buildings except **detached** R-3 and U Occupancies in accordance with NFPA Standards and the Town of Gilbert sprinkler ordinance.
3. The Minimum number of fire hydrants shall not be less than required per 2003 IFC Appendix B & C. Fire hydrants shall be located along the route of the fire apparatus access roadway. Additional fire hydrants are required for attached homes, cluster homes, and private streets.
4. A 3-foot clear space shall be maintained around the circumference of all fire hydrants.
5. A fire access road shall be provided when any portion of an exterior wall of the 1st story is located more than 150' from fire apparatus access measured by an approved route around the exterior of the building. The route is to be measured around the building as the fire hose would be laid out and is **NOT** measured through interior or covered walkways or water retention basins.
6. The route of the fire apparatus access road shall be approved by the Town of Gilbert Fire Department.
7. Apparatus access roads shall have a minimum unobstructed width of 20 feet (foc). All access gates, traffic calming devices, and alleyways are required to meet this standard.
8. A minimum vertical clearance of 15 feet shall be provided for the apparatus access roads.
9. Confirm fire apparatus minimum turning radius of 35 feet inside, and 55 feet outside (foc). All traffic calming devices, round-turns, traffic medians, etc. are required to meet this standard.
10. Cul-de-sac streets are required to meet the minimum design standard of Detail 41 dated 8/20/2002.
11. Fire lanes shall be marked by signs per TOG Detail #63, **and/or** curb painted red and labeled "FIRE LANE NO PARKING". Signs are to be placed not greater than 75' apart and at the beginning and end of the designated fire lane. Curb is to be labeled not greater than 25' apart and at the beginning and end of the designated fire lane.
12. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around. The turn around must meet the fire apparatus minimum turning radius of 35 feet inside and 55 feet outside (foc). Any deviation from this standard must be approved by the Town of Gilbert Fire Marshal.
13. All residential developments are required to meet the Fire Code requirements of providing at least two separate and distinct access points. A single road with a divided median does not meet this requirement.
14. Street width for fire lane compliance shall meet the requirements of Detail PF01. Less than 28' (foc) will require "No Parking Both Sides"; 28' to less than 34' will require "No Parking One Side", 34' or greater, Parking Both Sides allowed. No street will be less than 20' wide (foc). All traffic calming devices, round-turns, traffic medians, etc. are required to meet this standard.

15. The **minimum** setback between property lines is 5' on each side. Patios or other framed parts of the residence may not encroach on this 5' setback.
16. Per Section 10-35 of the Town of Gilbert Fire Code –

903.2.1 All occupancies except detached Group R, Division 3 and Group U Occupancies. Except for detached Group R, Division 3 and Group U Occupancies, an automatic sprinkler system shall be installed: **Throughout all levels of all new occupancies of more than zero (0) square feet.** In Group R, Division 3 occupancies, licensed as residential group care facilities accommodating, 1 to 5 clients or residents, excluding staff. Automatic sprinkler systems in detached Group R, Division 3 group care facilities may be in accordance with NFPA 13-D and TOG Standards.

903.2.4 Group R, Division 1 & 2 Occupancies. An automatic sprinkler shall be installed throughout all of Group R, Division 1 & 2 Occupancies. There shall be no sprinkler deletions in bathrooms, closets, garages, attached carports, stair landings, balconies, or attached covered patios, entryways or attics. Attics shall be calculated at a minimum of four standard spray heads or at a minimum of two extended heads, provided that in any case the calculated area is not less than five hundred square feet. Residential or quick response standard sprinklers shall be used in the dwelling units and guest room portions of the buildings.

903.2.5 Attached Group R, Division 3 Occupancies and Group R, Division 4 Occupancies. An automatic sprinkler system shall be installed throughout. There shall be no sprinkler deletions in bathrooms, attached garages, attached carports or attached covered patios and entry porches.

Fire Safety During Construction, Alteration, or Demolition of a Building

1. During construction you must provide and maintain an all-weather road designed to support the imposed load of fire apparatus weighing at least 85,000 pounds. Sites shall have two points of access or as indicated at plan review or by the Fire Inspector. Unpaved surfaces shall have a minimum ABC 6" depth compacted to 95% and 20' wide. No vehicle parking or building material off-loading will be allowed on the emergency access road. Fire Lane signs are required to be posted along the road.
2. **A sign shall be posted at the main street entrance** indicating emergency vehicle entrance, the project name, the project address and an emergency contact number for a company representative. The sign shall be a minimum of 24" high x 36" wide with white reflective background and 3" red reflective letters.

In addition **all off-site work shall have a sign posted at the main street entrance** that is reflective of the geographical location to the project. The sign shall include the project name followed by the caption "off site" and the geographical location.

3. All site hydrants shall be installed and accepted by the Town Engineering Department prior to combustible materials being delivered to the construction site **OR** vertical construction starts.
4. Temporary, dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around.
5. Fire hydrants provided during construction shall be located along the fire apparatus access roadway.
6. Fire hydrants provided during construction shall be protected from vehicular damage.

SPRINKLER SYSTEM OWNER'S CERTIFICATE – The owner(s) of a building or structure where the fire sprinkler system is going to be installed or their authorized agent shall provide the sprinkler systems installer with the following information prior to the layout and detailing of the fire sprinkler system:

OWNER'S INFORMATION CERTIFICATE

Name/Address of property to be protected with sprinkler protection:

Name of Owner: _____

Existing or planned construction is:

- Fire resistive or non-combustible
- Wood frame or ordinary (masonry walls with wood beams)
- Unknown

Is the system installation intended for one of the following special occupancies:

- | | | | | |
|---------------------------------|--------------------------|-----|--------------------------|----|
| Aircraft hangar | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Fixed guideway transit system | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Race track stable | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Marine terminal, pier, or wharf | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Airport terminal | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Aircraft engine test facility | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Power plant | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Water-cooling tower | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |

If the answer to any of the above is "yes", the appropriate NFPA standard should be referenced for sprinkler density/area criteria.

Indicate whether any of the following special materials are intended to be present:

- | | | | | |
|---------------------------------------|--------------------------|-----|--------------------------|----|
| Flammable or combustible liquids | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Aerosol products | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Nitrate film | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Pyroxylin plastic | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Compressed or liquefied gas cylinders | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Liquid or solid oxidizers | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Organic peroxide formulations | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Idle pallets | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |

If the answer to any of the above is "yes", describe type, location, arrangement, and intended maximum quantities.

Indicate whether the protection is intended for one of the following specialized occupancies or areas:

Spray area or mixing room	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Solvent extraction	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Laboratory using chemicals	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Oxygen-fuel gas system for welding or cutting	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Acetylene cylinder charging	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Production or use of compressed or liquefied gases	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Commercial cooking operation	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Class A hyperbaric chamber	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Cleanroom	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Incinerator or waste handling system	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Linen handling system	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Industrial furnace	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Water-cooling tower	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

If the answer to any of the above is "yes", describe type, location, arrangement, and intended maximum quantities.

Will there be any storage of products over 12 ft (3.6 m) in height?

Yes No

If the answer to any of the above is "yes", describe product, intended storage arrangement, and height.

Will there be any storage of plastic, rubber, or similar products over 5 ft (1.5m) high except as described above?

Yes No

If the answer to any of the above is “yes”, describe product, intended storage arrangement, and height.

I certify that I have knowledge of the intended use of the property and that the above information is correct.

Signature of owner’s representative or agent:

Date: _____

Name of owner’s representative or agent completing certificate (print):

Relationship and firm of agent (print): _____

**Standard Comments – WATER CONSERVATION
Non Residential and Hotel/Motel Developments
Per Ordinance 1316, Sec 66-362**

Applies to Non Residential Developments:

1. The water intensive landscaped area shall not exceed an area calculated by adding 10,000 square feet plus 20% of the facility's landscapable area in excess of 10,000 square feet. The landscapable area **excludes** active recreational areas which must measure at least 10,000 square feet and which is at least 100 ft long and 100 ft wide
2. If the area of the landscapable lot is 10,000 square feet or less, the water intensive landscaping shall be limited to 10% or less of the total landscapable lot area.

Applies to Hotels/Motels Only:

3. The water intensive landscaped area within the facility shall not exceed an area calculated by adding 20,000 square feet plus 20% of the facility's landscapable area in excess of 20,000 square feet. The landscapable area **excludes** active recreational areas which must measure at least 10,000 square feet and which is at least 100 ft long and 100 ft wide.
4. If the area of the landscapable lot is 20,000 square feet or less, the water intensive landscaping shall be limited to an area equal to 10% or less of the total landscapable lot area.

Applies to Any and All Non Residential Development:

5. All new developments with a water intensive landscape total of 5 acres or larger in size shall be watered with reclaimed water. (*Gilbert Code, Chptr 66, Article V. Reclaimed Water, Sec 66-141*)
6. Developments using reclaimed water can increase the amount of water intensive landscape up to 50%.
7. All irrigation systems must be efficient irrigation systems.
8. Only low water use plants may be used in the remaining landscapable area.
9. All water features must adhere to the limitations in Ord.1316, Sec. 66.345.
10. Facilities with water intensive landscaping areas greater than or equal to 10 acres are exempt from this provision and shall be governed by the state regulated program for "Turf Facilities".

**Please read Ordinance #1316 for further understanding
of the Water Conservation Requirements**

Standard Comments – WATER CONSERVATION
New Single Family and Multifamily Developments
Per Ordinance 1316, Sec 66-362

1. All new developments with a water intensive landscape total of 5 acres or larger in size shall be watered with reclaimed water. (*Gilbert Code, Chptr 66, Article V. Reclaimed Water, Sec 66-141*)
2. The amount of water intensive landscaping in common areas shall not exceed 10% of the total landscapable area. The total landscapable area does not include active recreational areas.
3. Only low water use plants may be used in the remaining landscapable area of the common area.
4. If reclaimed water is used on common areas, the amount of water intensive landscaping may increase to 50% of the total landscapable area.
5. Water intensive landscaping shall be prohibited in all publicly owned right-of-way, whether or not reclaimed water is used. As used in the subsection of Ord. 1316, “Right-of-Way” does not include (1) landscape easements on private lots and (2) active recreational areas contiguous to rights-of-way so long as the active recreational area is at least 10,000 sq.ft. in area and at least 100 ft long by 100 ft wide. (*Phoenix AMA 5-63*)
6. All irrigation systems must be efficient irrigation systems.
7. It shall be unlawful for CC&R’s of a new development to require the use of water intensive landscaping and/or prohibit low water use landscaping. (Sec 66-345)

Sec 66-363 MODEL HOMES

1. The combined turf and water surfaces of all water features of model homes in new single family developments shall not exceed 20% of the landscapable area.
2. Water intensive landscaping shall be located only where it is functionally useful.
3. All other plant material used in landscapable areas must be low water use plants.
4. All irrigation systems must be efficient irrigation systems.
5. Developers of new developments shall provide to homebuyers an information packet on low water use landscaping obtained from the Town.
6. Model homes shall have landscaping and irrigation plans approved by the Planning Department prior to issuance of building permits for which no variance may be granted and which meet the aforementioned requirements.

Please read Ordinance #1316 for more details
On Water Conservation Requirements