



# Orange County Fire Authority Community Risk Reduction INFORMATIONAL BULLETIN 01-07

## **Subject: Water Supply Mitigation for Midway City**

**History:** Water mutuals serving Midway City were formed over 80 years ago to supply domestic water from underground wells to residents. The area is served by three separate "mutuals" further identified as (1) South Midway City Mutual Water Company, Inc. ("South Midway"); (2) Eastside Water Association, Inc. ("Eastside"); and (3) Midway City Water Company ("Midway"). Each is operated and funded by local residents. It should also be noted that the Westminster City Water Department provides water service to a fourth area of Midway City.

The systems consist of underground wells drawn by hydro pneumatic pumps. Water is pumped above ground to onsite water tanks at three separate locations. The distribution of water is through four inch underground steel pipe with some sections upgraded to six inch (C900) plastic pipe. While each system has differing performance characteristics, they all provide water at a rate of approximately 300 to 750 gallons per minute. During peak domestic demand periods, the available volume of water for firefighting may be less than 300 gallons per minute. Should a power failure occur preventing water distribution, the Westminster City Water Department has manually operated bypass valves to assure a water supply.

**Scope:** This Bulletin shall be utilized when a new or expanded residential project (located within the unincorporated area known as Midway City) is submitted for review to the Orange County Fire Authority (OCFA).

Contact the applicable local Midway City Mutual for specific water availability information.

**Commercial, Apartment, and Condominium projects will be evaluated on a case by case basis and are not addressed by this Bulletin.**

### **Requirements:**

- All new or expanded one or two family residential structures shall be limited to 3,600 square feet total gross building area.
- A duplex requires a two hour fire separation between units. The wall design must be approved by OCFA Planning & Development Services.
- Mitigation measures approved by OCFA to permit the development/reconstruction or remodel of a single family occupancy requires the installation of a NFPA 13D automatic fire sprinkler system that provides coverage throughout the dwelling including the attic areas, bathrooms and closets.
- The water mutual must provide data stating that the water supply system supports a one inch domestic underground line for all the lot owner's water needs, including an automatic fire sprinkler system. If the water mutual determines that a one inch domestic line will not support the demand of an automatic fire sprinkler system, the homeowner may propose "Alternate Materials and Methods" (AM&M) to OCFA. Any accessory equipment proposed by the AM&M, such as above-ground tanks and pumps, must also be approved by the Planning and Development Services of OCFA.
- The City of Westminster has water mains on several of the larger streets within South Midway's service area with fire hydrants that are capable of supplying the required fire flow at the street. Any requirements for automatic fire sprinkler systems on private property located within South Midway's service area require the applicant to apply to Westminster City Water Department for private fire water service. Properties located within "Eastside" and "Midway" service areas are not supported by the Westminster City Water Department but by their own wells. Applicants proposing automatic fire sprinkler systems for multi-unit projects shall contact the water purveyor for backflow protection requirements.