



SAN DIEGO COUNTY FIRE
FIRE CODE PLAN CHECK
CORRECTION LIST FOR RESIDENTIAL PROJECTS

RECORD ID: OWNER ON APPLICATION:

Plan reviewer: Email: Date of Review:

NOTE: Revised plans must be resubmitted to the PDS Building Counter for plan intake.

A. GENERAL AND RESUBMITTAL REQUIREMENTS (Highlighted items apply)

- 1. Each of the items on this list that have been highlighted require correction before a permit will be issued.
2. Please resubmit the original correction list and a complete response list per the following:
3. Additional plan check fees may be required if comments are not resolved after the second plan check.

B. PLAN REQUIREMENTS (address those items that have been highlighted)

- 1. Scope of work is not on the plans, or an incorrect scope of work is not on the plan.
2. Provide fully dimensioned plot plan drawn to scale and indicating the following:
3. Plans are incomplete.

C. SITE REQUIREMENTS (address those items that have been highlighted)

- 1. WILDLAND-URBAN INTERFACE SETBACK. In areas designated as a 'Fire Hazard Severity Zone' in the wildland-urban interface, structures shall be setback a minimum of 30 feet from property lines and biological open space easements unless the fire code official determines that terrain, parcel size or other constraints on the parcel make the required setback infeasible.

2. FUEL MODIFICATION. Include entire statement (everything within the box) as a note on the plot plan sheet.

Maintain an effective fuel modification zone by removing, clearing or modifying combustible vegetation and other flammable materials from areas within 100 feet from buildings or structures. Fuel modification zones shall not extend beyond the property line (County WUI Code § 604.6 (c)). The fuel modification zone is divided into three Building Ignition Zones (County WUI Code § 604.12):

1. Zone 0 "Immediate Zone" 0-5' Meaning from exterior wall surface or patio, deck or attachment to building or structure extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or non-combustible materials. (a) Combustible materials must be removed from the area, including but not limited to roofs, gutters, decks, porches, and stairways. (b) Firewood and lumber are prohibited. (c) Dead branches that overhang roofs, are below or adjacent to windows, or which are adjacent to wall surfaces must be removed. All branches within ten (10) feet of any chimney or stovepipe outlet must be removed.

2. Zone 1 "Intermediate Zone" from Zone 0 to 50' means from the immediate edge of Zone 0 extending out in a horizontal plane. This zone shall consist of planting of low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone starts at 6" adjacent to Zone 0 and extending in a linear fashion up to a maximum of 18" at intersection with Zone 2. (a) Dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles must be removed from the area. (b) Other combustible materials must not be adjacent to or under combustible decks, balconies, and stairs. (c) Vegetation in this zone shall be irrigated and not exceed 6' in height and shall be moderate in nature as per Sec. 603.4.1. (d) Dead branches that overhang roofs, are below or adjacent to windows, or which are adjacent to wall surfaces must be removed. All branches within ten (10) feet of any chimney and stovepipe outlet must be removed.

3. Zone 2 "Extended Zone" from Zone 1 to 100' means from the immediate edge of Zone 1 extending out in a horizontal plane for 50'. This zone consists of planting of drought tolerant and fire resistive plant species of moderate height. This area would be considered selective clearing of natural vegetation and dense chaparral by removing a minimum 50% of the square footage of this area. (a) Horizontal and vertical spacing among shrubs and trees must be created using fuel separation, as follows: (1) Dead and dying woody surface fuel and trees shall be removed. Loose surface litter (consisting of fallen leaves or needles, twigs, bark, cones, and small branches) shall be permitted to a maximum depth of three (3) inches. (2) Annual grasses and forbs must be cut down to a maximum height of four (4) inches.

Fuel modification is also required along fire access roadways and driveways at distances prescribed in the County WUI Code. (County WUI Code § 604.7)

This Fire Code Section does NOT authorize clearing beyond property lines.

Fuel modification must be complete prior to bringing combustible construction materials on-site.

3. LOCATION OF ABOVE-GROUND LPG TANK. Revise the Plot Plan to show the location of the LPG tank. The minimum separation between LPG containers and buildings, public ways, or lines of adjoining property that can be built upon is as follows: 10 feet for containers 125 gallons to 500 gallons, 25 feet for containers 501 gallons to 2,000 gallons. (2025 California Fire Code § 6104.3)

Note the gallon capacity for the propane tank.

Note the separation distance from the tank to the nearest building(s), public way(s), and/or property line(s).

D. WATER SUPPLY (address those items that have been highlighted) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (2025 California Fire Code § 507.1)

1. FIRE HYDRANT. Revise the Plot Plan to show the location of the nearest existing fire hydrant. Fire hydrants shall be installed in accordance with Sections 507.5.1 through 507.5.6 and Appendix C of the 2025 California Fire Code.

All portions of a non-fire sprinklered structure, hereafter constructed or moved into the jurisdiction must be within 400 feet of a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the structure.

For Group R-3 and Group U occupancies equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13, 13R, or 13D, every part of the building or facility constructed or relocated within the jurisdiction must be located within 600 feet of a fire hydrant. This distance is measured along an approved route on a fire apparatus access road around the exterior of the structure.

Revise the Plot Plan to show the location of the nearest existing fire hydrant and include the driving distance in feet (along the common path of travel) to the furthest point of the proposed structure.

There is no existing fire hydrant located within the required distance of the proposed structure; therefore, a new fire hydrant is required. Please contact the water provider for information regarding the process to install a new fire hydrant. Revise the Plot Plan to show the location of the new fire hydrant and include the driving distance in feet (along the common path of travel) to the furthest point of the proposed structure.

2. WATER STORAGE TANK. If a hydrant water line is not near the property and the water line can't be extended, then a water storage tank may be allowed as an alternative. At minimum, water storage tank(s) and fire department connection(s) (FDC's) are required and used for fire protection and suppression purposes only. The tank(s) and FDC(s) shall be installed per County of San Diego requirements and be filled and fully operational prior to the storage of combustible materials on site. **Tank materials shall be in accordance with NFPA 22 Standard; plans must specify galvanized steel or fiberglass-reinforced plastic** (County Fire Code § 507.2.3)

- 7,500-gallon capacity for building areas up to 3600 sq. ft.
- 15,000-gallon capacity for building area over 3600 sq. ft. (A greater capacity may be required for substantially larger structures or multiple structures. **If using multiple tanks, they must be interconnected**).
- Revise the Plot Plan to show tank size (in gallon capacity), material, location **and** elevation.
- Revise the Plot Plan to show the fire department connection (FDC), location **and** elevation.

E. SITE IDENTIFICATION AND FIRE APPARATUS ACCESS (address those items that have been highlighted)

1. **PREMISES IDENTIFICATION.** Approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof. (County Fire Code § 503.3) Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire apparatus access roads as provided by Vehicle Code section 22500. (County Fire Code § 503.3.1) All new public roads, all private roads within major subdivisions, and all private road easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13. (County Fire Code § 505.2)
2. **EASEMENT ADDRESS SIGN.** All easements which are not named differently from the roadway from which they originate shall have an address sign installed and maintained, listing all address numbers occurring on that easement, located where the easement intersects the named roadway. Address numbers shall be a minimum of 4 inches in height with a ½” stroke; and shall contrast with the background. (County Fire Code § 505.3)
 - Revise the Plot Plan to indicate installation of Easement Address Sign where the easement intersects the named road.
 - Revise the Plot Plan to add a notation which states “Address Numbers shall be a minimum of 4 inches in height with a ½” stroke; and shall contrast with the background.”
3. **ADDRESS NUMBERS.** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Address numbers shall be a minimum of 4 inches in height with a ½” stroke; and shall contrast with the background. (County Fire Code § 505.1)
 - Revise the Plot Plan to indicate installation of Address Numbers at both the driveway entrance and the front elevation of the structure (Show a separate “Address Numbers” note for each location).
 - Revise the Plot Plan to add a notation which states “Address Numbers shall be a minimum of 4 inches in height with a ½” stroke; and shall contrast with the background.”
4. **FIRE APPARATUS ACCESS ROADS.** Fire apparatus access roads, including private residential driveways, 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 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. (County Fire Code § 503.1.1)
 - Revise the Plot Plan to show the road/access easement as it appears on the legal division of land.
 - Revise the Plot Plan to show driveway access to all proposed structures.
5. **DEAD ENDS.** All dead-end fire access roads, including private residential driveways, more than 150 feet in length shall be provided with an approved means for turning around emergency apparatus. In addition, driveways that are more than 150 feet in length, but less than 600 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 600 feet, turnouts shall be provided no more than 400 feet apart. (County Fire Code § 503.2.1, 503.2.5 & 503.2.9)
 - Revise the Plot Plan to show the location of an emergency vehicle turnaround within 50 feet of the primary residence. (off-street parking as required by the Zoning Ordinance shall not encroach into the turnaround area – see #11 below)
 - Revise the Plot Plan to show the location of (a) driveway turnout(s). Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. See Plot Plan for required turnout locations indicated in red.
6. **DIMENSIONS** Single family residential driveways serving no more than two single-family dwellings shall have a minimum of 16 feet of unobstructed improved width. All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (County Fire Code § 503.2.1)
 - Revise the Plot Plan to show dimensions for the improved width of the road/access easement.
 - Revise the Plot Plan to show dimensions for the improved width of the driveway as stated above.
 - Revise the Plot Plan to add a notation which states “The driveway will maintain an unobstructed vertical clearance of not less than 13 feet 6 inches.”
7. **TURNING RADIUS.** The inside turning radius of a fire apparatus access road shall be a minimum of 28 feet, or as approved by the fire code official. (County Fire Code § 503.2.4)
 - Revise the Plot Plan to indicate the inside turning radius as it relates to driveway turns.
 - Revise the Plot Plan to indicate the inside turning radius as it relates to emergency vehicle turnaround.

8. **BRIDGES.** When a bridge is required to be used as part of a fire apparatus access road, it shall be constructed and maintained in accordance with standard AASHTO HB-17. (County Fire Code § 503.2.6)
- Submit plans and calculations for the bridge design to the PDS Building Division for review and approval.
9. **GRADE.** The grade of a fire apparatus access roadway shall not exceed 20.0%. Standard cross-slope shall be 2%, minimum cross slope shall be 1%, maximum cross slope shall be 5%. The angle of departure and angle of approach shall not exceed 7 degrees (12%) (County Fire Code § 503.2.7, 503.2.7.1 & 503.2.8)
- Revise the Plot Plan to show the grade of the road/access easement at the property frontage.
 - Revise the Plot Plan to show the grade of the driveway at representative locations along the complete path of travel.
 - Revise the Plot Plan to show the cross slope at the driveway and emergency vehicle turnaround (if applies).
 - Revise the Plot Plan to show the angle of departure and angle of approach.
10. **SURFACE.** Revise the Plot Plan to show the fire access road surface material. Fire apparatus access roadways shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs., unless authorized by the fire code official) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities. Paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. (County Fire Code § 503.2.3) Gravel and Class II Base are NOT accepted surface materials.
- 0 – 14% Grade – Minimum Surface: 2" Asphaltic Concrete.
 - 15 – 20% Grade – Minimum Surface: 3" Asphaltic Concrete OR 3-1/2" Portland Cement Concrete with a deep broom finish perpendicular to the path of travel.
 - An exception allows for 6" of compacted Decomposed Granite on grades up to 10%. This exception is based upon parcel specific criteria and is at the discretion of the fire code official.
 - Any product or surface not listed above requires review and approval by San Diego County Fire. For any proposed alternative driveway type surface, including pervious paving materials, provide the installation details, cut sheets and product information for review prior to resubmitting plans. The fire code official will review the submitted information and determine if the proposed alternative driveway type surface is acceptable.
11. **OBSTRUCTIONS.** Parking or other obstruction of the full required width of a fire apparatus access roadway is prohibited. (County Fire Code § 503.4 and California Vehicle Code § 22500.1)
12. **GATES.** Revise the Plot Plan to show the location of all gated access points, including clear opening width and gate operation, i.e. rolling, swinging, etc. All gates or other structures or devices that could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards and receive specific plan approval from the fire code official. (County Fire Code § 503.6)
- Gates shall be located a minimum of 30 feet from the nearest edge of the roadway.
 - Gates shall be at least two (2) feet wider than the width of the traffic lane serving the gate.
 - Note whether the operation of the gate is manual or electrically powered.
 - Note whether manual gate will lock. If gate locks or if electronically powered #13 is applicable below.
13. **Gate Switch.** Revise the Plot Plan to show the location of an emergency access gate switch. Approved gate switches are required when access to or within a property or an area is unduly difficult because of secured openings, or where immediate access is necessary for life-saving or firefighting purposes. (County Fire Code § 503.5.1)
- For information regarding approved gate switch, go to www.knoxbox.com. Contact your plan reviewer for a purchase guide if needed.

F. LIFE SAFETY REQUIREMENTS (address those items that have been highlighted)

1. **FIRE SPRINKLERS REQUIRED/SITE-BUILT STRUCTURES** (County Fire Code § 903.2) **Include entire statement below (everything within the box) as a note on the plot plan sheet.**

Structures shall have an automatic fire sprinkler system installed per NFPA 13-D standard and the County Fire Code. Fire sprinkler system plans shall be submitted and approved by San Diego County Fire and the system shall be ready for hydrostatic testing prior to framing inspection.

2. **FIRE SPRINKLERS REQUIRED/MANUFACTURED HOMES** (County Fire Code § 903.2) **Include entire statement below (everything within the box) as a note on the plot plan sheet.**

Structures shall have an automatic fire sprinkler system installed per NFPA 13-D standard and the County Fire Code. If not factory installed, fire sprinkler system plans shall be submitted to, and approved by, the State of California Department of Housing and Community Development. Factory installed systems shall be hydrostatically tested at building final inspection. On-site installed systems shall be hydrostatically tested before piping is concealed.