



**SAN DIEGO COUNTY FIRE**  
**FIRE CODE PLAN CHECK**  
**CORRECTION LIST FOR GRADING PLANS**

<b>RECORD ID:</b>	<b>OWNER ON APPLICATION:</b>
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Plan reviewer: \_\_\_\_\_ Email: \_\_\_\_\_ Date of Review: \_\_\_\_\_

**NOTE:** Revised plans must be resubmitted to the PDS Building Counter for plan intake. See Section F Summary of Required Revisions for specific plan reviewer comments and revision requirements.

**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. The approval of plans and specifications does not permit the violation of any section of the fire code, county ordinances, or state law. The following list does not necessarily include all errors and omissions. Codes are paraphrased. For full text see the County Consolidated Fire Code and the California Fire Code and the Uniform Building Code.
- 2. Plan revisions shall be made by printing new sheets incorporating the necessary modifications. You may slip revised sheets into the complete sets as needed provided the original sheets are returned.
- 3. If revised sets include new plot plans, County of San Diego Building and Zoning stamps shall be transferred by PDS staff before resubmittal or recheck. Stamps may not be copied.
- 4. Please resubmit the original correction list and a complete response list per the following:
  - Provided on separate 8-1/2-inch by 11-inch sheet(s); do not mark responses on original correction list.
  - Clearly and specifically indicating where and how each correction item has been addressed.
- 5. 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:
  - Lot dimensions with property lines and any easements identified.
  - Size and use of each structure on the lot.
  - Dimensions from structures to property lines (measured at right angles to structures).
  - Dimensions between structures (measured at right angles to structures).
- 3. Plans are incomplete.
  - Plans are not to scale; north arrow is missing or incorrect
  - Inadequate or missing vicinity map.
  - Other \_\_\_\_\_.

**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. When parcels are adjacent a national forest, state park or open space preserve, buildings and structures must be located a minimum of 100 feet from the property line adjacent the protected area. (County Fire Code § 4907.4.1)

**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. (2022 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 2022 California Fire Code.
  - All portions of a facility or building hereafter constructed or moved into the jurisdiction must be within 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.
  - 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 Standard, all portions of a facility or building hereafter constructed or moved into the jurisdiction must be within 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.
  - The parcel is served by a private water district/small water system. Contact the district to verify the location of the nearest existing hydrant. On the Plot Plan show the existing hydrant location and note the name of the district, district contact name, title and phone number. If there is no existing hydrant located within the required distance parameters listed above, provide the information listed below for a new fire hydrant.
  - 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.
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 § 507.2.2)
  - 5,000 gallon capacity for building area of less than 1500 sq. ft.
  - 10,000 gallon capacity for building area of 1500 sq. ft. and greater (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. FIRE APPARATUS ACCESS (address those items that have been highlighted)**

1. **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.
2. **DEAD ENDS.** All dead-end fire access roads, including private residential driveways, in excess of 150 feet in length shall be provided with an approved means for turning around emergency apparatus. In addition, for private residential driveways that are determined to be over length by the fire code official, turnouts are required (County Fire Code § 503.2.5, 503.2.9 & 503.2.1)
  - 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.
3. **DIMENSIONS.** Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet. Exception: 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.
  - Note the requirement for unobstructed vertical clearance as stated above.
4. **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.

5. **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.
  
6. **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.
  
7. **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)
  - 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.
  - All pervious and semi-pervious paving materials must be designed to support the imposed loads of fire apparatus (not less than 75,000 lbs). **Provide specification for product to be installed, as well as proof of compliance with this requirement and installation detail(s).** **NOTE: County Building Division approval is required for these materials.**
  
8. **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)
  
9. **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.
  
10. **KEY BOXES.** Revise the Plot Plan to show the location of an emergency access key box. Approved key boxes are required when access to or within a structure 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 § 506.1.3)
  - For information regarding approved key boxes, go to [www.knoxbox.com](http://www.knoxbox.com), and at the bottom of the home page select 'Buy Now' - then enter the name of the Fire Agency as noted: \_\_\_\_\_

**F. SUMMARY OF REQUIRED REVISIONS (address all items listed below and on the following page if applicable)**