



# Rancho Santa Fe Fire Protection District

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## LANDSCAPE PLAN CHECK CORRECTION

<b>Date:</b>	
<b>Project Name:</b>	
<b>RSF Plan Check #:</b>	
<b>SD County Permit #:</b>	
<b>Project Address:</b>	
<b>Project Type:</b>	
<b>Applicant:</b>	

Corrections checked are to be made on the plans before Fire Approval will be issued. The approval of plans and specifications does not permit the violation of any section of the Rancho Santa Fe Protection District Fire Code, County Ordinances, or State law. The following list does not necessarily include all errors and omissions. For detailed information regarding Fire District Ordinances, please visit our website at: <https://www.rsf-fire.org/ordinances/>.

### Plan Requirements

1. Landscape Plans are required to meet Fire District Standards and shall be **approved prior to framing inspection**.
2. Due to the number and/or complexity of corrections, all corrections should be made on the originals and new prints must be run before Fire District sign off will be given.
3. See notes/remarks made on one set of plans. **Return marked set with new/revised sets after you have complied with the requirements on the marked set of plans. Red marks** on plans are part of this comments list.
4. Applicants are required to submit two (2) sets of plans at a minimum.
5. **Sec. 4906.3.1-Contents:** Landscape plans shall contain the following:
  1. Plans shall be prepared by a California Licensed Landscape Architect, Architect, or Civil Engineer. A landscape designer could prepare planting plans only (not irrigation) for a single-family residence but would need one of the above professionals to stamp the plans verifying compliance with the regulations.
  2. Provide plans with a readable (Engineer or Architect) scale.
  3. Delineation of fuel modification zones and Home Ignition Zones with a general description of the zone's dimensions and character.
  4. Describe and show existing vegetation on plan.
  5. Designate irrigated areas on the plan.
  6. Include a Plant Legend with both botanical and common names for existing and proposed plant material.
  7. Define all symbols, site amenities, features, and shaded areas, etc. used on the plans.
  8. Draw all plant symbols of what the full mature canopy size will be.
  9. Include quantities of trees and large shrubs being proposed.
6. Please contact the Fire Prevention Bureau should you have any questions about landscaping standards.

## Fire Department Access and Water Supply Requirements

- CFC Sec. 501.4-Timing of Installation (Note on plan):** Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of the construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with Section 505.2.
  
- CFC Sec. 507.5.1-Required Fire Hydrant System (Note and show fire hydrant location on plan):** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.  
  
Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).
  - The fire hydrant distance shall be measured along the path of travel of the fire engine and not as the crow flies.
  
- Sec. 507.2.2-Water Tanks (Note and show water tank location on plan):** Water tanks for private residential fire protection, when authorized by the fire code official, shall comply with Table 507.2.2 and be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. Water tanks for commercial fire protection, when authorized by the fire code official, shall be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. Water tanks are only allowed if a letter from the applicable water district is provided stating that extending the water line and adding a hydrant is unserviceable.
  - Water tanks shall be a deferred submittal.
  
- Sec. 503.1.1-Hose Pull (Note and show hose pull path around all structures):** 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 (45 720mm) of all portions of the facility and all portions of exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
  - Please clearly show 4' wide path around all structures for hose pull purposes. Please make sure this path goes around walls, thru gates, etc. as someone would walk around the house.
  
- Sec. 503.2.1-Dimensions (Note and show road/driveway width on plan):** The dimensions of fire apparatus access roads shall be in accordance with the following:
  - (a) Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except as provided in section 503.2.1.1 for single-family residential driveways serving no more than two residential parcels, which shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.
  - (b) Fire apparatus access roads that are public or private roads which are provided or improved as a result of a Tentative Map, Tentative Parcel Map or a Major/Minor Use Permit shall have the dimensions as set forth by the County of San Diego Standards for Public and Private Roads.
  - (c) All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
  - (d) Vertical clearances or road widths shall be increased when the fire code official determines that vertical clearances or road widths are not adequate to provide fire apparatus access.

- (e) Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.
- (f) Driveways exceeding 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.
- (g) For buildings that are more than 35 feet in height, a 35-foot unobstructed fire lane shall be provided. Unless otherwise approved by the fire code official. Fire apparatus access roads shall have an unobstructed improved width of not less than 35 feet when within laddering distance of buildings exceeding 35 feet in height. The access road shall be setback from buildings exceeding two stories in height such that the centerline of the fire access road shall be equal to ¼ the difference in elevation from the fire access road to the roof. The building curbside access roads serving buildings over two stories in height but less than 44 feet in height shall be permitted to be up to 10 feet away from the building.

**Sec. 503.2.1-Road Phasing Requirement for Single Family Dwellings on Existing Legal Parcels (Note and show road improvements on plan):**

- (a) The fire apparatus access road requirement for widening an existing, improved and paved fire apparatus access roadway shall be as provided in Table 503.2.1. The fire apparatus access road shall be constructed to extend from the property line to the nearest public road.

**TABLE 503.2.1 -PHASING REQUIREMENT  
Fire Apparatus Access Roadway – Single Family Dwellings**

Number of Parcels Served	Unobstructed Road Width	Roadways Over 600 foot Long
1-2	16-foot, paved	Turnouts every 400 feet
3-8	20-foot, paved	Turnouts every 400 feet
9 or more	24-foot, paved	Not required

- (b) The fire apparatus access road shall not be required to be improved for a non- habitable accessory structure or a residential addition or remodel less than 500 square feet if the fire apparatus access road has already been improved and paved to a minimum width of 20 feet. If the road is less than 20 feet wide, the roadway shall be widened to 20 feet. The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.

Exception: Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.

**Sec. 503.2.3-Surface (Note and show surface material on plan):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the FAHJ) and shall be provided with an approved paved surface so as to provide all weather driving capabilities. The paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided that slopes over 15% have a deep broom finish perpendicular to the direction of travel or other approved surface to enhance traction.

- Please submit a fire department access plan to our third party Soils Engineer for review and approval before Fire District approval ([Engineering Design Group](#))

- Sec. 503.2.4-Roadway Radius (Note and show radius on plan):** The horizontal inside radius of a fire apparatus access road shall comply with the County of San Diego Public and Private Road Standards approved by the Board of Supervisors. The horizontal inside radius of any public or private driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official. The length of vertical curves of fire apparatus access roads shall not be less than 100 feet, or as approved by the fire code official.
  
- Sec. 503.2.5.1-Dead Ends (Note and show turnarounds on plan):** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around emergency apparatus. A cul-de-sac or other approved turn-around shall be provided in residential areas where the fire apparatus access roads serve 3 or more parcels. The minimum unobstructed radius width for a cul-de-sac in a residential area shall be 36 feet paved, 40 feet graded, or as approved by the fire code official. The fire code official shall establish a policy identifying acceptable turnarounds for various project types.
  
- Sec. 503.2.7-Grade (Note and show grade on plan):** The gradient for a fire apparatus access roadway shall not exceed 15.0%. The fire code official may allow roadway grades up to 20.0% provided that the roadway surface conforms to section 503.2.3. The fire code official may require additional mitigation measures.
  
- Sec. 503.2.7.1-Cross-Slope (Note and show cross slope on plan):** The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent.
  
- Sec. 503.2.8-Angles of Approach and Departure (Note and show angle of approach and departure on plan):** The angles of approach and departure for fire apparatus access roads shall not exceed 7 degrees (12 %) for the first 30' or as approved by the fire code official and shall not allow for transitions between grades that exceed 6% elevation change along any 10-foot section.
  
- Sec. 503.6-Security Gates (Note and show gate location on plan):** No person shall install a security gate or security device across a fire apparatus access road without the fire code official's approval.
  1. An automatic gate across a fire access road or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.
  2. A gate accessing more than four residences or residential lots or a gate accessing hazardous, institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control- activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus.
  3. An automatic gate shall be provided with a battery back-up or manual mechanical disconnect in case of power failure with "fail open" and "fail secure" options enabled to prevent entrapment.
  4. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.
  5. When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.
  6. Where this section requires an approved key-operated switch, it may be dual- keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.
  7. All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.
  8. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.
  - Gates setback less than 30' from the road can be mitigated by installing an Opticom strobe sensor.
  
- Sec. 503.2.6-Bridges and Elevated Surfaces (Note on plan):** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits *and clearance limitations* shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces

designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

- Sec. 503.2.6.1-Bridges with One Traffic Lane (Note on plan):** When approved by the fire code official, private bridges providing access to not more than two residential dwellings may have one 12-foot-wide travel lane and it shall provide for unobstructed visibility from one end to the other, and turnouts shall be provided at both ends.
- Sec. 503.4.1-Traffic Calming Devices (Note on plan):** Traffic calming devices (including, but not limited to, speed bumps, speed humps, speed control dips, etc.) shall be prohibited unless approved by the fire code official.

### **Building Identification Requirements**

- Sec. 505.1 Address Identification (Note and show address location on plan):** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½-inch (12.7 mm) for residential buildings, 8 inches high with a 1-inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch stroke for industrial buildings. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.
  - If your property has more than one address (Main House & ADU), please make sure each building is addressed and that the address monument has both addresses as well.
- Sec. 505.3-Easement Address Signs (Note and show address location on plan):** A road easement which is not named differently from the roadway from which it originates shall have an address sign installed and maintained listing all street numbers occurring on that easement. The sign shall be located where the easement intersects the named roadway. The numbers on the sign shall contrast with the background and have a minimum height of 4 inches and a minimum stroke of ½-inch.
  - If your property has more than one address (Main House & ADU), please make sure each building is addressed and that the address monument has both addresses as well.

### **Building Setback Requirements**

- Sec. 4907.4.1-General Fire Setbacks (Note and show all setbacks from property lines on plan):** Buildings and structures shall be setback a minimum of 30 feet from property lines and biological open space easements unless existing permitted buildings and structures are located within 30 feet of the property line or the County Zoning Ordinance requires a greater minimum. When the property line abuts a roadway, the setback shall be measured from the centerline of the roadway.

Exception: When both the building official and the FAHJ determine that the hazard from a wildland fire is not significant or when the terrain, parcel size or other constraints on the parcel make the required setback infeasible.

  - If you are proposing a structure that encroaches into the 30' property line setback, please schedule a site inspection to determine if the reduction can be granted.
- Sec. 4907.4.2-Fire Setbacks Adjacent Protected Areas (Note and show setback on plan):** Buildings and structures shall be setback a minimum of 100 feet from any property line adjacent to a national forest, state park or open space preserve. This setback may be reduced when existing permitted buildings and structures are located within 100 feet of the property line or additional mitigation measures are employed that are satisfactory to both the FAHJ and the building official.

- Sec. 4907.4.3-Building and Structure Setback from Slope (Note and show top of slope setback on plan):** Single-story buildings or structures shall be setback a minimum 15 feet horizontally from top of slope to the farthest projection from the structure. A single-story building or structure shall be less than 12 feet above grade, measured from plate height. A two-story building or structure shall be setback a minimum of 30 feet horizontally from top of slope to the farthest projection from the structure. A two-story building or structure shall be greater than a 12- foot plate height but shall not exceed 35 feet in total height. Buildings and structures greater than two stories may require a greater setback as determined by the fire code official. See Annex C for “Illustration of Slope”.

## **Vegetation Management & Landscaping Requirements**

- Sec. 4906.3-Landscape Plans (Note on plan):** Landscape plans shall be provided to the FAHJ or a designated third party for any new construction and or addition for residential and commercial buildings or accessory thereof. Plans shall be submitted and approved prior to any framing inspection. In addition, plans shall be provided when modifications occur to any previously approved landscape plan or to the Home Ignition Zones.
- Sec. 4906.3.2-Landscaping Installation (Note on plan):** All landscaping shall be installed per the approved plan prior to final inspection for issuance of certificate of occupancy.
- Sec. 4906.4 Vegetation (Note on plan):** All new vegetation shall be drought tolerant and fire-resistant vegetation in accordance with this section.

Exception: Trees classified as non-fire-resistant vegetation complying with Section 4906.4.2.1

To be considered fire resistant vegetation, it must meet at least one of the following:

1. Be identified as fire-resistant vegetation in an approved book, journal or listing from an approved organization.
2. Be identified as fire-resistant vegetation by a licensed landscape architect with supporting justification.
3. Plants considered fire resistant vegetation and approved by the local enforcing agency.

- Sec. 4906.4.1 Shrubs (Note on plan):** All new plantings of shrubs planted in Zone 1 and Zone 2 shall comply with the following:
  1. Shrubs shall not exceed 6 feet in height.
  2. Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet.
  3. Shrub groupings shall be separated from other groupings a minimum of 15 feet
  4. Shrub groupings shall be separated from structures a minimum of 30 feet.
  5. Where shrubs are located below or within a tree’s drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet whichever is greater.
  6. Ornamental grass shall be planted a minimum 5 feet from any structure.

- Sec. 4906.4.2 Trees (Note on plan):** Trees shall be managed as follows within the 50’ foot zone of a structure:
  1. New trees shall be planted and maintained so that the tree’s drip line at maturity is a minimum of 10 feet from any combustible structure.
  2. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet.
  3. Existing trees shall be trimmed to provide a minimum separation of 10 feet (3048 mm) away from roof lines, barbecue, fire pit, other heat or flame producing devices, chimney and stovepipe outlets per Title 14, Section 1299.03.
  4. For streetscape plantings, all non-fire resistive trees shall be planted so that the center of the tree trunk is 20 feet from edge of curb. Fire resistive trees maybe planted 10 feet from edge of curb to center of tree trunk.

- Sec. 4907.8.1-Tree Groupings and Crown Separation (Note and delineate separation on plan):** Crowns of mature trees located within defensible space shall maintain a minimum horizontal clearance of 10 feet for fire resistant trees and 30 feet for non-fire resistive trees. Mature trees shall be pruned to remove limbs to maintain a vertical separation of three times the

height of the lower vegetation or 6 feet, whichever is greater, above the ground surface adjacent to the trees. Dead wood and litter shall be regularly removed from trees. Ornamental trees shall be limited to groupings of 2-3 trees with canopies for each grouping separated horizontally as described in Table 4907.8.1.

**TABLE 4907.8.1  
DISTANCE BETWEEN TREE CANOPIES**

Distance between Tree Canopies by Percent Slope	
Percent of Slope	Required Distances Between Edge of Mature Tree Canopies (1)
0 to 20	10 feet
21 to 40	20 feet
41 plus	30 feet

*1. Determined from canopy dimensions as described in Sunset Western Garden Book (Current Edition)*

- Sec. 4907.8.2-Orchards, Groves or Vineyards (Note on plan):** All orchards, groves and vineyards shall be kept in a healthy state and free of combustible debris and vegetation, including dead or downed trees. A 10-foot firebreak shall be cleared around the perimeter of any orchard, grove or vineyard. Dead grasses between rows of trees or vines shall be mowed.
- Sec. 4906.4.2.1 Non-Fire-Resistant Vegetation (Note on plan):** New trees not classified as fire resistant vegetation, such as conifers (including Junipers and Cypress), palms with fibrous tissues, pepper trees, acacia species, bamboo species and eucalyptus species, and other species deemed highly flammable by the FAHJ shall be permitted provided the tree is planted and maintained so that the tree’s drip line at maturity is a minimum 30 feet from any combustible structure.
- Sec. 4907.8.3-Eucalyptus Forests and Oak Woodlands (Note on plan):** All forests and woodlands shall be kept in a healthy state and maintained as described below. The forest or woodlands shall be free of all dead, dying, or diseased trees (excluding tree stumps no higher than six inches above the ground). Dead, dying, or diseased trees shall include insect infested trees, no longer living, in the last stages of growth or infected by a pathogen of any type. If combustible vegetation is located underneath a tree’s drip line, the lowest branch shall be at least three times as high as the understory brush or grasses, or ten feet, whichever is greater. This will reduce the build-up of “ladder” fuels. Firewood shall be neatly stacked and shall have a minimum of 30 feet of clearance (no vegetation) around the entire firewood storage area. Debris and trimmings produced by the removal process shall be removed from the site, or if left, shall be converted into mulch by a chipping machine and evenly dispersed to maximum depth of six inches.
- Sec. 4907.5-Fuel Modification (Note and show fuel modification zones on plan):** A fuel modification zone shall be required around every building that is designed primarily for human habitation or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-sided shade covers and similar accessory structures less than 250 square feet and more than 50 from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:
  - (a) A person owning a building or structure shall maintain a 100’ fuel modification zone. See Sec. 4907.9 “Home Ignition Zones” See Annex D for “Fuel Modification”.
  - (b) The fire code official may increase the fuel modification zone to more than a 100’, depending on fuel or topography.
  - (c) The fuel modification zone shall be located entirely on the subject property unless approved by the FAHJ.
  - (d) When the subject property contains an area designated to protect biological or other sensitive habitat, no building or structure requiring a fuel modification zone shall extend the fuel modification zone into a protected area.
  - (e) Improved Property: Property owners shall be permitted to clear all combustible vegetation within one hundred 100’ feet

of all buildings and structures using methods to maintain the stability of the soil.

- Sec. 4907.6-Fuel Modification of Combustible Vegetation from Sides of Roadways (Note and show fuel modification zones on plan):** The FAHJ may require a property owner to modify combustible vegetation in the area within 20 feet from each side of the driveway or a public or private road adjacent to the property to establish a fuel modification zone. The FAHJ has the right to enter private property to ensure the fuel modification zone requirements are met.

Exception: The FAHJ may reduce the width of the fuel modification zone if it will not impair access.

- Sec. 4907.8-Maintenance of Defensible Space (Note on plan):** Any person owning, leasing, controlling, operating or maintaining a building or structure required to establish a fuel modification zone pursuant to Sec. 4907.5 shall maintain the defensible space. The FAHJ may enter the property to determine if the person responsible is complying with this section. The FAHJ may issue an order to the person responsible for maintaining the defensible space directing the person to modify or remove non-fire-resistant vegetation from defensible space areas, remove leaves, needles and other dead vegetative material from the roof of a building, maintain trees as required by Sec. 4907.8.1 or to take other action the FAHJ determines is necessary to comply with the intent of sections 4907 et seq.
- Sec. 4907.9.1-Zone 0 “Immediate Zone” 0-5’ (Note and show home ignition zones on plan):** 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. Removal of combustible materials surrounding the exterior wall area and maintaining area free and clear of combustible materials. The use of mulch and other combustible materials shall be prohibited.
- Sec. 4907.9.2-Zone 1 “Intermediate Zone” from Zone 0 to 50’ (Note and show home ignition zones on plan):** 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. Vegetation in this zone shall be irrigated and not exceed 6’ in height and shall be moderate in nature as per Sec. 4907.6.4.1. Firewood inside this zone shall be piled minimum of 30’ away from all buildings and structures. Cords of firewood shall also be maintained at least 10’ from property lines and not stacked under tree canopies drip lines.
- Sec. 4907.9.3-Zone 2 “Extended Zone” from Zone 1 to 100’ (Note and show home ignition zones on plan):** 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. Brush and plants shall be limbed up off the ground, so the lowest branches are 1/3 height of bush/tree/plant or up to 6’ off the ground on mature trees. 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.
- CFC Sec. 6104.3-Location of Above Ground LPG Storage Tanks (Note and show tank location on plan):** The minimum separation between containers and buildings, public ways or lines of adjoining property that can be built upon is: 5 feet for containers less than 125 gallons; 10 feet for containers 125 gallons to 500 gallons; and 25 feet for containers between 500 gallons to 2,000 gallons.
- CFC Sec. 6107.3-Clearance to Combustibles (Note and show clearance on plan):** Weeds, grass, brush, trash and other combustible materials shall be kept not less than 10 feet (3048 mm) from LP-gas tanks or containers.

## Fire Sprinkler Requirements

- Sec. 903.2-Where Required (Note on plan):** Approved automatic sprinkler systems shall be installed in all new buildings. For the purpose of automatic sprinkler systems, buildings separated by less than 10 feet from adjacent buildings shall be considered one building. Fire barriers and partitions, regardless of rating, shall not be considered as creating separate buildings for purposes of determining automatic sprinkler system requirements. Mezzanines shall be included in the total square footage calculation. All new buildings constructed shall have an approved NFPA 13, NFPA 13R or NFPA 13D automatic sprinkler



system installed as per 903.3.1.1, 903.3.1.2 or 903.3.1.3. The Fire Code Official has the final decision of which NFPA 13 standard to apply, NFPA 13R or NFPA 13D as required due to access, water supply and travel time. R-3 Occupancies over 6000 square feet shall be designed and installed to NFPA 13R most recent edition referenced in Chapter 80 CFC.

Exceptions:

1. Group U occupancies not greater than 500 square feet, when the building is 20 feet or more from an adjacent building and 30 feet from property line measured from the farthest projection from the building.
  2. Agricultural buildings constructed of wood or metal frames over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler system requirements unless physically connected to other buildings.
    - The fire sprinkler system shall be a deferred submittal.
- Sec. 903.2 (a)-Additions (Note on plan):** An automatic sprinkler system shall be required to be installed throughout the building when the addition is more than 50% of the existing building or when the altered building will exceed a fire flow as calculated pursuant to section 507.3. The fire code official may require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists, such as poor access roads, steep grades and canyon rims, hazardous brush and response times greater than 5 minutes by a fire department. The fire code official may require that other protective measures be taken based on existing conditions and/or potential hazards. The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.
- The fire sprinkler system shall be a deferred submittal.
- Sec. 903.2 (b)-Remodels or Reconstructions (Note on plan):** The fire code official may require an automatic sprinkler system to be installed throughout buildings if a remodel or reconstruction includes significant modification to the interior or roof of the building. The fire code official may require that other protective measures be taken based on existing conditions and/or potential hazards. The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.
- The fire sprinkler system shall be a deferred submittal.
- Sec. 903.2 (c)-Group U Occupancies (Note on plan):** For Group U Occupancies greater than 500 square feet, an approved automatic sprinkler system shall be installed as per NFPA 13D edition referenced in Chapter 80 CFC, or as approved by the FAHJ.
- Sec. 903.4-Monitoring and Alarms (Note on plan):** Automatic sprinkler systems with more than 100 fire sprinklers protecting one- family and two-family dwellings and Group U occupancies.

### **Building Construction Requirements**

- CBC Sec. 703A.3-Standards of Quality for Wildland Urban Interface (Note on Plan):** The State Fire Marshal standards listed below and as referenced in this chapter are located in the 2022 California Referenced Standards Code, Part 12 and Chapter 35 of the County Building Code.
- SFM 12-7A-1: Exterior Wall Siding and Sheathing
  - SFM 12-7A-2: Exterior Windows.
  - SFM 12-7A-3: Horizontal Projection Underside.
  - SFM 12-7A-4: Decking.
- CBC Sec. 703A.4-Surface Treatment Protection (Note on Plan):** The use of paints, coatings, stains or other surface treatments

are not an approved method of protection as required in this chapter.

- CBC Sec. 705A.1-General Roofing Requirements (Note and call out specific roofing material on plan):** Roof assemblies in the Fire Hazard Severity Zones shall be Class A rating.
  - Please provide the manufacturer's specifications of the roofing material, the ICC Report, and or UL report.
- CBC Sec. 705A.2-Roof Coverings & Bird Stops (Note and show eave detail with bird stops on plan):** Where the roof profile allows a space between the roof covering and combustible roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking.
- CBC Sec. 705A.3-Roof Valleys (Note on plan):** When provided, exposed valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
- CBC Sec. 705A.4-Roof Gutters (Note and show gutter detail on plan):** Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter by utilizing a non-combustible gutter screen.
- Sec. 605.3.1-Spark Arresters (Note on plan):** All buildings and structures having a chimney, flue or stovepipe attached to a fireplace, stove, barbecue or other solid or liquid fuel burning equipment or device shall have the chimney, flue or stovepipe equipped with an approved spark arrester. An approved spark arrester is a device intended to prevent sparks from escaping into the atmosphere, constructed of welded or woven wire mesh, 12-gauge thickness or larger, with openings no greater than 1/2" inch, or other alternative material the FAHJ determines provides equal or better protection.
- CBC Sec. 706A.1-General Venting Requirements (Note and call out specific venting material on plan):** When provided, ALL vents shall resist the intrusion of flame and embers into the structure. Brandguard, Vulcan, Ember's Out, & O'Hagin Fire & Ice line are acceptable flame and ember resistant vents.
  - Please call out the make and model of flame and ember resistant vents being used.
  - The use of 1/8" mesh only is no longer acceptable.
  - Where an addition, alteration, or roof modification take place, noncompliant vents shall be upgraded and or retrofitted to flame and ember resistant vents.
- CBC Sec. 706A.3-Eave Protection (Note on plan):** Eaves and soffits shall meet the requirements of SFM 12-7A- 3 or shall be protected by ignition resistant materials or noncombustible construction on the exposed underside. The use of eave or cornice vents is prohibited.
  - Please show one of the San Diego County Building Divisions approved Eave details for a Wildland Urban Interface.
- CBC Sec. 707A.1-Exterior Walls (Note and call out exterior wall material on plan):** Any exterior wall covering, or exterior wall assembly shall comply with one of the following: Noncombustible material, Ignition-resistant material, or Log wall construction.
- CBC Sec. 707A.1.1-Stucco and Cement Plaster (Note and call out exterior wall material on plan):** Stucco and cement plaster used as an exterior wall covering shall be minimum 7/8 inch thick.
- CBC Sec. 707A.1.2-Exterior Wood Siding (Note and call out exterior wall material on plan):** Noncombustible or fire-retardant-treated wood shake used as an exterior wall covering shall have an underlayment of minimum 1/2-inch fire-rated gypsum sheathing that is tightly butted, or taped and mudded, or an underlayment of other ignition resistant material approved by the building official.
  - Exterior wood siding can be used if it is treated by [Chemco Wood Products](#) or [Hoover Exterior Fire-X](#). Please

note that the Fire District will require a purchase order or proof that the correct product was used.

- CBC Sec. 707A.2-Extent of Exterior Wall Coverings (Note on plan):** Exterior wall coverings shall extend from the top of the foundation to the underside of the roof sheathing, or in the case of enclosed eaves, terminate at the enclosure.
  
- CBC Sec. 708A.2.I-Exterior Windows and Exterior Glazed Door Assembly Requirements (Note on window and door schedule plan):** Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:
  1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing.
  2. Be constructed of glass block units.
  3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257.
  4. Be tested to meet the performance requirements of SFM Standard 12-7A-2.
    - Please provide a window and door schedule calling out dual pane with a minimum single pane tempered glazing next to each exterior window and door.
    - Please call out dual pane with a minimum single pane tempered glazing next to each garage roll up door.
  
- CBC Sec 708A.2.1-Vinyl Windows (Note on window and door schedule plan):** Glazing frames made of vinyl materials shall have welded comers, metal reinforcement in the interlock area, and be certified to AAMA/WDMA/CSA 101/I.S.2/A440 or equivalent structural requirements.
  
- CBC Sec. 705A.5-Skylights (Note on window and door schedule plan):** Skylights shall have a non-combustible frame and shall be dual pane with a minimum single pane tempered glazing.
  
- CBC Sec. 708A.2.2-Operable Skylights (Note on window and door schedule plan):** Shall be protected by a non-combustible mesh screen where the dimensions of the openings in the screen shall not exceed 1/8" (3.2 mm).
  
- CBC Sec. 708A.3-Exterior Doors (Note on window and door schedule plan):** Exterior doors shall comply with one of the following:
  1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material.
  2. Shall be constructed of solid core wood that complies with the following requirements.
    - 2.1. Stiles and rails shall not be less than 1-3/8 inches thick.
    - 2.2. Raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick.
  3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
  4. Shall be tested to meet the performance requirements of SFM Standard 12-7A-1.
    - Exterior louvered doors shall be backed by a flame and ember resistant vent, or equipped with 1/8" to 1/16" non-combustible mesh.
  
- CBC Sec. 708A.4-Garage Door Weather Stripping (Note on window and door schedule plan):** Exterior garage doors shall be provided with weather stripping to resist the intrusion of embers from entering through gaps between doors and door openings when visible gaps exceed 1/8 inch. Weather stripping or seals shall be installed on the bottom, sides, and tops of doors to reduce gaps between doors and door openings to 1/8-inch or less.
  
- CBC Sec. 709A.1.3-Decking Surfaces. (Note and call out specific decking material used on plan):** Decking surfaces, stair treads, risers and landings of decks, porches and balconies shall be constructed of one of the following:

1. Noncombustible material.
2. Exterior fire-retardant treated wood by Chemco wood products or Hoover Exterior Fire-X.
3. One-hour fire-resistant material.
4. Alternative decking material passing performance testing requirements of section 709A.1.4.

Please see the attached list of acceptable decking materials by the County of San Diego Building Division and RSFFPD.

**CBC Sec. 709A.1.4-Testing of Alternative Decking Materials (Note on Plan):** Alternative decking materials may be approved when tested to demonstrate the materials have passed the performance requirements of this section. The decking surface shall pass both the under-deck flame test described in Part A of State Fire Marshal standard 12-7A-4 and the burning brand exposure test described in section 709A.1.4. I.

Please provide the testing report from the manufacturer of the alternative decking material proposed.

**CBC Sec. 710A.3-Accessory Buildings (Note on Plan):** Miscellaneous structures that require a permit, and accessory buildings of any size, when separated from an applicable building on the same lot by a distance of less than 3 feet (914 mm), shall comply with Section 710A.3.1. Accessory buildings that are greater than 120 square feet (11.15 m<sup>2</sup>), when separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm) shall comply with Section 710A.3.2. When required by the enforcing agency, miscellaneous structures that require a permit, and accessory buildings that are 120 square feet (11.15 m<sup>2</sup>) or less, when separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm), shall comply with either Section 710A.3.4 or Section 710A.3.3, respectively. No requirements shall apply to accessory buildings or miscellaneous structures when located 50 feet (15 240 mm) or more from an applicable building on the same lot.

**CBC Sec. 710A.3.1-Accessory Buildings Within 3 Feet (914 mm) (Note on Plot Plan and call out exterior wall construction on plan):** Miscellaneous structures that require a permit, and accessory buildings, attached to or separated from an applicable building on the same lot by a distance of less than 3 feet (914 mm), shall be constructed of noncombustible materials or of ignition-resistant materials as described in Section 704A.2.

**CBC Sec. 710A.3.2 Accessory Buildings Greater Than 120 Square Feet (11.15 M<sup>2</sup>), Located 3 Feet (914 mm) or More but Less Than 50 Feet (15 240 mm) (Note on Plot Plan and call out exterior wall construction on plan):** Accessory buildings that are greater than 120 square feet (11.15 m<sup>2</sup>) in size and separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm) shall be constructed of noncombustible materials or of ignition-resistant materials as described in Section 704A.2.

**CBC Sec. 710A.3.3-Accessory Buildings 120 Square Feet (11.15 M<sup>2</sup>) or Less, Located 3 Feet (914 mm) or More but Less Than 50 Feet (15 240 mm) (Note on Plot Plan and call out exterior wall construction on plan):** When required by the enforcing agency, accessory buildings 120 square feet (11.15 m<sup>2</sup>) or less and separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm) shall be constructed of noncombustible materials or of ignition-resistant materials as described in Section 704A.2.

**CBC Sec. 710A.3.4 Miscellaneous Structures Located 3 Feet (914 mm) or More but Less Than 50 Feet (15 240 mm) (Note on Plot Plan and call out exterior wall construction on plan):** When required by the enforcing agency, miscellaneous structures that require a permit and are separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm) shall be constructed of noncombustible materials or of ignition-resistant materials as described in Section 704A.2.

**CBC Sec. 710A.4-Roof Construction of Accessory Buildings (Note on Roof Plan and call out roofing material on plan):** Roofs of accessory buildings required to be constructed entirely of noncombustible materials or of ignition-resistant materials

shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roof assemblies in Fire Hazard Severity Zones shall comply with a Class A rating when tested in accordance with ASTM E108 or UL 790.

- CBC Sec. 712A-Fences and Other Structures Less Than Five Feet from A Building (Note on plan):** Any portion of a fence or other structure less than five feet from any building shall be constructed of noncombustible material, pressure-treated exterior fire-retardant wood or material that meets the same fire-resistant standards as the exterior walls of the structure.
- Exterior Trellis Construction (Local Policy) (Note on plan):** Any exposed wood members used for outdoor construction must be a minimum size of 4" x 4" or an approved fire resistive material. See the County of San Diego's website for approved material.

### **Additional Requirements**

- CFC Sec. 307.4.2-Fire Pits (Note on plan):** Natural gas-fired pits shall not be located within 10 feet of combustible walls or roofs or other combustible materials or vegetation. Wood burning fire pits shall not be located within 25 feet of combustible walls or roofs or other combustible materials or vegetation.
- Sec. 307.4.3 Portable Outdoor Fireplaces (Note and show delineation on plan):** Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

Exception: Portable outdoor fireplaces used at one-and two-family dwellings. All "warming fires", by which open burning of wood, shall have installed a "spark arrester" of ½" screen mesh or smaller installed or used in accordance with the manufacturer's instructions.

- Sec. 326.1 Firewood Storage (Note on plan):** Firewood shall not be stored in an unenclosed space beneath a building or structure, on a deck or under eaves, a canopy or other projection or overhang. When required by the fire code official, firewood or other combustible material stored in the defensible space surrounding a structure shall be located at least 30 feet from any structure and separated by a minimum of 15 feet from the drip line of any trees, measured horizontally. Firewood and combustible materials not for use on the premises shall be stored so as to not pose a fire hazard. Wood storage shall be located on bare soil or a non-combustible material. Minimum clearance around wood storage pile shall be 10' bare soil, free of vegetation or other combustible material measured on a horizontal plane. The maximum size of wood storage shall be 2 cords of woods with the pile dimensions no greater than 4 feet in height, 4 feet in width, and 16 feet in length.

Exception: Permit may be issued by the FAHJ for wood storage amounts in excess of this section.

- Sec. 1205.5.3-Fuel Modification Around Ground Mounted Solar (Note and show clearance on plan):** For private residential and agricultural systems less than 10 acres in size and where the energy generated is used primarily on-site, the required fuel modification zone may be reduced to 10 feet from the array and associated equipment. Vegetation shall not exceed 6" in height within this zone.
- Trash Enclosures (Local Policy) (Note and call out dimensions on plan):** Trash enclosures or trash can storage shall be located at least 10 feet or more from any structure. A trellis or roof over the trash enclosure shall be non-combustible or made of heavy timber construction (minimum 4 inches X 4 inches).
- Thatched Roof Palapas (Local Policy) (Note on plan):** All palapas with thatched roof shall be at a minimum 30 feet from any combustible structure. Roofing materials shall be applied with a fire retardant chemical. Proof of application and UL rating of fire retardant chemical shall be provided to Fire District prior to installation of palapa.

- Attached or Portable Awnings (Local Policy) (Note on plan):** All awnings attached to any structure shall meet the 15-foot structure setback requirement and be identified as fire rated. Additionally, the awning shall be contained in a metal, self-enclosing or box-protected cover. Portable awnings shall have UL Approved Fire-Retardant Rating and be no closer than 20 feet from any combustible structure. The canvas awnings for playground equipment shall be identified and maintained, annually, as fire retardant.

### Additional Violations

**Plan Checker:**

- Please make necessary corrections and resubmit them for review.
- Please email [scheduling@rsf-fire.org](mailto:scheduling@rsf-fire.org) to arrange for a recheck appointment.