



Accessory Dwelling Unit (ADU) Fire Plan Review Checklist

January 1, 2023

San Jose Fire Department (SJFD) will review and enforce applicable California Fire Code (CFC) provisions and SJ policy during the plan review of an ADU. This checklist outlines general requirements and may not address all circumstances. Please consult with Fire Prevention at 408-535-7750.

Please indicate which of the following situations apply to your project.

	Item	Requirements
Fire Department Access	1a.	<p>200-foot Fire Department Access Route is required for ADU with either of the following conditions:</p> <ol style="list-style-type: none"> 1. The total number of buildings (proposed and existing) on the property is less than or equal to two, or 2. The proposed building is equipped throughout with an approved automatic sprinkler system. <p>If the existing R-3 occupancy (home) is sprinklered, the ADU shall be sprinklered.</p> <p>Show all portions of the exterior wall of the first story of the building within 200 feet of a fire apparatus access road, as measured by the approved route with a minimum 4-foot setback to the property line, and a minimum 3-foot clearance measured from projections such as eaves to the property line. <i>(CFC 503.1.1. OSFM - Bulletin 21-005)</i></p>
	1b.	<p>150-foot Fire Department Access Route is required for ADU with the following conditions:</p> <ol style="list-style-type: none"> 1. The total number of buildings (proposed and existing) on the property is greater than two and the proposed structure is <u>not</u> sprinklered. <p>Show all portions of the exterior wall of the first story of the building within 150 feet of a fire apparatus access road, as measured by the approved route with a minimum 4-foot setback to the property line, and a minimum 3-foot clearance measured from projections such as eaves to the property line. <i>(CFC 503.1.1. OSFM - Bulletin 21-005)</i></p>
Fire Hydrant Distance	2a.	<p>600-foot distance from a Fire Hydrant to the start of the Fire Access Route is allowed with the following condition:</p> <ol style="list-style-type: none"> 1. If the proposed building is equipped throughout with an approved automatic sprinkler system. <p>The start of the Fire Access Route needs to be within 600 feet reach of a fire hydrant as measured along the fire apparatus access road. Show the location of the nearest hydrant(s) and distance to the start of Fire Access Route at the fire engine. <i>(See Fig. 1. Do not draw a 600 feet radius around the fire hydrant.) (CFC Section 507.5.1)</i></p>
	2b.	<p>400-foot distance from a Fire Hydrant to the start of the Fire Access Route is required with the following condition:</p> <ol style="list-style-type: none"> 1. If the proposed building is <u>not</u> equipped throughout with an approved automatic sprinkler system. <p>The start of the Fire Access Route needs to be within 400 feet of a fire hydrant as measured along the fire apparatus access road. Show the location of the nearest hydrant(s) and distance to the start of the Fire Access Route at the fire engine. <i>(See Fig.1. Do not draw a 400 feet radius around the fire hydrant.) (CFC Section 507.5.1)</i></p>

Fire Flow	3.	Fire Flow. The minimum fire flow shall be 1,000 gpm at 20 psi from the closest hydrant. Provide a copy of a letter from your water company. (<i>CFC Appendix B</i>)
Address	4.	Address. The address of the ADU shall be located in a position that is readily visible and legible from the street fronting the property. SJFD Premises Identification Requirements: per Part 4 Item 18 of ADU Universal Checklist (sanjoseca.gov) (<i>CFC Section 505.1</i>)
Fire Sprinkler Requirements	5.	Fire Sprinkler System. Do any of the following scenarios apply to your project? If yes, the fire sprinkler protection is required for the ADU. <ul style="list-style-type: none"> 1. The new or existing primary residence on the lot is protected by fire sprinklers. 2. The San Jose Fire Department has determined residential buildings exceeding 3600 ft² present a greater life hazard for occupants and emergency responders when the structure is involved in a fire. When additions of 500 ft² increase the size of the residential structure to greater than 3600 ft² sprinklers are required. <p>Note: The project may be subject to additional fire safety measures such as fire sprinkler systems and/or other fire safety enhancements if there are deficiencies with regard to the above code regulations. This may be addressed by means of an approved Variance Application with the Fire Department to proceed. See below.</p>

Figure 1. Fire Hydrant to Start of Fire Access Route

