



Plan Checklist Single Family Homes, Duplexes & ADU's **July 2, 2018**

The Fire Department recommends using the Building Department's [Additions and Remodels Plan Checklist Single Family Homes and Duplexes](#) "Plan Checklist Single Family Homes and Duplexes" Bulletin #220, dated 02/20/2018, on the linked Building Department website. In addition to the information presented in items 51 through 55, the applicant will also need to have the following information specifically for Fire Department review:

56. Item 56 should read as follows - Complete rebuilds are required to be sprinklered. Additions of greater than 500 sf to currently unsprinklered dwellings that result in a total building area greater than 3,600 sf are required to be provided with an automatic fire sprinkler system designed per NFPA 13D with San Jose amendments unless they qualify as an Accessory Dwelling Unit ADU (see d. below) and the primary residence is not sprinklered.

SJ Ordinance as adopted by SJ Ordinance 29807 - 17.12.620

56.a. Plans for any addition (or new stand-alone building) that encroaches into the lot are required to show the locations of all fire hydrants that serve the site. Any exterior portion of all buildings shall be within 400 feet of a hydrant. This can be across your neighbor's property as long as it is currently accessible.

CFC 507.5.1 as modified by SJ Ordinance 29807 - 17.12.440

56.b. For any addition (or new stand-alone building) that encroaches into the lot, provide a copy of the letter from the Water Company that indicates the water flow available. 1,000 gpm at 20 psi is the minimum water flow for any residential project.

CFC Appendix BB as adopted by SJ Ordinance 29807 - 17.12.1300

56.c. For any addition (or new stand-alone building) that encroaches into the lot, plans are required to show Fire department vehicle access demonstrating every portion of all building exterior walls are within 150 feet of an access road. This must be available on your property. Hence, a zero lot line automatically makes this impossible.

CFC 503.1.1

56.d. Indicate if this is an ADU and, if so, demonstrate that it is compliant with City of San Jose Title 20 section 20.30.150.

SJ Ordinance 29821