



Accessory Dwelling Units (ADUs) Fire Plan Checklist

January 1, 2020

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.

Item	Yes	No	N/A	Requirements
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department Access. Are all portions of the first story of the building within 200 feet of a fire apparatus access road, as measured along a minimum 3-foot clear path to and around your structure? Show the 200 feet path of travel and minimum 3-foot clearance around the exterior of the building. The minimum 3-foot clearance shall be measured from projections such as eaves (clearance to the property line). (CFC 503.1.1)
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Hydrants. Are all exterior walls of the building within 600 feet reach of a fire hydrant? Show location of the nearest hydrant(s) and distances to all exterior walls of the ADU. The distances shall be measured from a fire hydrant on a fire apparatus access road and along the path of travel around the exterior of the building. (Do not draw a 600 feet radius around the fire hydrant.) (CFC Section 507.5.1)
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Flow. Is a minimum fire flow of 1,000gpm at 20 psi available from the closest hydrant? Provide a copy of a letter from your water company. (CFC Appendix B)
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Address. Is the address of the ADU located in a position that is readily visible and legible from the street fronting the property? SJFD Premises Identification Requirements: https://www.sanjoseca.gov/Home/ShowDocument?id=9323 (CFC Section 505.1)
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Sprinkler System. Do any of the following scenarios apply to your project? If yes, then fire sprinkler protection is required for the ADU. _____ The new or existing primary residence on the lot is protected by fire sprinklers; or _____ When an ADU of 500 square feet or more is attached to an existing house <u>and</u> the overall gross floor area exceeds 3,600 square feet, then the entire house including the ADU, shall be required to be protected with a fire sprinkler system. (CFC Section 903, SJ Ordinance No. 30327, Section 17.12.620) 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.

Variance Application. If there are deficiencies related to fire department access, fire hydrants, or fire flow, please consult with your fire plan checker prior to submitting a Variance Application.

Variance application form is available here:

<https://www.sanjoseca.gov/home/showpublisheddocument/56572/637218816061270000>