



Fire Department Plan Review Matrix for Residential Group R-3 & Accessory Group U Projects

Effective Date: January 1, 2020

Types of projects which require Fire Department Review ▼	Type of Review ►	Fire Sprinkler	Fire Access	Fire Hydrants †	Fire Flow †
A) All residential (group R3/U) projects requiring permits which add square footage to the site or change the footprint on site will be reviewed for Access; Hydrants; and Fire Flow.		☼	X	X	X
B) New construction, requiring a permit. Any new building including new 2 nd dwelling unit(s) detached from an existing residence NOT qualified as an Accessory Dwelling Unit (see “D” below). This includes new construction on existing foundations (whole or partial) including raised floor foundation systems.		X	X	X	X
C) An addition that results in the Gross Floor Area* exceeding 3,600 square feet (sf) if the addition is ≥ 500 sf. ‡		X ^a	X ^a	X ^a	X ^a
D) Accessory Dwelling Units (ADU) compliant with City of San Jose Title 20 section 20.30 are exempt from Fire Sprinkler installation if the existing primary residence is not protected by Fire Sprinklers . However, all other aspects of Fire/Life Safety shall be required if applicable.			X	X	X

X – Required. ☼ – When Required

^a Remodeling within the original square footage and footprint are not subject to review.

* - 2019 California Fire Code – Section 1002.1/202 – “FLOOR AREA, GROSS” The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

‡ - City of San Jose Ordinance – San Jose Municipal Code section 17.12.620 modifying CFC 903.2.

† - 2019 California Fire Code – Sections 902.1/202 – “FIRE AREA” The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.