



## **Plan Checklist Single Family Homes, Duplexes & ADU's** **January 1, 2020**

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 3/10/2020, 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 30327 - 17.12.620**

56.a. 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 B as adopted by SJ Ordinance 30327 - 17.12.1092 Part 13**

56.b. 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 the building's exterior is within 150 feet of an access road. A minimum 3' of clearance is needed for Fire Department access on a residential lot. This must be available on your property. Hence, less than 3' separation from any protrusion to the property line automatically makes this a deficiency.

**CFC 503.1.1**

56.c. Indicate if this is an ADU and, if so, demonstrate that it is compliant with City of San Jose Title 20 section 20.30

**SJ Ordinance 30327**