



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

Effective Date: January 1, 2023

Types of projects which require Fire Department Review ▼	Type of Review ►	Fire Sprinkler	Fire Access	Fire Hydrants †	Fire Flow †
A) All residential (group R-3/U) projects requiring permits, which add square footage with the Fire access path becoming <3ft from property line.		X	X	X	X
B) New construction, requiring a permit. Any new building, including new 2nd 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 (>50% of existing structure demolished) 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 –Review required to determine if suppression system permit is needed.

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

* - - 2022 California Fire Code – Section 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, ramps, 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 17.12.640 modifying CFC 903.2

† - 2022 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.