



# Deer Springs Fire Protection District

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## PLAN CHECK AND MITIGATION

### BUILDINGS REQUIRING FIRE SPRINKLERS:

1. All residential structures are required to install fire sprinklers.
2. Remodels or additions of more than 50% of the existing building shall be required to install automatic sprinklers.
3. Residential sprinkler systems (13D) shall use minimum 1" pipe size.
4. Residential sprinkler systems shall use minimum 1" water meter unless a water meter of a lesser size exists for that parcel.
5. Residential sprinkler heads shall be installed in attic spaces that are considered storage, and build-ups where mechanical equipment, ie. FAU/AC is installed.

### ACCESS:

1. Driveways shall be a minimum 16 feet in width and improved with concrete or asphalt.
2. Driveways greater than 150 feet shall have an approved "turn-around".
3. Fire access roads shall be a min. of 28 ft. graded width and 24 ft. improved width.
4. Driveways and roadways shall have a minimum vertical clearance of 13'6".
5. Driveways exceeding 15% grade shall be required to have a surface of Portland cement concrete (PCC); with a heavy broom finish perpendicular to the direction of travel.

### RESIDENTIAL PLAN CHECKLIST

1. Smoke detectors shall be required in all sleeping areas, hallways leading to sleeping areas, and top of stairs.
2. Smoke detectors shall be hardwired with battery backup and interconnected for alarm annunciation.
3. One hour rated self-closing doors shall be required between living area and garage.
4. Address numbers on new construction shall be low voltage, automatic (i.e., sensor) electrically illuminated numbers shall be 4" high with 3/8" stroke.
5. Address numbers, at the roadway/driveway access, shall be permanently posted.
6. Water heater shall be 18 inches above ground and seismic strapped to wall.
7. Carbon Monoxide detectors must be installed in all dwelling units that contain a fossil fuel burning heater, appliance, or fireplace; or that have an attached garage.

### FEES:

1. \$0.46 per Sq. Foot Mitigation Fire Fee
2. \$145.00 residential plan check
3. \$145.00 residential sprinkler plan check
4. \$100.00 re-inspection fee
5. \$50.00 grading fee

### MATERIALS YOU MUST PROVIDE:

1. Provide 3 sets of plans for any fire system plan review.
2. Two sets of building and/or grading plans "approved" and "stamped" by San Diego County.
3. Allow 10 business days for completion
4. San Diego County Mitigation Fee Form
5. Mitigation Fees are paid at the County
6. District fees are due at time of pick-up