

**North County Fire Protection District**  
Fire Prevention Bureau  
315 E. Ivy St.  
Fallbrook, CA 92028  
(760) 723-2010 (760) 723-2045 (fax)  
**Residential Building Permit Requirements**

**General:** The following guideline is designed to assist builders, real estate agents, and buyers and sellers of residential property with understanding the applicable minimum requirements for fire codes, building codes, and roadway standards. *More stringent standards may apply to land subdivision.*

**Access:** Access to all structures is required pursuant to the California Fire Code and must be improved in accordance with the San Diego County Private Road Standards. A road is required for three or more parcels, and must be 24' improved width. A driveway is required for one or two parcels, and must be 16' improved width. Improvement standards include:

- Surface to be asphalt (AC) or concrete.
- Grade not to exceed 20%. Grades > 15% require concrete surface with rake finish
- Angle of departure or approach not to exceed 7° or 12%.
- Inside turning radius not less than 28 feet.
- Vertical clearance of 13' 6"
- Bridges must support 50,000 lb. imposed load.
- Turn-arounds for roads/driveways > 150' in accordance with dept. turn-around diagram.
- Turn-outs for driveways > 150' in accordance with dept. turn-around diagram.
- Gates installed in accordance with North County Fire Protection District electric gates policy, to include a 16' clear opening, Knox key switch, exit loop detectors, and battery backup.

**Residential Fire Sprinklers:** Residential fire sprinkler systems are required for:

- All residential structures.
- All buildings intended for human occupancy (which include a bathroom or kitchen).
- All miscellaneous structures (garages, agricultural buildings, carports, workshops, storage rooms etc.) which are greater than 600 square feet and where special hazards exist (substandard access or water supply, high hazard wildfire areas, or response times greater than 10 minutes).

**Water Supply:** A reliable water supply is required pursuant to the California Fire Code. Installation of a fire hydrant is required except where no water supply (public water main) is available (refer to the Water Storage Tanks for Fire Protection diagram). Distance to a fire hydrant (*for buildings with sprinklers*) is measured as roadway travel distance (not across property lines) as follows:

- Parcels 2-1/2 acres and larger: every 1,300'
- Parcels 1/2 to 2-1/2 acres: every 850'
- Parcels less than 1/2 acre: every 650'

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**Combustible Vegetation Clearance:** Combustible vegetation, excluding single specimens (trees, ornamental shrubs, etc.), is required to be cleared 100' from all structures and 10' from both sides of a roadway or driveway. Dead/dying groves and stands of eucalyptus trees are considered combustible vegetation. Where such clearance cannot be achieved, fire resistive construction is required (refer to the Fire Resistive Construction diagram).

**Appeals:** Requests for reductions in code requirements and/or alternative mitigation measures for parcels which cannot satisfy the stipulated code requirements must be appealed through the appropriate governing agency. This generally requires demonstration of an unusual hardship to the owner/applicant. Request for official agency comment requires submission of a scaled site plan and all applicable documentation (legal land description, parcel map, etc.)

- Roads-County of San Diego, Department of Public Works.
- Building Codes & Zoning-County of San Diego, Department of Planning and Land Use.
- Fire Codes-North County Fire Protection District.