



North Tahoe Fire Protection District
 PO Box 5879 / 222 Fairway Drive
 Tahoe City, CA 96145
 (530) 583-6911 / Fax (530) 583-6909
 Submit to plans@ntfire.net

[Fire Codes](#) - [Inspections](#) - [Cost Recovery Schedule](#)

LAC - Landscape/Access Commercial Plan Review

New Construction, Demo/Rebuild, and Remodel/Addition

*Is the project a commercial interior remodel only? If yes, the correct application is the Commercial Tenant Improvement Application. Do not proceed with this application.

Date _____ APN _____ County _____

Project Address _____

Business Name _____

Project Type New Construction Demo/Rebuild Remodel/Addition

Occupancy Type _____ Will there be a change in occupancy type No Yes

Is the building currently sprinklered? No Yes It will be _____

Building height from the lowest point of vehicular access (in feet) _____

Existing number of floors _____ New number of floors _____

Existing Conditioned Space/Floor Area (Sq. Ft.) _____

Existing Unconditioned Space/Floor Area (Sq. Ft.) _____

How much new conditioned space/floor area (Sq. Ft.) is being added? _____

How much new unconditioned space/floor area (Sq. Ft.) is being added? _____

If Demo, what is the square footage being demoed? _____

Project Description

Has there been an NTFPD Pre-Development meeting for this project?
 No Yes (Date(s) of meeting(s) _____)

Is this a plan review resubmittal? No Yes (Date of last submittal _____)

General Contractor

Name _____ Business Name _____

CA License # _____ Phone Number _____

Email _____

Business Owner

Name _____ Phone Number _____

Email _____

Mailing Address _____

Building Owner (If different from business owner)

Name _____ Phone Number _____

Email _____

Mailing Address _____

Main Contact and person responsible to pay cost recovery fees

Name _____

Phone Number _____ Email _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Review and acknowledge the following statements by checking each box:

Plan review turnaround is 15 business days from the date plan review cost recovery fees are paid. Do not contact our office during the 15-business day turnaround. Our staff will not respond to your inquiry. Once your review is complete, our office will contact you via email. Staff will notify the applicant of any plan review delays.

Carefully review all the submittal requirements; plans will not be approved with conditions. If any requirements are missing, plans will not be approved and will be subject to re-submittals and additional cost recovery fees. **All re-submittals trigger a new 15-business-day turnaround.**

NTPFD does not have authorization to approve vegetation clearance types for projects in ASCWD unless it is for Defensible Space purposes. Final approval for tree removal will still be required from the Bear Creek Association in Alpine Springs (BCAA). The applicant will need to submit to BCAA.

This plan review will allow for the project to be submitted to TRPA and/or the building department to begin the permitting process. The applicant will be required to provide a copy of the approved LAC to the appropriate agency to begin the permitting process and receive a building permit number to submit with the fire Commercial Design Review (DRC.2).

This plan review will not allow the applicant to pull a building permit, but it will allow the issuance of a building permit number required for the fire DRC.2. The LAC is one of two fire reviews required prior to permit issuance by the building department.

An approved Commercial Design Review (DRC.2) will be required for this project to allow permit issuance from the Placer Co./El Dorado Co. building department. The applicant can submit a fire DRC review as soon as the permit number is issued by the building department.

Landscape/Access Commercial Plan Review (LAC):

Check off the requirements to ensure all are met prior to submitting to help avoid non-approvals

The project Cover Sheet and Site Plan are required for this review. The site plan must include all pertinent information regarding the project, as well as a compass and a scale.

Applicable building codes and standards must be noted on the cover sheet. The list must include the applicable local ordinance: NTPFD Ord. 02-2022, MBFPD Ord. 22-01, or ASCWD Ord. 13-2022.

The site plan/submittal must include the following:

Hydrant flow data that is no more than two years old from NTPUD, TCPUD, or NTFPD Staff. [Hydrant Flow Test Information Sheet](#)

Fire hydrant access/location; the distance of the hydrant to the furthest point of the house; through an approved route of travel must be on the site plan.

Vegetation clearance types; trees with location, species, and diameter.

Building setbacks.

Fire apparatus access and roadway/driveway standards for width, height, clearance, slope, weight loading, and radius curves.

Length of the driveway with turnouts and/or turnarounds.

Signed Pre-Development Meeting Findings Form and Signed and Approved Alternate Materials and Methods Request (If applicable). These will be a result of a pre-development meeting with the Fire Marshal.

I hereby acknowledge that I have read the Fire District's requirements above for plan review. Furthermore, I acknowledge that if any of the requirements are not complied with, the plans/project will fail review and will be subject to re-submittals and resubmittal fees. By signing below, I am verifying that I have met the requirements for this submittal.

Signature _____ Date _____

Review the section below after the plan review is complete for notes from the Fire Prevention Officer.

Plan Review Comments:

Date completed _____ Approved Not approved, resubmittal required

Cost Recovery Fees

Due \$ _____ Paid on _____ Last four CC# _____ Check # _____