



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](mailto:plans@ntfire.net)

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

**Landscape/Access Residential Plan Review (LAR) 499 Sq. Ft or Less**  
 New Construction, Demo/Rebuild, and Remodel/Addition

\*Is the project a residential interior remodel only? If yes, do not proceed with this application and email [plans@ntfire.net](mailto:plans@ntfire.net) with the project description. Fire may not need to sign off on the project.

\*Is the project a deck or carport rebuild (like-for-like), without removal of vegetation, disruption of utilities, or change in the footprint? If yes, you do not need a LAR review. The project can go straight to a Residential Design Review 499 Sq. Ft. or Less (DRC).

Date \_\_\_\_\_ APN \_\_\_\_\_ County \_\_\_\_\_

Project Address \_\_\_\_\_

Project Type    New Construction       Demo/Rebuild       Remodel/Addition       Converting

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

Is the building currently sprinkled?    No    Yes    It will be

Is there or will there be a detached garage or storage?       No       Yes       There will be

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

Existing conditioned space/floor area (Sq. Ft.)

Living \_\_\_\_\_ Garage \_\_\_\_\_ Storage/Basement \_\_\_\_\_ Other \_\_\_\_\_

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

Living \_\_\_\_\_ Garage \_\_\_\_\_ Storage/Basement \_\_\_\_\_ Other \_\_\_\_\_

Existing unconditioned space/floor area (Sq. Ft.)

Garage \_\_\_\_\_ Storage/Basement \_\_\_\_\_ Deck/Porch \_\_\_\_\_ Other \_\_\_\_\_

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

Garage \_\_\_\_\_ Storage/Basement \_\_\_\_\_ Deck/Porch \_\_\_\_\_ Other \_\_\_\_\_

If Demo, what is the square footage being demoed?

Living \_\_\_\_\_ Garage \_\_\_\_\_ Storage/Basement \_\_\_\_\_ Deck/Porch \_\_\_\_\_ Other \_\_\_\_\_

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 or Design Professional**

Name \_\_\_\_\_ Business Name \_\_\_\_\_

CA License # \_\_\_\_\_ Phone Number \_\_\_\_\_

Email \_\_\_\_\_

**Homeowner**

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.

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 LAR to the appropriate agency to begin the permitting process and receive a building permit number to submit with the fire Design Review (DRC).

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. The LAR is one of two fire reviews required prior to permit issuance.

An approved Residential Design Review 499 Sq. Ft. or Less (DRC) 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 Residential Plan Review (LAR):**

**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: NTFPD Ord. 02-2022, MBFPD Ord. 22-01, or ASCWD Ord. 13-2022.

**The site plan/submittal must include the following:**

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 re-submittal 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:

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Date completed \_\_\_\_\_ Approved      Not approved, resubmittal required

Cost Recovery Fees

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