



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](#)

Landscape/Access Residential Plan Review (LAR) 500 Sq. Ft. or More
 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 with the project description. NTFPD may not need to sign off on the project.

*Is the project a deck or carport rebuild, 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 500 Sq. Ft. or More (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) _____				
<u>Existing conditioned space/floor area (Sq. Ft.)</u>				
Living _____	Garage _____	Storage/Basement _____	Other _____	
<u>How much new conditioned space/floor area (Sq. Ft.) is being added?</u>				
Living _____	Garage _____	Storage/Basement _____	Other _____	
<u>Existing unconditioned space/floor area (Sq. Ft.)</u>				
Garage _____	Storage/Basement _____	Deck/Porch _____	Other _____	
<u>How much new unconditioned space/floor area (Sq. Ft.) is being added?</u>				
Garage _____	Storage/Basement _____	Deck/Porch _____	Other _____	
<u>If Demo, what is the square footage being demoed?</u>				
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

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 (BCAAS). The applicant will need to submit to BCAAS.

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 500 Sq. Ft. or More (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:

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 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:

Date completed _____ Approved Not approved, resubmittal required

Cost Recovery Fees

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