



North Tahoe Fire Plan Review Application
 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](#)

Commercial Design Review Consultation (DRC.2)

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 Plan Review application. Do not proceed with this application.

Date _____ APN _____ County Issued Permit # _____

Project Address _____ County _____

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

Name _____ Phone Number _____

Email _____

Mailing Address _____

Main Contact

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.**

Project in the basin (along the lake) - Once the DRC is reviewed and approved, the fire district will sign off the workflow in the building department system and add any fire flags/holds/notes that will be required for project final. The approval of this review will allow for permit issuance from the building if their requirements have been met.

Alpine Springs County Water District Projects – Once this review is approved, a copy of the fire-approved plans will need to be provided to ASCWD, if the project is in their jurisdiction. ASCWD mitigation fees need to be paid prior to permit issuance by the building department for projects in ASCWD jurisdiction. ASCWD will not sign off for permit issuance if mitigation fees are not paid. The building department-issued Permit Issuance Checklist is required to assess mitigation fees.

Design Review Commercial (DRC.2):

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

An approved LAC plan review must be on file with the fire district.

A complete set of the construction plans; stamped and signed by the design professional(s).

The building department-issued project permit number.

- Placer Co projects. - If the Permit Issuance Checklist is already issued, include it with the submittal. If not issued yet, submit a copy to NTF once it is issued to avoid delays with fire inspections. Mitigation fees due for the project cannot be calculated without the building department-issued Permit Issuance Checklist.

The complete set of plans/submittal must include the following:

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.

Building setbacks.

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.

Roof materials are CBC 7a compliant without wood shake or shingle.

Location of the gas meter and protection requirement per the amended local ordinances.

Location of the electric meter and shunt trip device.

Other utility and secondary disconnects shall be identified (If applicable).

Driveways/roadways meet California Fire Code Appendix D standards with fire apparatus access.

Gates meet California Fire Code Appendix D standards with fire apparatus access and Knox Box (gate key) entry (If applicable).

Fire sprinkler requirements must be noted on the plans – required for all new construction, demo/rebuilds, and if there is an existing sprinkler system in place. The sprinkler plan review will be a deferred plan review submittal and will not affect permit issuance by the building department. Section 903.6 of the amended local ordinances describes additional requirements.

Location of Knox Box (house key) – required with sprinkler system or alarm system.

Location of Smoke and Carbon Monoxide detectors and device cut sheets.

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 _____