



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](#)

Residential Design Review Consultation (DRC)

New Construction, Demo/Rebuild, and Remodel/Addition of 500 Sq. Ft. or More

Date _____ Building Dept Issued Permit Number (Required) _____

Project Address _____

County _____ APN _____ Occupancy Type _____

Provide other permit numbers associated with this project _____

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 _____)

Project Description/Scope of Work

Project Type New Construction Demo/Rebuild Remodel/Addition Converting

Is the residence/building currently sprinklered? No Yes It will be

Detached Garage or Storage? No Yes

Building height from grade to top plate (in feet) _____

Existing conditioned space/floor area (Sq. Ft.), if any

Living _____ Garage _____ Storage/Basement _____ Other _____

How much new conditioned space/floor area (Sq. Ft.) is being added to the lot or the existing structure?

Living _____ Garage _____ Storage/Basement _____ Other _____

Existing unconditioned space/floor area (Sq. Ft.), if any

Garage _____ Storage/Basement _____ Deck/Porch _____ Other _____

How much new unconditioned space/floor area (Sq. Ft.) is being to the lot or the existing structure?

Garage _____ Storage/Basement _____ Deck/Porch _____ Other _____

Remodels, alterations, or repairs

Gross existing square footage _____

Proposed gross square footage for the remodel, alteration, or repair _____

Demos: What is the square footage being demoed?

Living _____ Garage _____ Storage/Basement _____ Deck/Porch _____ Other _____

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.**

North Tahoe/Meeks Bay Projects - 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 this project. 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 hard copy of the fire-approved plans will need to be provided to ASCWD. The fire district will add any fire flags/holds/notes that will be required for this project to the building dept. system. ASCWD mitigation fees need to be paid before permit issuance by the building department for projects in Alpine Meadows. 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.

Residential Design Review Consultation (DRC) 500 Sq. Ft. or More

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

An approved fire LAR 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, including the CFC 2022. The list must also include the applicable local ordinance: NTFPD Ord. 02-2022, MBFPD Ord. 22-01, or ASCWD Ord. 13-2022.

Building setbacks.

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

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

Location of the electric meter and shunt trip device.

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

Driveway/roadway meets 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, if there is an existing sprinkler system in place, and remodels, alterations, or repairs that are 50% or more of gross existing square footage. The sprinkler plan review will be a deferred plan review submittal and will not affect permit issuance by the building department.

Location of Knox Box (house key) – Required if the house has/will have a sprinkler system or monitored fire 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 NTF staff.

This project type will require a Final Defensible Space Inspection in addition to the applicable project inspections. Would you like to pay the cost recovery fee for the Final Defensible Space Inspection now or at the time of the inspection?

Yes, pay now No, pay at the time of inspection

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.

Deferred fire plan reviews that will be required for this project:

Sprinkler Plan Review
Generator Plan Review
Solar Plan Review
LPG/UGT Plan Review
Fire Alarm Plan Review
Hood and Duct Plan Review
UL-300 Plan Review

Final fire inspections that will be required for this project:

Sprinkler Rough and Final
Knox Box Inspection
Final Defensible Space
Fire Alarm Rough and Final
Solar Panel Inspection
LPG/UGT Rough and Final
Generator Final
Hood and Duct Final
UL-300 Rough and Final

To schedule any of these inspections, visit our [bookings](#) page located at www.ntfire.net.

Plan Review Comments from Fire District:

Date completed _____ Approved Not approved, resubmittal required

County Workflow Cleared Yes No No workflow available to clear

Mitigation (Placer) or Developer Fees (El Dorado) Due: Yes No

Cost Recovery Fees

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