



Orange County Fire Authority Community Risk Reduction INFORMATIONAL BULLETIN 01-21

Subject: Plan Submittal Requirements for New Accessory Dwelling Units (ADU)

A plan submittal to the Orange County Fire Authority (OCFA) may be required for review of any new Accessory Dwelling Unit (ADU) as indicated below:

1. A Fire Sprinkler Plan when any of the following exist:
 - a. The main house on the property is provided with fire sprinklers;
 - b. The existing interior walls of the sprinklered house are being added or removed to create a new ADU or Junior Accessory Dwelling Unit (JADU), then a fire sprinkler plan shall be submitted to OCFA for review;
 - c. The addition requires a fire sprinkler retrofit based on a threshold set by local ordinance.
 - d. OCFA determines that fire sprinklers are required after evaluating the Residential Site Plan – refer to Item #2 below;

2. A Residential Site Plan when any of the following exist:
 - a. The most remote exterior portion of the ADU is more than 150-feet from a fire access road;
 - b. The walkway from the street to the ADU is less than 3-feet in width;
 - c. The ADU has less than a 4-foot setback from the property line;
 - d. The property is located within any Fire Hazard Severity Zone (FHSZ) to determine if a Fuel Modification Plan or compliance with Chapter 7A of CBC will be required.

The Plan Submittal Criteria Form for single-family residential structures should be completed and signed by the applicant to determine if a plan needs to be submitted to the OCFA for review.

Questions regarding specific applications should be addressed to OCFA P&D staff: 714-573-6100.