



# 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 Residential Site Plan when any of the following exist:
  - The most remote exterior portion of the ADU is more than 150 feet from a fire access road (measured from the center of the roadway along the accessible path of travel).
  - The walkway from the street to the ADU is less than 3 feet in width.
  - The ADU has less than a 4-foot setback from the property line.
  - The property is located within any Fire Hazard Severity Zone (FHSZ); a Fuel Modification Plan and compliance with Chapter 5 of CWUIC may be required.
  - The property is within the scope of an existing fire protection plan or fuel modification plan.
  
2. A Fire Sprinkler Plan when any of the following exist:
  - The main house on the property is equipped with fire sprinklers.
  - The existing interior walls of the sprinklered house are being added or removed to create a new ADU or Junior Accessory Dwelling Unit (JADU).
  - The addition requires a fire sprinkler retrofit based on a threshold set by local ordinance.
  - OCFA determined that fire sprinklers are required after evaluating the Residential Site Plan – refer to Item #1 above.

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.