



New Single Family Dwelling Construction Requirements

The following is a basic list of fire department requirements for construction of new single family dwellings.

FIRE HYDRANTS

Fire hydrants are required within at least 600 feet of all structures. (New SFD with fire sprinklers.) Fire flow shall be in accordance with 2022 CA Fire Code - Table B105.1(1). Fire flow data from the Water District may be required to be provided during plan review process.

DRIVEWAYS

Residential driveways serving no more than two single-family dwellings shall have a minimum width of 16 feet curb line to curb line. If the driveway serves (3) or more homes, the width is required to be at least 24 feet.

The driveway is required to be surfaced with asphalt. Any grade of 12% or higher shall not be permitted without mitigation – ie minimal surface of Portland Cement Concrete (PCC), with a deep broom finish perpendicular to the entire direction/length of travel and grade. The angle of departure and approach shall not exceed seven degrees (12%). Contact the Engineering Division for specific driveway covering needs.

Roadway improvements (widening, filling potholes, etc.) may be required along property line frontage.

GATES

Gates or other devices that may obstruct fire access roadways shall be provided with Knox Key switch with cover and all drive gates shall be equipped with approved emergency traffic strobe sensor(s), which opens the gate on approach of emergency vehicles. Gates shall have battery back-up or manual means of disconnect in case of power failure.

DEAD ENDS

All dead end fire apparatus access roadways in excess of 150 feet in length shall be provided with an approved area for turning around of all San Marcos fire apparatus. An approved turn-around is required by fire dept. *See Template.

Additional width and/or turn-outs and turn-around may also be required on driveways over 150-feet in length.



FIRE RESISTIVE CONSTRUCTION

If located in a Very High Fire Hazard Severity Zone, new dwelling or structure will be required to be designed using State Fire Marshal standards for fire resistive construction features per 2022 CBC, Chapter 7a.

FUEL MANAGEMENT PLAN REQUIRED

A 150' fuel modification is required from all sides of all structures, per San Marcos Fire Protection District requirements. The 150 foot clearance shall be shown on plan and also be approved by San Marcos Fire. The 150 foot distance is required, on site and off site. Legal easements may be needed. A 'Fuel Modification Easement' document will be included with plan comments. 20-ft brush clearance from roadways fronting property line is required in High Fire Hazard Severity Zones.

FIRE SPRINKLERS

Residential fire sprinkler systems complying with NFPA 13-D are required on all new single family homes. Detailed sprinkler plans from a licensed (C-16) contractor must be submitted for Fire Department review.

ADDRESS NUMBERS

Residential building numbers shall be a minimum 4 inches high. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

SPARK ARRESTORS

Spark arrestors are required on all chimneys – this reduces the threat of flying embers igniting a fire. A spark arrestor is screen mesh not greater than ½".



SMOKE / CARBON MONOXIDE DETECTORS

Smoke detectors are required to be installed in each sleeping room and at a centrally located point in the hallway providing access to these rooms. In units that have more than one story, and smoke detector shall be installed on every floor.

Carbon monoxide detectors shall be installed outside each sleeping area or bedroom, and on each level/ floor of the home. Carbon monoxide detectors shall be installed per their listing and manufacturer's instructions. **All smoke and CO detectors must be hard wired and interconnected, with battery back-up.**

LPG TANK

If LPG tanks are installed (County areas) they shall comply with Fire Department requirements.

**This is meant to be a general guide to the San Marcos Fire Department requirements. It is not meant to replace the knowledge of your general contractor or architect, only to answer some common questions. If you have a unique situation, it is best to contact the Fire Marshal early in the review process so that any problems can be taken care of quickly and not slow your building down unnecessarily.*