



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

New Construction, Demo/Rebuild, and Remodel/Addition

LAC - Landscape/Access Commercial Plan Review

*Is the project a commercial interior remodel only? If yes, the correct application is the Commercial Tenant Improvement Application.

Date _____ APN _____ County _____

Project Address _____

Business Name _____

Fire District North Tahoe Fire Meeks Bay Fire Alpine Springs Water District

Project Type New Construction Demo/Rebuild Remodel/Addition

Occupancy Type _____ Will there be a change in occupancy type Yes No

Is the building currently sprinklered? Yes No

Building height from lowest point of vehicular access (in feet) _____

Existing number of floors _____ New/Proposed number of floors _____

Existing Conditioned Space/Floor Area (Sq. Ft.) _____

New/Proposed Conditioned Space/Floor Area (Sq. Ft.) _____

Total Existing Unconditioned Space/Floor Area (Sq. Ft.) _____

Total New/Proposed Unconditioned Space/Floor Area (Sq. Ft.) _____

If Demo, what is the square footage being demoed? _____

Project Description _____

Has there been a 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 the statements below. Check the boxes once the statements have been reviewed.

Plan review turnaround is 15-business days from the date plan review fees are paid. Do not contact our office during the 15-business day review turnaround. Our staff will not respond to your inquiry. Once your review is complete, our office will contact you via email.

NTFPD does not have authorization to approve vegetation clearance types for projects in ASCWD unless it is for Defensible Space purposes. Final approval for tree removal will still be required from the Bear Creek Association in Alpine Springs. This review will allow for the project to be submitted to the building department.

For projects in the basin, this plan review will allow for the project to be submitted to TRPA and/or building department to begin the permitting process.

For projects in the basin and in Alpine Springs, this plan review will not allow you to pull your building permit.

Review the submittal requirements below. NTFPD is no longer able to approve plans with conditions. If any of the requirements are missing, plans will not get approved and will be subject to resubmittals and resubmittal fees. All resubmittals trigger a new 15-business day turnaround.

Landscape/Access Commercial Plan Check (LAC):

Check the requirements to ensure all are met prior to submitting.

A Site Plan is needed to complete this review. The site plan must include all pertinent information regarding the construction project, a compass, and a scale.

Applicable building codes and standards must be noted on the cover sheet, including the NTFPD or MBFPD amended fire code. NTFPD Ordinance 04-2019 or MBFPD Ordinance 19-2.

The site plan/submittal must include the following:

Fire apparatus access and roadway/driveway standards for width, height, clearance, slope, weight loading and radius curves.

Length of the driveway with turnouts and/or turnarounds.

Fire hydrant access/location - distance of the hydrant to the furthest point of the building; through an approved route of travel.

Hydrant flow data from NTPUD, TCPUD, or NTFPD Staff.

Vegetation clearance types (If in ASCWD, final approval will still be required from Bear Creek Association).

Building setbacks.

Pre-Development Meeting Findings/Alternate Materials and Methods Request (If applicable).

The approved LAC needs to be submitted to TRPA and/or the Placer County/EI Dorado County building department to begin the permitting process. This plan review will not allow you to pull your building permit.

This review is one of two NTF reviews required prior to permit issuance. I understand that an approved Commercial Design Review (DRC.2) will be required for this project to allow for permit issuance from the Placer Co./EI Dorado Co. building department.

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 resubmittals and resubmittal fees. By signing below, I am verifying that I have met the requirements for this submittal.

Signature _____ Date _____

Review section below after plan review is complete.

For office use only:

Additional Plan Review Comments:

Date completed _____ Approved Not approved, resubmittal required

Cost Recovery Fees Due \$ _____ Paid on _____
Last four CC# _____ Check # _____