



Downey Fire Department

Fire Prevention Bureau

11111 Brookshire Ave, Downey, CA 90241
(562) 904-7345



Accessory Dwelling Units (ADUs) Fire Plan Checklist

The Downey Fire Department (DFD) reviews and enforces applicable California Fire Code (CFC) provisions related to the construction of an ADU. The following outlines general requirements for plan review; may not address all circumstances or conditions.

- **Fire Department Access**
 - Are all portions of the first story of the building within 200 feet of a fire apparatus access road, as measured along a minimum 3-foot clear path to and around the structure.
 - Show the 200 feet path of travel
 - Minimum 3-foot clearance around the exterior of the building. The minimum 3-foot clearance shall be measured from projections such as eaves. (clearance to the property line) **[CFC 503.1.1]**
- **Fire Hydrants**
 - Are all exterior walls of the building within 400 feet reach of a hydrant?
 - Show location of the nearest hydrant and distances to all exterior walls of the ADU. (Note: The distances should be measured from a fire hydrant on a fire apparatus access road and along the path of travel around the exterior of the building) (Do NOT draw a 600 feet radius circle around the hydrant) [CFC 507.5.1]
- **Fire Flow**
 - Is a minimum fire flow of 1,000gpm at 20psi available from the closest hydrant? (If applicable, please contact Downey Fire Prevention to schedule a Fire Flow Test)
- **Addressing**
 - Is the address of the ADU located in a position that is readily visible and legible from the street fronting the property? **[CFC 505.1]**
- **Fire Sprinkler System**
 - Existing houses without an automatic residential sprinkler system adding an (ADU) are not required to provide an automatic residential sprinkler system
 - New (ADU)s must have an automatic sprinkler system when the existing house has an automatic sprinkler system
 - Residential sprinkler systems are required in all new homes including those built with an (ADU)

Note: The project may be subject to additional fire safety measures such as fire sprinkler systems and/or other fire safety enhancements if there are deficiencies with regard to the above code regulations.

SITE PLAN SHALL INCLUDE:

- Location of ADU Property
- Location of ADU to ALL property lines
- Location of ADU to other buildings
- Location of utilities
 - o Natural gas or LPG (Liquid Propane Gas)
 - o Electrical
 - o Solar Panels
- Gates
- Fire Protection Water Supplies
 - o Public Fire Hydrant
 - o On-Site Water storage (If applicable)

FIRE DEPARTMENT ACCESS

- All ADU's shall be accessible to fire department apparatus
 - o 150 FEET to all four sides of the structure
 - o Note: IF ACCESS CANNOT BE PROVIDED BY AN APPROVED ROUTE; MITIGATION MAY BE REQUIRED
- All existing fire department access roads and driveways shall meet or exceed minimums set forth by Downey Fire Department.
 - o *All information shall be included on the required site plan*

CONSTRUCTION

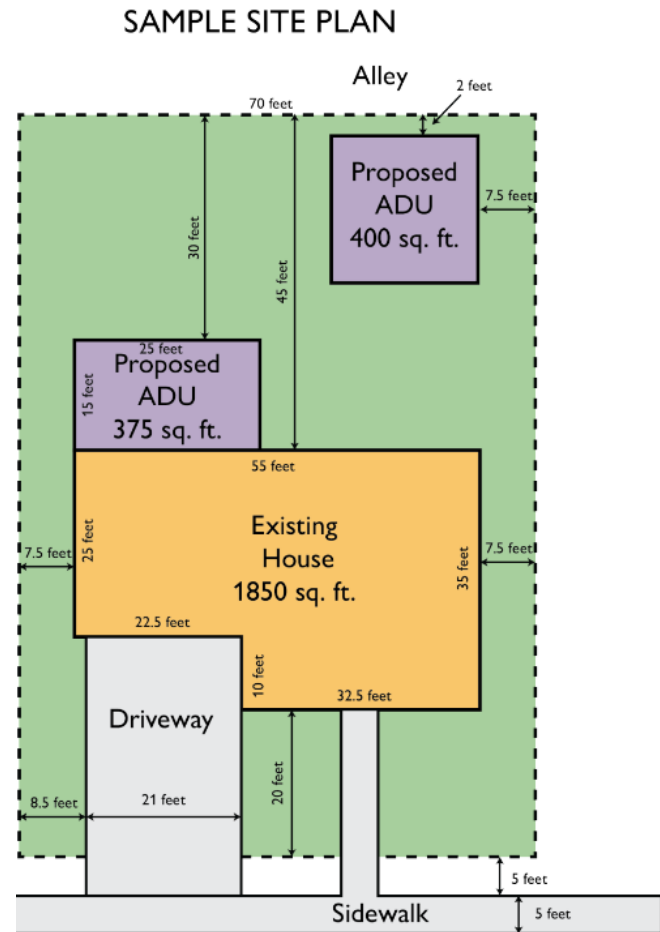
- No ADU shall be permitted less than 10 feet from property lines unless approved by mitigation
- All ADU's shall have minimum setbacks from other buildings and property lines.

FIRE PROTECTION SUPPLIES

- All ADU shall have access to an approved fire protection water supply on site or provided by a local water purveyor.
- Fire protection supplies shall be shown on submitted plans for approval

ADDRESSING

- All ADU's shall receive a new address. Address shall be listed on approved plans
 - o Address shall be legible from street or road and not less than 4 inches high



FIRE PLAN CHECKLIST (ADU) 2023

Definition: The State of California defines an ADU or “accessory dwelling unit” as a self-contained, residential unit located on the same lot as an existing single-family home.

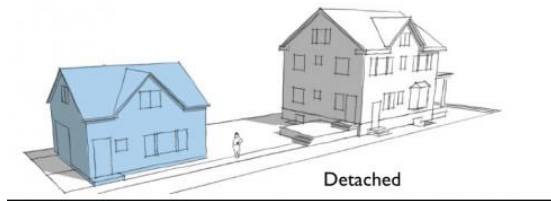
An ADU is smaller in size and must include all of the amenities found in a primary dwelling: a kitchen, bathroom, sleeping area, and storage.

An ADU must also conform to all State and Local City and Planning code requirements, as well as energy and building code requirements established by [California Title 24 Building Energy Efficiency Standards](#)

EXAMPLES OF ADUs

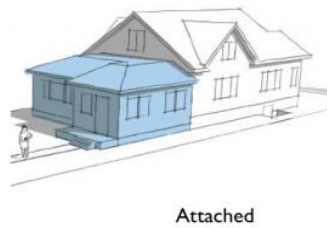
DETACHED

Free-standing structure



ATTACHED

Shares at least one wall with the primary house.



CONVERSION

Converting an entire garage, a portion of the garage, or any existing habitable area into an ADU or Junior ADU

