



San Bernardino County Fire Protection District

FIRE SPRINKLER SUBMITTALS FOR TRACT HOMES



The purpose of this document is to provide guidelines for obtaining construction permits for fire sprinkler systems in single-family tract homes.

Master Plan Review and Permitting Process

1. Each **separate** floor plan type will need to be submitted, reviewed and approved under a **separate** set of plans, and then issued a permit. The permit will correspond to a particular lot number and address, most often the models. These are called the “Master Plan” for that particular floor plan type. If any of the plan types are not built as part of the models, choose the lot or address(s) of that plan type that will be built first. Full plan review and inspection fees will be charged for each Master Plan.
2. Submit a digital copy of each plan for each Master Plan via the online permitting website (wp.sbcounty.gov/ezop). Include one set of hydraulic calculations, material cut sheets and a current verified water flow test (less than 12 mos. old), for each plan type. Hydraulic calculations shall be the “worst-case scenario” for pipe lengths, pipe diameters, building pad elevation, and building location for each Master Plan.
3. Each plan shall include a site map showing the approved Tentative or Final Tract Map, with all lots and buildings within the scope of work for the entire project. A complete list of tract numbers, lot numbers, address numbers, and plan types of all homes that are within the project shall accompany this site map.

Example:

Tract #	Lot #	Address	Plan Type
98765	100	12345 Willow Way	1585
98765	101	12347 Willow Way	2277
98765	102	12349 Willow Way	2830

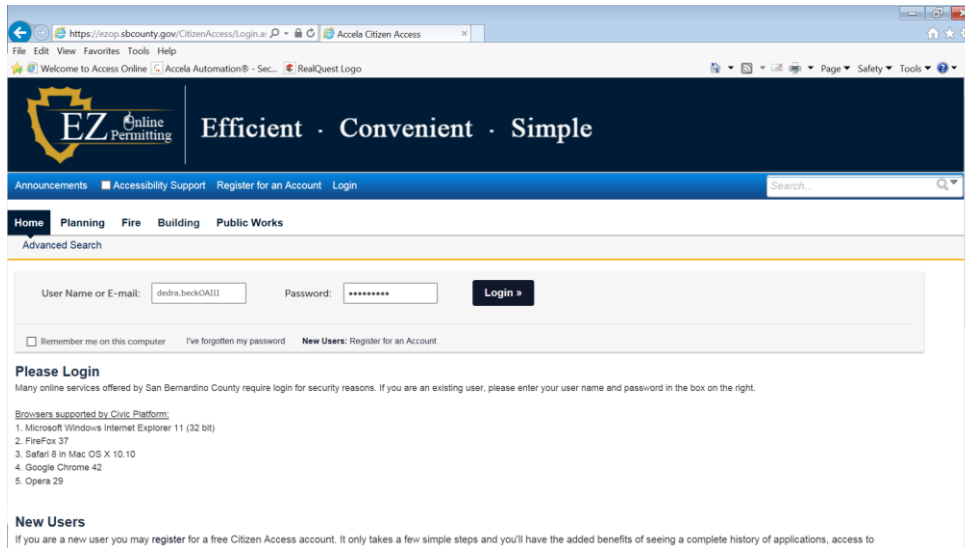
4. All plan submittals must include piping variations, a reverse floor plan, and any options such as ceiling fans, alternate bedrooms/dens/retreats, and/or alternate sprinkler riser locations, along with additional calculations.
5. After plans are approved, obtain the permits via your established online account on the online permitting website (wp.sbcounty.gov/ezop).

Phase Permitting Process

1. As phases are constructed, additional permits will need to be obtained for each building or house in a phase, which will be called “Phase Permits”. Prior to the start of a phase of tract construction, plans shall be submitted for plan review and approval. Fees will be required.
2. Create a new record and submit a plan for each plan type for each new phase via your EZ Online Permitting account.

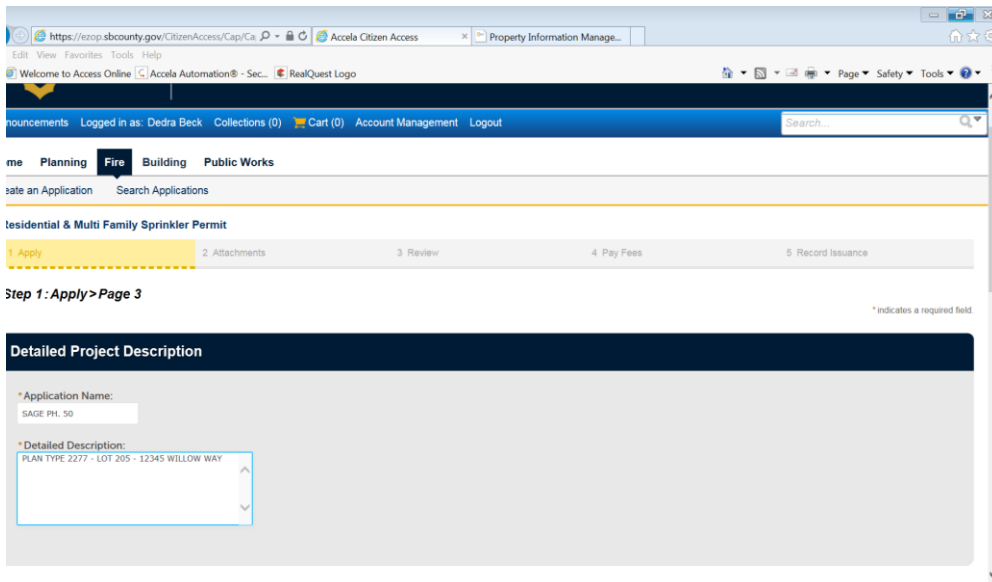


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3. Enter the name of the phase and a detailed description to indicate that this is a phase submittal. Information entered should include Project Name, Tract #; Phase #; Lot #; and Lot Address.

EXAMPLE: Sage Ph. 50; Plan Type 2277 – Lot 201 – 12352 Willow Way



4. Submit a digital, clean, current copy of the updated plan for each plan type with a scope of work; each lot to be built for that plan type noted on the plan. Include a new set of hydraulic calculations and a current verified water flow test (less than 12 mos. old), for each plan type. Again, this must use “worst case scenarios” as with the Master Plans.



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5. Once the plans have been approved, for each additional lot within that phase, the contractor will create a new application (copy) with the approved master plans, hydraulic calculations, and a current verified water flow test (less than 12 mos. old) and cut sheets.
6. The Front Counter Technician (FCT) will review the application, based on the information given. The FCT will then invoice the application for the lot only inspection fee. The online permitting system will send an email giving the applicant notification that fees are due. Once all fees have been paid the lots will be pushed to approved and are ready to be scheduled for inspection by contacting the Fire office of jurisdiction.