



Rancho Santa Fe Fire Protection District

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Fire Prevention Requirements “At a Glance”

“At a Glance” provides a quick review of some of our most common fire prevention questions. For more detailed information about the Fire District requirements, please refer to our Ordinances on our website at www.rsf-fire.org.

Residential Fire Sprinklers

- Required in all occupancies built or moved into the district
- Required in any addition to an existing residential structure when the addition is more than 50% of the existing building or when the altered building will exceed a fire flow as calculated per section 507.3.
- Fire Sprinklers may be required in remodels or reconstruction depending on the scope of work.
- Fire sprinkler systems with 100 heads or more will be required to be monitored.

Fire Hydrants

- A hydrant is required to be within 500 feet of a structure for parcels ½ acre and larger.
- A hydrant is required to be within 350 feet of a structure for parcels that are less than ½ acre.
- Hydrants in multi-family, commercial, and industrial zones shall be installed at intersections, at the beginning radius of cul-de-sacs, and every 300 feet of fire access roadways, regardless of parcel size.

Roofing

- Roofing coverings and valleys shall be a Class “A” rating.
- Roof gutters-prevent debris accumulation
- Replacement-more than 50% or more than 2,500 square foot roof area

Roadways & Driveways

- Must be comprised of an all-weather surface, capable of holding 75,000 pounds
- Driveways leading to 1-2 single family homes must be a minimum of 16 feet wide
- Driveways leading to 3-8 single family homes must be at least 20 feet wide
- Driveways leading to 9 or more single family homes must be at least 24 feet wide
- All new roads must be a minimum of 24 feet wide
- All roadways should maintain a 13’6” vertical clearance
- Approved turnaround is required when driveways are 150 feet or more
- Roadways/driveways over 600 feet will require an approved turnout every 400 feet
- The gradient shall not exceed 20%. Grades exceeding 15% will require mitigation measures
- Speed bumps are not permitted

Fire District Access & Gates

- Street address must be clearly posted and visible on a contrasting background. Address numbers shall be posted on easement roads where the road intersects with the named roadway if applicable
- Numbers must be at least 4 inches in height
- All electrical gates must be equipped with a Knox key switch
- Minimum gate width is 16 feet wide (open, not including the hinges) and shall be set back 30 feet from the nearest edge of roadway
- Gated communities with more than 4 homes must also have a strobe sensor installed in addition to a Knox key switch AND battery back-up for power failures.

Vegetation Management

- Dead and dying trees must be removed
- Fire resistive trees must be planted so the drip-line is at least 10 feet away from any structure
- Non-fire resistive trees shall be planted so the drip-line is at least 30 feet from any structure
- Dead Palm fronds should be removed from all Palm trees
- Maintain a 100 feet of defensible space from all structures (first 50’ ornamental/irrigated, second 50’ thinned out by 50%)
- Trim all weeds and grasses 30’ from roadways
- Keep any combustible material at least 10 feet from propane (LPG) tanks (including vegetation and trash)