The diagrams in this document outline the plans that may be required for the various project types listed and the order in which those plans must be submitted to and approved by OCFA. These diagrams are provided for general guidance only to assist in understanding and navigating the OCFA review and approval process. They are not intended to reflect the requirements for every project. Typical city/County Planning and Building Department milestones are provided to assist in coordinating submittals among various agencies, though specific plan submittal requirements, timing triggers, and permit issuance requirements may vary by jurisdiction and project.

In general, plans must be approved in order from left to right as shown on these diagrams. Where a column of dependent plan review types are linked by an arrow to a “parent” plan, the dependent plan(s) must be approved before or concurrently with the “parent” plan. A notable exception to the left-to-right sequence is fuel modification and fire protection plans for projects going through the development review process; these may require conceptual or final approval prior to approval of a tentative map and/or issuance of conditions; in other cases, the fuel mod and fire protection plan would need final approval before or concurrently with the fire master plan.
NEW RESIDENTIAL TRACT PROJECT, large parcel subdivided into smaller developer tracts

**Master tract/parcel subdivided into developer tracts with major spine roads and related infrastructure only**

- EIR
- DEVELOPMENT REVIEW
- INFRASTRUCTURE PLAN
- TENTATIVE MAP (master tract)
- Conceptual FUEL MOD
- FIRE PROT. PLAN
- FINAL MAP
- Issuance of Conditions of Approval
- Issuance of Precise Grading Permit

**Developer tract containing only single family homes**

- DEVELOPMENT REVIEW
- FIRE MASTER PLAN
- TENTATIVE MAP (developer tract)
- METHANE
- Precise FUEL MOD
- FINAL MAP
- Issuance of Conditions of Approval
- Issuance of Precise Grading Permits

**Developer tract containing multifamily housing and amenity spaces with 50+ occupants**

- DEVELOPMENT REVIEW
- FIRE MASTER PLAN
- TENTATIVE MAP (developer tract)
- METHANE
- Precise FUEL MOD
- FINAL MAP
- ARCHITECTURAL PLAN (Clubhouse)
- CHEMICALS (Pool)
- UNDERGROUND
- ARCHITECTURAL PLAN (Apartments)
- MONITORING
- SPRINKLERS
- ALARMS

**PLAN TYPE** = This plan may not be required for all areas.
NEW RESIDENTIAL TRACT of single family homes

- DEVELOPMENT REVIEW
- TENTATIVE MAP
- FIRE MASTER PLAN
  - FUEL MOD
  - METHANE
  - FIRE PROT. PLAN
- FINAL MAP
- SPRINKLERS

Note: This plan may not be required for all areas.

NEW APARTMENT BUILDING/COMPLEX

- DEVELOPMENT REVIEW
- TENTATIVE MAP
- FIRE MASTER PLAN
  - FUEL MOD
  - METHANE
  - FIRE PROT. PLAN
- UNDERGROUND
  - CHEMICALS (Pool)
  - TANK (Generator)
- ARCHITECTURAL
- SPRINKLERS
- MONITORING/ALARM

Note: This plan may be required depending on location or design.
SINGLE FAMILY DETACHED HOME, New

DEVELOPMENT REVIEW → RESIDENTIAL SITE PLAN → SPRINKLERS

METHANE → FUEL MOD

PLAN TYPE = This plan may not be required for all projects depending on location, setback from the street, and size of the home.

SINGLE FAMILY DETACHED HOME, Addition

DEVELOPMENT REVIEW → RESIDENTIAL SITE PLAN → SPRINKLERS

METHANE

PLAN TYPE = This plan may not be required for all projects depending on location, setback from the street, and size of the addition and home.
OFFICE BUILDING, new structure or addition

- Issuance of Conditions of Approval
- Issuance of Precise Grading Permit
- Issuance of Building Permit

- DEVELOPMENT REVIEW
- FIRE MASTER PLAN
  - METHANE
  - FUEL MOD
- UNDERGROUND
  - ARCHITECTURAL
    Meeting, conference, training, break/lunch rooms with 50+ occupants
- SPRINKLERS
- MONITORING/ALARM SYSTEM

PLAN TYPE = These plans may not be required for all projects depending on location and building use/design.

OFFICE BUILDING, tenant improvement

- Issuance of Building Permit (Tenant Improvement)

- ARCHITECTURAL
  Meeting, conference, training, break/lunch rooms with 50+ occupants
- SPRINKLERS
- ALARM SYSTEM

PLAN TYPE = These plans may not be required for all projects depending on building use/design and whether systems are existing or require modification.
NEW RESTAURANT in existing building, 50 or more occupants

Issuance of Conditions of Approval

DEVELOPMENT REVIEW → ARCHITECTURAL

SPRINKLER Tenant Improvement

ALARM Tenant Improvement

HOOD & DUCT EXTINGUISHING

Issuance of Building Permit

PLAN TYPE = This plan may be required depending on whether the system currently exists and requires modification, or if a change in use or occupancy mandates installation of a new system.

NEW RESTAURANT in existing building, less than 50 occupants

Issuance of Conditions of Approval

DEVELOPMENT REVIEW → ARCHITECTURAL

SPRINKLER Tenant Improvement

ALARM Tenant Improvement

HOOD & DUCT EXTINGUISHING

Issuance of Building Permit

PLAN TYPE = This plan is required if a system currently exists and requires modification.
NEW RESTAURANT BUILDING, 50 or more occupants

- Issuance of Conditions of Approval
- Issuance of Precise Grading Permit
- Issuance of Building Permit

PUBLIC SCHOOL, New Campus, Addition/Relocation of Modulars, Modernization or Projects Affecting Vehicle Access

- Issuance of Precise Grading Permit
- Issuance of Building Permit

FIRE MASTER PLAN
See OCFA Guideline B-10.
May include location of underground system devices such as DDCA, PIV, FDC.

PLAN TYPE
- This plan may be required depending on location, building size, or number of occupants
NEW INDUSTRIAL PARK, shell buildings only, no tenant improvements

- EIR
- DEVELOPMENT REVIEW
  - TENTATIVE MAP
    - METHANE
    - FUEL MOD
    - FIRE PROT. PLAN
  - FINAL MAP
- FIRE MASTER PLAN
- UNDERGROUND
- SPRINKLERS
- MONITORING

Issuance of Conditions of Approval

Issuance of Precise Grading Permit

Issuance of Building Permit (New Building)

PLAN TYPE = This plan may be required depending on location, building size, or number of occupants
NEW INDUSTRIAL TENANT in existing building; INDUSTRIAL TENANT IMPROVEMENT at existing business

DEVELOPMENT REVIEW

 Issuance of Conditions of Approval

 ARCHITECTURAL
 H Occupancy, or A Occupancy (meeting, conference, training, break/ lunch rooms with 50+ occupants)

 SPRINKLERS

 ALARM/ MONITORING

 CHEMICALS

 HIGH PILED STORAGE

 STORAGE TANKS

 BATTERY SYSTEMS

 SPRAYING, DIP TANKS

 OVENS

 GAS TANKS & PIPING

 Issuance of Building Permit (Tenant Improvement)

 PLAN TYPE = This plan may be required based on occupancy classification
NEW PRIVATE SCHOOL or DAYCARE BUILDING or addition to existing building, serving children 2 to 17 years old

- Issuance of Conditions of Approval
- Issuance of Precise Grading Permit
- Issuance of Building Permit

- FIRE MASTER PLAN
- UNDERGROUND
- SPRINKLERS
- ALARM SYSTEM
- METHANE
- FUEL MOD

ARCHITECTURAL A and/or E occupancies

PLAN TYPE = These plans may be required depending on location, size, or number of occupants.

NEW PRIVATE SCHOOL/DAYCARE USE in existing building, serving children 2 to 17 years old

- Issuance of Conditions of Approval
- Issuance of Building Permit

- DEVELOPMENT REVIEW
- ARCHITECTURAL A and/or E occupancies
- SPRINKLERS
- ALARM SYSTEM

PLAN TYPE = This plan may be required if the system is existing and requires modification.

NEW DAYCARE, serving children less than 2 years old, or ADULT DAYCARE USE in existing building

- Issuance of Conditions of Approval
- Issuance of Building Permit

- DEVELOPMENT REVIEW
- UNDERGROUND
- SPRINKLERS
- ALARM SYSTEM
- ARCHITECTURAL

PLAN TYPE = This plan is required if the building is currently unsprinklered and requires retrofit.