

EL DORADO COUNTY FIRE PROTECTION DISTRICT

ORDINANCE NO. 2025-01

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE EL DORADO COUNTY
FIRE PROTECTION DISTRICT AS FOLLOWS:

An ordinance of the El Dorado County Fire Protection District (EDCFPD) adopting the 2025 Edition of the *California Fire Code (Title 24 , Part 9)*, incorporating the 2024 Edition of the *International Fire Code*, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the EDCFPD; providing for the issuance of permits and collection of fees therefor; Repealing Ordinance No. 2022-02 of the EDCFPD and all other ordinances and parts of the ordinances in conflict therewith.

Be it ORDAINED by the Board of Directors of the EDCFPD, also known as the El Dorado County Fire Protection District:

Section 1: **FINDINGS OF FACTS**

Section 2: **ADOPTION OF CODE WITH EXCLUSIONS**

Section 3: **LOCAL AMENDMENTS**

Section 4: **CONFLICT**

Section 5: **SEVERABILITY**

Section 6: **EFFECTIVE DATE AND PUBLICATION**

SECTION 1: FINDINGS OF FACTS

The EDCFPD makes certain changes (listed below) to the *California Fire Code*, 2025 Edition, pursuant to *Health & Safety Code Sections 13869.7, 17958.5, 17958.7 and 18941.5* during this code adoption process. Such changes are necessary because of local climatic, geological and/or topographical conditions. The EDCFPD has adopted, pursuant to *Section 18941.5* of the *California Health & Safety Code*, the findings of facts relative to these conditions by Resolution #2025-10 of the EDCFPD dated August 21st, 2025.

SECTION 2: ADOPTION OF CODE WITH EXCLUSIONS

The EDCFPD adopts the 2025 *California Fire Code, Title 24, Part 9, in its entirety*, including Appendices, incorporating those sections of the *International Fire Code*, 2024 edition not adopted by the state, with the exclusions listed below:

Exclusions: 103, 309, 311.5, 311.6, 318, 903.3.1.2, 904.1.1, 1103.1, 1103.3-1103.3.2, 1103.4, 1103.6, 1105, Chapter 26, D104.2 (Exception only), D106.1 (Exception only), D107.1 (Exceptions only), Appendix A, Appendix G, Appendix J, Appendix K, Appendix L, Appendix M, Appendix N, Appendix O.

Appendices not adopted can be used for reference in enforcing other sections of the 2025 *California Fire Code*.

SECTION 3: AMENDMENTS TO THE 2025 CALIFORNIA FIRE CODE

The following Sections are hereby amended or added:

Chapter 1

SECTION 101.1 "TITLE" SHALL BE AMENDED AS FOLLOWS:

[A] 101.1 Title. These regulations shall be known as the *Fire Code of El Dorado County Fire Protection District*, hereinafter referred to as "this code."

SECTION 105.5 "REQUIRED OPERATIONAL PERMITS" IS AMENDED AS FOLLOWS:

105.5 Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.5.2 through 105.5.60.

SECTION 105.5.60 "AUTOMOBILE WRECKING YARDS" IS ADDED AS FOLLOWS:

Section 105.5.60 Automobile wrecking yards. *An operational permit is required for the operation of automobile wrecking yards.*

SECTION 105.6 "REQUIRED CONSTRUCTION PERMITS" IS AMENDED AS FOLLOWS:

105.6 Required construction permits. The fire code official is authorized to issue construction permits for work as set forth in Sections 105.6.1 through 105.6.27.

SECTION 105.6.26 "AUTOMOBILE WRECKING YARDS" IS ADDED AS FOLLOWS:

Section 105.6.26 Automobile wrecking yards. *Construction permits are required for the installation of or modification to automobile wrecking yards.*

SECTION 105.6.27 "TRAFFIC CALMING DEVICES" IS ADDED AS FOLLOWS:

Section 105.6.27 Traffic calming devices. *Construction permits are required for the installation or modification of traffic calming devices.*

SECTION 108.5.1 "PERMIT, PLAN REVIEW AND INSPECTION FEES" SHALL BE ADDED AS FOLLOWS:

Section 108.5.1 Permit. *A schedule of fees adopted by the district board of directors for plan review, inspections and the issuance of permits by the district may be found in the most current district fee schedule (Health & Safety Code 17951).*

SECTION 108.5.2 "COST RECOVERY FEES" SHALL BE ADDED AS FOLLOWS:

Section 108.5.2 Cost Recovery Fees. *Fire service fees may be charged to any person, firm, corporation or business that through negligence, violation of the law, or as a result of carelessness, is responsible for the cause of the district to respond to the scene of an incident. A district board may charge a fee to cover the cost of any service which the district provides or the cost of enforcing any regulation for which the fee is charged (Health & Safety Code 13916). The fee shall not exceed the actual cost of suppressing the fire and/or responding to the scene of an incident.*

SECTION 108.7 "ADMINISTRATIVE COSTS" SHALL BE ADDED AS FOLLOWS:

Section 108.7 Administrative Costs. *When a test or inspection is scheduled, and the contractor fails to perform to the satisfaction of the authority having jurisdiction (AHJ), the AHJ may bill the contractor for actual time spent traveling to and from the test/inspection location and the time spent at the test/inspection site as well as administrative costs.*

SECTION 112.5 "APPEAL PROCEDURES AND TIMELINES" SHALL BE ADDED AS FOLLOWS:

Section 112.5 Appeal Procedures and Timelines. *Any person or entity who believes they may be adversely affected by an order, decision, or determination made by the fire code official through a written notice may appeal this matter within 15 calendar days of the postmark on the*

notice. All such appeals shall be filed in writing with the Secretary of the Governing Board for the district. A timely appeal shall stay further action by the fire code official until the matter is determined by the Appeal Board as outlined in Section 111, unless the issue poses an imminent fire or life safety hazard to members of the public. The fire code official shall notify the appellant by certified mail of the date and time of such hearing. The hearing shall be scheduled to take place no sooner than 20 calendar days from the date shown on the certified mail. The appellant shall have the right to appear in person or by agent at the hearing and present oral, written and/or photographic evidence to the Appeal Board.

SECTION 113.4 "VIOLATION PENALTIES" SHALL BE AMENDED AS FOLLOWS:

113.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a ***misdemeanor or infraction***, *at the discretion of the prosecuting attorney or agency*, punishable by a fine of not more than **\$100.00** for a first violation; A fine not exceeding \$500.00 for a second violation of the same provision within one year, A fine not exceeding \$1000.00 for each additional violation of the same provision within one year, or by imprisonment not exceeding **180 DAYS**, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. (*Health & Safety Code Sections 13145 and 17995*).

SECTION 113.4.2 "CITATIONS" SHALL BE ADDED AS FOLLOWS:

Section 113.4.2 Citations. *The Fire Chief, or his/her duly authorized representative, may issue citations for infractions or misdemeanor violations of this code pursuant to Section 13871 of the Health & Safety Code of the State of California and Chapter 5c (commencing with Section 853.6) of Title 3 of Part 2 of the Penal Code of the State of California.*

SECTION 114.4 "FAILURE TO COMPLY" SHALL BE AMENDED AS FOLLOWS:

114.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be *punishable by a fine or imprisonment or both as described in Section 113.4 (Health & Safety Code Sections 13145 and 17995)*.

Chapter 2

SECTION 202 "CAMPFIRE" SHALL BE ADDED AS FOLLOWS:

CAMPFIRE. *A fire which is used for cooking, personal warmth, lighting, or aesthetic purposes.*

SECTION 202 "DISTRICT" SHALL BE ADDED AS FOLLOWS:

DISTRICT. *The district and all other areas within the exterior boundaries thereof now or hereafter established.*

SECTION 202 "DRIVEWAY" SHALL BE ADDED AS FOLLOWS:

DRIVEWAY. *A vehicular pathway that serves no more than four (4) residential units and any number of non-commercial or non-industrial, Utility, or Miscellaneous Group U buildings on each parcel. A Driveway shall not serve commercial or industrial units at any size or scale.*

SECTION 202 "EXECUTIVE BODY" SHALL BE ADDED AS FOLLOWS:

EXECUTIVE BODY. *The Board of Directors of the District.*

SECTION 202 "FIRE CHIEF" SHALL BE ADDED AS FOLLOWS:

FIRE CHIEF. *The Chief Executive Fire Officer of the Fire department/district serving the jurisdiction or a duly authorized representative.*

SECTION 202 "FIRE HAZARD" SHALL BE ADDED AS FOLLOWS:

FIRE HAZARD. *Any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire to a greater than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire; or which may obstruct, delay, or hinder, or may become the cause of obstruction, delay or hinderance to the prevention, suppression, or extinguishment of fire.*

SECTION 202 "OPEN BURNING" SHALL BE AMENDED AS FOLLOWS:

OPEN BURNING. The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge-pots and similar devices associated with safety or occupational uses typically considered open flames. For the purpose of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open.

Open burning shall also include campfires, bonfires, portable outdoor fireplaces, ceremonial fires, and recreational fire as defined in the Fire Code.

Exception:

1. UL or ANSI listed LPG or natural gas outdoor flame devices, such as gas BBQ's or gas fire pits that comply with the Fire Code.
2. Campfires on private lands. Where required by the fire code official, a permit shall be issued by the fire code official.
3. Ceremonial and/or religious burning when approved by the fire code official and with the following safety measures:
 - a. Maximum 4-foot x 4-foot burn area.
 - b. Minimum 10-foot clearance from edge of burn area to all flammable material and vegetation.
 - c. An approved water supply is located within 500-feet of the burn area.
 - d. The burn area is located no less than 30-feet from adjoining property lines.
 - e. An adult is present with a shovel until the fire is extinguished.
 - f. No burning shall be conducted during high or extreme fire weather conditions (e.g., National Weather Service Red Flag Warnings).

SECTION 202 "TRAINED CROWD MANAGER" SHALL BE ADDED AS FOLLOWS:

TRAINED CROWD MANAGER. Standby personnel, usually a security guard or usher personnel, who are trained in the proper procedure to exit people from a tent or other place of public assemblage in an orderly and calm fashion in the event of an emergency

Chapter 3

SECTION 302.1 "DEFINITIONS" SHALL BE AMENDED AS FOLLOWS:

3D PRINTER.

ADDITIVE MANUFACTURING.

BONFIRE.

CAMPFIRE.

HI-BOY.

HIGH-VOLTAGE TRANSMISSION LINE.

OPEN BURNING.

PORTABLE OUTDOOR FIREPLACE.

POWERED INDUSTRIAL TRUCK.

RECREATIONAL FIRE.

SKY LANTERN.

VALET TRASH COLLECTION.

SECTION 307.4.4 "OPEN BURNING RESTRICTIONS" SHALL BE ADDED AS FOLLOWS:

Section 307.4.4 Open Burning Restrictions. *Open burning on all lands within the jurisdiction of the District, including the Local Responsibility Area (LRA), is prohibited when the California Department of Forestry and Fire Protection (CAL FIRE) issues a burn suspension in the State Responsibility Area (SRA). This prohibition shall be made effective 24 hours following its commencement in the SRA.*

Open burning is also prohibited on all lands within the jurisdiction of the District at any time the fire code official determines that atmospheric conditions or other local circumstances make such fires hazardous, including factors such as high winds, low fuel moisture, fire weather, the issuance of red flag warnings, severe threat of wildland fire, or present risk of destruction by wildfire to life, wildlife, property, or natural resources.

Exception: *Ceremonial and/or religious burning with a permit obtained from the fire code official.*

Chapter 4

SECTION 401.2.1 "PRE-FIRE PLANS" IS ADDED AS FOLLOWS:

Section 401.2.1 Pre-fire plans. *Where required by the fire code official, a pre-fire plan shall be provided and approved by the fire code official for all new commercial structures.*

Chapter 5

SECTION 503.2.1 "DIMENSIONS" SHALL BE AMENDED AS FOLLOWS:

Section 503.2.1 Dimensions. *Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, as measured from face of curb to face of curb, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Driveways shall have an unobstructed width of not less than 12 feet (3657.6 mm) wide.*

SECTION 503.2.5 "DEAD ENDS" SHALL BE AMENDED AS FOLLOWS:

Section 503.2.5 Dead Ends. *Dead-end fire apparatus access roads and driveways in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus.*

SECTION 503.2.6 "BRIDGES AND ELEVATED SURFACES" SHALL BE AMENDED AS FOLLOWS:

Section 503.2.6 Bridges and Elevated Surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17, *the current El Dorado County Transportation Division Bridge Standard or Appendix D of the current California Fire Code, whichever is more restrictive*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

SECTION 503.3.1 "NO PARKING IN FIRE LANES" SHALL BE ADDED AS FOLLOWS:

Section 503.3.1 No Parking in Fire Lanes. *No person shall stop, park, or leave standing any vehicle, whether attended or unattended, except when necessary to avoid conflict with other traffic or in compliance with the directions of the Fire Chief, or his/her duly authorized representative, Peace Officer or official traffic control device along the edge of any highway, at any curb, or in any location in a publicly or privately owned or operated off-street parking facility, designated as a fire lane by the district with jurisdiction over the area in which the place is located. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE".*

SECTION 503.3.2 "NO PARKING IN FRONT OF HYDRANTS" SHALL BE ADDED AS FOLLOWS:

Section 503.3.2 No Parking in Front of Hydrants. *No person shall stop, park, or leave standing any vehicle within 15 feet of a fire hydrant except as follows: (a) If the vehicle is attended by a licensed driver who is seated in the front seat and who can immediately move such vehicle in case of necessity, (b) If the vehicle is owned or operated by a fire department and is clearly marked as a fire department vehicle.*

SECTION 503.3.3 "FIRE LANES BASED ON ROAD WIDTH" SHALL BE ADDED AS FOLLOWS:

Section 503.3.3 Fire Lanes Based on Road Width. *Fire lanes shall be based on road width as required in Appendix D as amended by the District.*

SECTION 503.6 "SECURITY GATES" IS AMENDED AS FOLLOWS:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official *and shall comply with the District gate standard*. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200

SECTION 505.1 "ADDRESS IDENTIFICATION" SHALL BE AMENDED AS FOLLOWS:

505.1 Address identification. *Addresses for new and existing buildings shall comply with the District address standard as approved by the fire code official.* The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½-inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

SECTION 505.1.1 "ILLUMINATION" SHALL BE ADDED AS FOLLOWS:

Section 505.1.1 Illumination. *Address identification shall be internally or externally illuminated on all new commercial and industrial buildings so as to be visible from the closest fire apparatus access road.*

SECTION 507.5.1 "WHERE REQUIRED" SHALL BE AMENDED AS FOLLOWS:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet (45.72 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m)

SECTION 509.3 "FIRE CONTROL ROOM" SHALL BE ADDED AS FOLLOWS:

Section 509.3 Fire Control Room. *Fire sprinkler risers, fire alarm control panels, solar photovoltaic power system rapid shutoff switches, and other fire detection, suppression or similar control elements shall be located inside a single fire control room for the building. The fire control room shall have minimum dimensions of five feet by seven feet in size with a total usable area of not less than 35 square feet. The room shall be located within the building on an outside wall at a location approved by the Fire Code Official and shall be accessible from the exterior. An exterior access door with a clear width of not less than 32 inches and height of not less than 80 inches shall be provided for access into the room. A durable sign shall be affixed to the exterior of the door with the words "FIRE CONTROL ROOM" in letters not less than 4 inches in height. A key box complying with Section 506 shall be installed on the exterior side of the fire control room door opening.*

Where required by the fire code official, the room must be capable of maintaining a minimum temperature of 40 degrees Fahrenheit. A clearance of 12 inches shall be provided from the fire sprinkler risers to any adjacent walls. This room can be shared with other building utilities or fire protection equipment that is not incompatible. An approved cabinet or container shall be provided to store record plans of the fire sprinkler system and other fire protection equipment. This room shall not be used for any other storage.

Exception: *One-and two-family dwellings, manufactured homes or similar uses defined as either a Group R-3, R3.1, or R-4 occupancy.*

SECTION 510.4.2.3 "STANDBY POWER" SHALL BE AMENDED AS FOLLOWS:

510.4.2.3 Standby power. *In-building emergency responder communications enhancement systems shall be provided with dedicated standby batteries or provided with 2-hour standby batteries and connected to the facility generator power system in accordance with Section 1203. The standby power supply shall be capable of operating the in-building emergency responder communications enhancement system at 100-percent system capacity for a duration of not less than 72 hours.*

Chapter 9

SECTION 903.2 "WHERE REQUIRED" SHALL BE AMENDED AS FOLLOWS:

Section 903.2 Where Required. *Approved automatic sprinkler systems in new buildings and structures when constructed or relocated within the jurisdiction shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.22.*

Exception: *Agricultural buildings not under a special use permit used for commercial purposes.*

SECTION 903.2.1.1 "GROUP A-1" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,600 square feet (334 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex

SECTION 903.2.1.2 "GROUP A-2" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,600 square feet (334 m²);
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 3,600 square feet (334 m²), contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

SECTION 903.2.1.3 "GROUP A-3" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,600 square feet (334 m²).

2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 3,600 square feet (334 m²), contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

SECTION 903.2.1.4 "GROUP A-4" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,600 square feet (334 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

SECTION 903.2.2 "GROUP B" SHALL BE AMENDED AS FOLLOWS:

903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies *where the fire area exceeds 3,600 square feet or as required in Sections 903.2.2.1 and 903.2.2.2.*

SECTION 903.2.3 "GROUP E" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 3,600 square feet (334 m²) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.

4. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.
5. Throughout any Group E structure greater than 3,600 square feet (334 m²) square feet in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.
6. For public school state funded construction projects see Section 903.2.19.
7. For public school campuses, Kindergarten through 12th grade, see Section 903.2.20

SECTION 903.2.4 "GROUP F-1" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.4 Group F-1 and F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 or F-2 fire area exceeds 3,600 square feet (334 m²).
2. A Group F-1 or F-2 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 or F-2 fire areas on all floors, including any mezzanines, exceeds 3,600 square feet (334 m²) square feet.
4. A Group F-1 or F-2 occupancy is used to manufacture lithium-ion or lithium metal batteries.
5. A Group F-1 or F-2 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

SECTION 903.2.7 "GROUP M" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 3,600 square feet (334 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 3,600 square feet (334 m²).
4. The structure exceeds 3,600 square feet (334 m²), contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.

SECTION 903.2.7.2 "GROUP M UPHOLSTERED FURNITURE OR MATTRESSES" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.7.2 Group M Upholstered Furniture or Mattresses. An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 3,600 square feet (334 m²).

SECTION 903.2.8.4 "MANUFACTURED HOMES" SHALL BE ADDED AS FOLLOWS:

Section 903.2.8.4 Manufactured Homes. *An automatic fire sprinkler system shall be required in all new manufactured homes and multi-family manufactured homes intended for use as a one- and two-family dwelling. The design and installation of such systems shall be in accordance with California Code of Regulations, Title 25, §4300.*

Exceptions:

1. *Manufactured homes located within an existing mobile home park complying with California Health and Safety Code, Division 13, Part 2.1 or 2.3.*
2. *Manufactured homes that do not exceed 1,200 square feet in size and serve as an accessory dwelling unit, as defined in Government Code Section 65852.2 and Section 66313; when the existing primary residence on the property is not required to comply with California Residential Code Section R309.2.*
3. *Manufactured homes that do not exceed 320 square feet in size.*

SECTION 903.2.9 "GROUP S-1" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 3,600 square feet (334 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,600 square feet (334 m²).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 3,600 square feet (334 m²).
5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m²).

SECTION 903.2.10 "GROUP S-2" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, exceeds 3,600 square feet (334 m²).
2. Where the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the fire area of the open parking garage, in accordance with Section 406.5 of the California Building Code, exceeds 3,600 square feet (334 m²).

SECTION 903.2.10.1 "COMMERCIAL PARKING GARAGES" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.10.1 Commercial Parking Garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the fire area exceeds 3,600 square feet (334 m²).

SECTION 903.4.3 "ALARMS" SHALL BE AMENDED AS FOLLOWS:

903.4.3 Alarms. An approved audible and visual sprinkler waterflow alarm device, located on the *interior and exterior* of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: Automatic sprinkler systems protecting one- and two-family dwellings.

SECTION 903.6 "WHERE REQUIRED IN EXISTING BUILDINGS AND STRUCTURES" IS AMENDED AS FOLLOWS:

Section 903.6 Where Required In Existing Buildings and Structures. An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 *and as follows:*

1. When there is a change in occupancy classification that results in an increased life safety or fire risk, as determined by the fire code official, and the structure exceeds 3,600 square feet (334 m²), an automatic fire sprinkler system shall be installed throughout the building in accordance with Section 903.2.
2. *In existing buildings 3,600 square feet (334 m²) or greater, other than one and two-family dwelling units, and agricultural buildings not under special use permit for commercial purposes, where the floor area of the building or structure is increased, such building or structure shall be made to conform to Section 903.2.*

Exception: *When the building increase is less than 500 square feet (46.4 m²).*

3. *In existing buildings 3,600 square feet (334 m²) or less, other than one-and two-family dwelling units, and agricultural buildings not under special use permit for commercial purposes, where the floor area of the building or structure is increased to a total square footage over 3,600 square feet, such building or structure shall be made to conform to Section 903.2.*

Exception: *When the building increase is less than 500 square feet (46.4 m²).*

SECTION 907.2. "WHERE REQUIRED – NEW BUILDINGS AND STRUCTURES" SHALL BE AMENDED AS FOLLOWS:

Section 907.2. Where Required – New Buildings and Structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.30 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Not fewer than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers or automatic fire alarm systems, a single fire alarm box shall be installed at a location approved by the enforcing agency.

Exceptions:

1. The manual fire alarm box is not required for fire alarm control unit systems dedicated to elevator recall control, supervisory service and fire sprinkler monitoring.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm

during a sprinkler system, impairment event. Where provided, the manual fire alarm box shall not be located in an area that is open to the public.

3. The manual fire alarm box is not required to be installed when approved by the fire code official.
4. *A fire alarm system is not required in one and two-family dwellings, agricultural buildings, and other occupancies classified as Group U not under special use permit and/or not used for commercial purposes (e.g. retail sales, food service, and/or special events).*
5. *Buildings with a floor area less than 500 square feet may be exempt, as determined by the fire code official based on building construction material and features, location, occupancy type, and distance to exposures.*

SECTION 907.2.1.4 "GROUP A UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.1.4 Group A Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group A buildings with a floor area less than 3,600 (334 m²) square feet.*

SECTION 907.2.2.4 "GROUP B UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.2.4 Group B Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group B buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.3.11 "GROUP E UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.3.11 Group E Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group E buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.4.2 "GROUP F UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.4.2 Group F Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group F buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.5.2 "GROUP H UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.5.2 Group H Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group H buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.6.6 "GROUP I UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.6.6 Group I Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group I buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.7.3 "GROUP M UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.7.3 Group M Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group M buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.8.4 "GROUP R-1 UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.8.4 Group R-1 Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group R-1 buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.9.4 "GROUP R-2, R-2.1, R-2.2 UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.9.4 Group R-2, R-2.1, R-2.2 Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group R-2, R-2.1, R-2.2 buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.10.3 "GROUP S UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.10.3 Group S Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group S buildings with a floor area less than 3,600 square feet (334m²).*

907.2.30 "TYPE I HOOD INSTALLATIONS" SHALL BE ADDED AS FOLLOWS:

907.2.30 “Type I Hood Installations”. *The requirement of installation, or replacement, of a Type I Hood System shall require a fire alarm/sprinkler monitoring system to be installed, or for the hood system to be connected to an existing fire alarm/sprinkler monitoring system for that building.*

SECTION 907.6.2.1 “SECONDARY POWER SUPPLY” SHALL BE ADDED AS FOLLOWS:

SECTION 907.6.2.1 SECONDARY POWER SUPPLY. *Where required by the fire code official, in accordance with NFPA 72, the secondary power supply providing a minimum 24-hour power capacity under quiescent load (system operating in a non-alarm condition) shall be amended to a minimum 72-hour power capacity.*

Exception: *The existence of an emergency back-up power supply that meets or exceeds the requirements of California Fire Code Chapter 12.*

907.6.6 “MONITORING” SHALL BE AMENDED AS FOLLOWS:

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved, *UL certified, Type A Full Service* supervising station in accordance with NFPA 72 and this section *which gives audible and visual signals at a constantly attended location. All sprinklered buildings shall be monitored.*

Exception: Monitoring by a supervising station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings *and other occupancies classified as Group “U”.*
4. *Agriculture buildings not under special use permit and/or not used for commercial purposes (e.g., retail sales, food service, and/or special events).*

SECTION 907.9 “WHERE REQUIRED IN EXISTING BUILDINGS” SHALL BE AMENDED AS FOLLOWS:

SECTION 907.9 Where Required. An approved fire alarm system shall be provided in existing buildings and structures where required in Chapter 11 *in existing buildings with a floor area less than 3,600 square feet (334 m²) without an approved automatic sprinkler system, other than one- or two-family dwelling units, agricultural building not under special use permit for commercial*

purposes where a fire alarm detection system does not exist and the floor area of the building or structure is increased

Exception: *When the building increase is less than 500 square feet (46.4 m²).*

Chapter 12

SECTION 1203.1.3 “INSTALLATION” SHALL BE AMENDED AS FOLLOWS:

Section 1203.1.3 Installation. Emergency power systems and standby power systems shall be installed in accordance with the California Building Code, the California Electrical Code, NFPA 110 and NFPA 111. *All buildings, other than one- and two-family dwelling units, and agricultural buildings not used for commercial purposes, with standby power, shall have a shunt trip device that disconnects all power sources to the building, approved by the fire code official. Existing installations shall be maintained in accordance with the original approval.*

Chapter 33

SECTION 3306 “VEGETATION: SHALL BE ADDED AS FOLLOWS:

Section 3306 Vegetation. *Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with PRC 4291- and the California Wildland-Urban Interface Code (CWUIC)*

SECTION 3307.2 “WHEN REQUIRED” SHALL BE AMENDED AS FOLLOWS:

Section 3307.2 When Required. An approved water supply for fire protection, either temporary or permanent, shall be *installed and maintained in continuous operation* as soon as combustible building materials arrive on site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction, in accordance with Sections 3307.2.1 through 3307.4.

Exception: The fire code official is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

SECTION 3307.6 “PREMISE IDENTIFICATION” SHALL BE ADDED AS FOLLOWS:

Section 3307.6 Premise Identification. *Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.*

Chapter 50

SECTION 5001.7 "LIABILITY FOR DAMAGES" SHALL BE ADDED AS FOLLOWS:

Section 5001.7 Liability for Damages. *Any damages or cost resulting from negligence, violation of the law, careless handling, spill or discharge of any hazardous materials shall constitute debt against any such person, firm or corporation causing such spill or discharge. This debt is collectible by the Fire Chief, or his/her duly authorized representative, in the same manner as in the case of an obligation under contract, expressed or implied.*

Chapter 56

SECTION 5601.2 "PERMIT REQUIRED" SHALL BE AMENDED AS FOLLOWS:

Section 5601.2 Permit Required. Permits shall be required as set forth in Section 105.5 and regulated in accordance with this section. *Where fireworks permits are required, they shall be issued by the Fire Chief, or his/her duly authorized representative, and the El Dorado County Board of Supervisors or City Council within a city.*

Chapter 57

SECTION 5704.2.9.6.1 "LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED" SHALL BE AMENDED AS FOLLOWS:

SECTION 5704.2.9.6.1 Locations Where Above-Ground Tanks are Prohibited. The storage of Class I and Class II flammable liquids in above-ground tanks outside of buildings is prohibited *unless expressly approved by the fire code official, who shall consider local conditions and safety requirements in granting such approval.*

SECTION 5706.2.4.4 "LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED" SHALL BE AMENDED AS FOLLOWS:

SECTION 5706.2.4.4 Locations Where Above-Ground Tanks are Prohibited. The storage of Class I and Class II liquids in above-ground tanks is prohibited *unless expressly approved by the fire code official, who shall consider local conditions and safety requirements in granting such approval.*

Chapter 58

SECTION 5806.2 “LIMITATIONS” SHALL BE AMENDED AS FOLLOWS:

SECTION 5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited *unless expressly approved by the fire code official, who shall consider local conditions and safety requirements in granting such approval.*

Chapter 61

SECTION 6104.2 “MAXIMUM CAPACITY WITHIN ESTABLISHED LIMITS” SHALL BE AMENDED AS FOLLOWS:

For the protection of heavily populated or congested areas, storage of liquefied petroleum gas shall not exceed an aggregate capacity in any one installation of 2,000 gallons (7570 L) within the limits established by law as set forth in the fire code adoption ordinance or other regulation adopted by the jurisdiction. *The storage of liquefied petroleum gas in excess of an aggregate of 2,000-gallon water capacity when located at least one-half (1/2) mile from property zoned or designated for residential use and at least one-half (1/2) mile from existing residential development with a density greater than one (1) dwelling unit per acre and at least one-half (1/2) mile from any hotel or motel is allowed when approved by the fire code official, and a special/conditional use permit is issued by the County of El Dorado.*

Dispensing within established limits. Within the limits established by law restricting the dispensing of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons. The dispensing of liquefied petroleum gas in excess of an aggregate of 2,000-gallon water capacity when located at least one-half (1/2) mile from property zoned or designated for residential use and at least one-half (1/2) mile from any hotel or motel is allowed when approved by the fire code official and a special/conditional use permit is issued by the County of El Dorado.

SECTION 6107.5 — AMENDED TO READ AS FOLLOWS:

6107.5 Protection from the elements.

Where located in areas subject to heavy snowfall (elevation 5000 feet or higher) containers and appurtenances shall be protected from the elements in accordance with Sections 6107.5.1 and 6107.5.2. Tanks shall not be filled or serviced unless in compliance with Sections 6107.5.1 and 6107.5.2.

6107.5.1 Protective cover.

An approved protective cover shall be installed over all meters, regulators, valves and equipment to provide protection against sliding, drifting and impact of snow and ice. The protective cover shall be designed to support the design snow load as determined by the building department and shall be securely supported to the ground or diagonally to the building wall.

6107.5.2 Additional installation requirements.

Containers and yard piping shall comply with the fuel gas piping requirements and the following additional requirements:

1. LP-gas tanks shall be placed on approved concrete supports, such as, but not limited to, pre-cast reinforced concrete pads, reinforced concrete slab or pre-cast reinforced concrete saddles. Use of unreinforced cinder building blocks is prohibited. If saddles are used, they shall contact a minimum of 110 degrees of the tank circumference. Asphalt impregnated felt, with a thickness of 3/8 inch (10 mm) or greater, shall be installed between the container and the concrete saddle. Supports shall be poured-in-place concrete or prefabricated supports. Where supports are poured-in-place, each support shall have a minimum thickness of 4 inches (101 mm) and reinforced with not less than WWF 6 x 12, W 16 by W26 or 4 #3 rebar in each direction. In areas tanks may be subject to shifting snow, unstable ground or other hazardous condition, the fire code official is authorized to require additional tank supporting, securing or protection.
2. LP-gas tanks shall be permanently marked by a square or other approved stake of wood or other material with a nominal dimension of 2 inches x 2 inches or a cross-sectional width of 2 inches (50 mm). Such stakes shall be of sufficient height to rise above the anticipated snow depth, with the minimum height being 10 feet (3048 mm). The snow stakes shall be yellow in color and will be placed on the opposite side of the tank from the riser, and directly opposite the tank valves. The top 12 inches (305 mm) of the stake shall be painted orange. The side of the stake adjacent to the tank shall continue with the orange color a minimum of 18 inches (457 mm) from the top of the stake. Installation and maintenance of all tank stakes shall be the responsibility of the LP-gas supplier.
3. Two stage regulator systems shall be installed on all LP-gas installations in accordance with manufacturer's instructions. All first stage regulators and connecting pigtailed shall be installed under a protective valve cover on the tank. All regulators installed under this cover shall be listed and approved for this use and position of mounting. A connector providing flexibility shall be used to connect the first stage regulator to the main service valve on the tank. All copper pigtailed shall be internally tinned and use only forged flare nuts.
4. The second stage regulator and riser pipe shall be installed on the gable end of the building, as close as practical to the building wall, unless this is not feasible due to structural or topographical constraints. An approved gas shutoff valve rated for a minimum of 125 PSI shall be installed immediately prior to the second stage regulator. An approved gas shutoff sign or other identifier shall be installed directly above the gas shutoff valve, on the building in a visible location within 3 feet (914 mm) of the eaves of the roof or roofline if no eaves are present. If the second stage regulator or a combination first/second stage regulator is used at the tank, then an approved gas shutoff valve shall be located at the building.

5. The riser from the yard piping shall be a minimum of Schedule 80 and shall be located not more than 3 inches (76 mm) horizontally from the walls of the tank, and swing joints will be used above and below tank level to provide for tank movement. Street elbows are prohibited. An approved flexible alternative is acceptable in lieu of rigid steel pipe for the tank riser, such as plastic (PE), copper tubing, stainless steel. All flexible material used for the tank riser shall be sheathed in an approved steel cover for protection. Where swing joints are eliminated by an approved flexible alternative, sufficient slack shall be maintained to allow for tank movement and expansion and contraction.
6. The riser pipes for the yard piping shall not be embedded in concrete, asphalt or other rigid substances. Such substance placed around a riser shall be held back at least 3 inches (76 mm) from all sides of the pipe. All exposed exterior gas piping used for runs along walls or roofs shall be minimum Schedule 80 steel pipe supported and secured by approved straps at intervals not to exceed 4 feet (1219 mm).
7. All plastic pipe shall be buried at least 18 inches (457 mm) below finished grade.
8. An electrically continuous corrosion resistant tracer wire, with a minimum size of 14 AWG or tape shall be buried with the plastic pipe to facilitate locating. One end shall be brought above ground at the building wall or riser, and the other end shall be brought above ground at the tank.
9. Any supplier supplying LP-gas to a tank must affix a label or other means of identification to the inside of the tank valve protective cover. The label or other identification must be waterproof and contain the supplier's name and emergency telephone number.

Chapter 80

SECTION 80, NFPA 1-24, CHAPTER 22 "AUTOMOTIVE WRECKING YARDS" IS ADOPTED, AMENDED SECTIONS AS FOLLOWS:

Amend Section 22.3 as follows:

22.3 Fire Apparatus Access Roads. Fire apparatus access roads shall be in accordance with *the California Fire Code, Section 503 and Appendix D.*

Add new Section 22.10 as follows:

22.10 Storage. *Stored vehicles, boats, recreational vehicles, parts, and equipment shall not be stored within 30 feet of adjacent property lines.*

SECTION 80, NFPA, 13D-25 “STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE-AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES” IS AMENDED AS FOLLOWS: 903.3.1.3.

NFPA 13D, Amended Sections as follows:

Revise Section 5.1.1.2 as follows:

5.1.1.2 A supply of at least one of each type and temperature sprinkler used within the premises shall be maintained on the property at an approved location. Spare sprinklers shall be kept in a mounted and accessible cabinet.

Revise Section 7.6 as follows:

7.6 Alarms. A local audio/visual device activated upon water flow shall be provided on all fire sprinkler systems in homes at an approved location on the exterior of the dwelling.

Revise Section 11.2.1.1 as follows:

11.2.1.1 Where a fire department pumper connection is not provided, the system shall be hydrostatically tested at a minimum pressure of 150 pounds per square inch gauge for no less than a 30-minute duration without evidence of leakage.

Appendix B - Fire Flow Requirements for Buildings

TABLE B105.1(1) “REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES” SHALL BE AMENDED AS FOLLOWS:

TABLE B105.1(1) REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
0 – 3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the

			required fire-flow rate
<i>MAJOR SUBDIVISIONS (5 PARCELS OR GREATER)</i>			
0 – 3,600	Section 903.3.1.3 of the CA Fire Code or Section P2904 of the CA Residential Code	1,000	1
3,601 and greater	Section 903.3.1.3 of the CA Fire Code or Section P2904 of the CA Residential Code	1/2 value of Table B105.1(2) (min. 1000 GPM)	2
<i>OTHER RESIDENTIAL DEVELOPMENT</i>			
0 – 3,600	Section 903.3.1.3 of the CA Fire Code or Section P2904 of the CA Residential Code	500	1
3,601 and greater	Section 903.3.1.3 of the CA Fire Code or Section P2904 of the CA Residential Code	1/2 value of Table B105.1(2) (min. 750 GPM)	1

TABLE B105.2 “REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES” SHALL BE AMENDED AS FOLLOWS:

TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the CA Fire Code	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate

a. The reduced fire flow shall not be less than 1,500 gpm

Appendix C – Fire Hydrant Locations and Distribution

TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS SHALL BE AMENDED AS FOLLOWS:

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS^{a, b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT^{d, f, g}
1,750 or less	1	300	150
1,751-2,250	2	300	150
2,251-2,750	3	300	150
2,751-3,250	3	300	150
3,251-4,000	4	300	150
4,001-5000	5	300	150
5,001-5,500	6	300	150
5,501-6,000	6	250	150
6,001-7,000	7	250	150
7,001 or more	8 or more	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers that cannot be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.
- f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *California Fire Code*.
- g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the *California Fire Code* or Section P2904 of the *California Residential Code*.
- h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.
- i. Average spacing between fire hydrants may be extended to 500 feet (152.4 m) on streets serving one and two-family dwellings.

Appendix D – Fire Apparatus Access Roads

SECTION D103.1 "ACCESS ROAD WIDTH WITH A HYDRANT" SHALL BE AMENDED AS FOLLOWS:

Section D103.1 Access Road Width with a Hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

Exception: Driveways

SECTION D103.2 "GRADE" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.2 Grade. Fire apparatus access roads *and driveways* shall not exceed 15.9% in grade unless approved by the fire code official.

SECTION D103.3 "TURNING RADIUS" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.3 Turning Radius. The minimum turning radius shall be determined by the fire code official; *and shall not include curb and gutter.*

SECTION D103.5 "FIRE APPARATUS ACCESS ROAD GATES" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.5 Fire Apparatus Access Road Gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 14 feet (4268 mm).
2. Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

SECTION D103.6.1 "ROADS 20 TO 29 FEET IN WIDTH" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.6.1 Roads 20 to 29 feet in width. Unless otherwise provided pursuant to the Subdivision Map Act, fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 29 feet wide (6096 to 8534.4 mm).

SECTION D103.6.2 "ROADS MORE THAN 26 FEET IN WIDTH" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.6.2 Roads more than 29 feet in Width. Unless otherwise provided pursuant to the Subdivision Map Act, fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 29 feet wide (8534.4 mm) and less than 36 feet wide (10972.8 mm).

SECTION D104.4 "CIRCUMFERENTIAL FIRE APPARATUS ACCESS ROADS" SHALL BE ADDED AS FOLLOWS:

SECTION D104.4 Circumferential Fire Apparatus Access Roads. *When required by the fire code official, a fire apparatus access road shall be constructed to encompass the entirety of a structure and shall provide a continuous means of emergency vehicle access.*

SECTION D105.2 "WIDTH" SHALL BE AMENDED AS FOLLOWS:

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 28 feet (8534.4 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

SECTION 4: CONFLICT

That Ordinance No. 2022-02 of the EDCFPD, and all other ordinances or parts of ordinances herewith are hereby repealed.

SECTION 5: SEVERABILITY

If any Ordinance, article, subsection or subdivision thereof, provision, sentence, clause or phrase of this code, or any application thereof, is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the remaining provisions of this code, which can be given effect without the invalid portions and, therefore, such invalid portions are declared to be severable. The EDCFPD hereby declares that it would have enacted this Ordinance and each of its articles, sections, subsections, or subdivisions thereof, provisions, sentences, clauses or phrases irrespective of the fact that one or more of them is declared invalid.

SECTION 6: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall take effect thirty (30) days after its adoption. The EDCFPD Board Secretary is directed to publish this ordinance in a newspaper of general circulation in the District. In lieu of publication of the full text of the ordinance, a summary of the ordinance may be published by the Board Secretary within fifteen (15) days after its passage and a certified copy shall be posted in the office of the EDCFPD pursuant to *Government Code Section 36933(c)(1)*.

The above Ordinance was introduced at a meeting of the Board of Directors of the EDCFPD on August 21, 2025, and it was then read for the first time. -A public hearing was set for the Ordinance to be read for the second time on September 18, 2025, and approved by the following vote:

PASSED AND ADOPTED by the Board of Directors of the EDCFPD this, _____ day of _____, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

Mickey Kaiserman, Board Chair

ATTEST:

Kathleen Freeman, Board Secretary