



**To:** Board of Directors  
**From:** Michael Schwartz, Fire Chief  
**Date:** November 19, 2019  
**Subject:** Ordinance to Adopt Amendments to the 2019 California Fire Code

**Background**

At the September board meeting, the Board adopted Resolution 2019-06 Findings of Facts Supporting Amendments to the 2019 California Fire Code and completed the first reading of Ordinance 19-2 addressing the amendments of the 2019 California Fire Code.

Attached is Ordinance 19-2 indicating changes on pages 4 and 7, that were made following the first reading.

**Recommendation**

1. Conduct the public hearing
2. Adopt Ordinance 19-02



# ORDINANCE

## of the Board of Directors

No: 19-2

AN URGENCY ORDINANCE FOR MEEKS BAY FIRE PROTECTION DISTRICT  
AMENDING THE FIRE CODE OF THE DISTRICT PERTAINING TO THE AMENDMENT AND ADOPTION  
OF THE 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE  
(TITLE 24, CALIFORNIA CODE OF REGULATIONS), PART 9 (2019 CALIFORNIA FIRE CODE)  
INCLUDING APPENDICES B, C, D, H, I, N and O. AND REPEALING  
ORDINANCE NUMBER 16-1, OF MEEKS BAY FIRE PROTECTION DISTRICT AND ALL OTHER  
ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, fire protection districts are generally required to adopt the State Building Standards; and

WHEREAS, fire protection districts are allowed to make amendments to those state standards when justified by local topographical, climatic and geographical conditions; and

WHEREAS, contemporaneously herewith the Board of Directors has made such findings and directed that they be submitted to the State forthwith.

NOW, THEREFOR, BE IT ORDAINED BY MEEKS BAY FIRE PROTECTION DISTRICT, AS THE GOVERNING BOARD OF THE DISTRICT AS FOLLOWS:

Section 1: **FINDINGS OF FACT:**

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 FACT**

**Meeks Bay Fire Protection District (MBFPD)** makes certain changes (listed below) to the California Fire Code, 2019 Edition, pursuant to Health and Safety Code Sections 13869.7, 17958.7 and 18941.5 during this code adoption process. Such changes are necessary because of local climatic, geological and/or topographic conditions. **MBFPD** has adopted, pursuant to Section 18941.5 of the California Health and Safety Code, the findings of facts relative to these conditions by Resolution #11-2019 of **MBFPD** dated **September 25, 2019**.

## **SECTION 2: ADOPTION OF CODE WITH EXCLUSIONS**

**MBFPD** adopts the 2019 California Fire Code, Title 24, Part 9, **in its entirety**, including Appendices, incorporating those sections of the International Fire Code, 2018 edition not adopted by the state, with the exclusions listed below:

Exclusions: 105.6.17-105.6.19, 105.6.39, 308.1.4, 309, 311.5, 311.6, 318, 403.1, 403.2.1-403.2.4, 403.3, 403.4, 403.6, 403.7, 403.8 (adopting 403.8.1-403.8.1.7), 403.9, 403.10.2, 403.10.3, 403.11, 403.12, 404.1-404.4, 405.1-405.4, 405.6-405.9, 406, 805-807 (adopting 807.5.2), 808, 904.1.1, 1101, 1103.1, 1103.3-1103.6, 1103.9 (adopting 1103.9.1), 1103.10, 1104-1106, Chapter 25, Chapter 26, the exceptions under D104.2, D106.1, D107.1 (1), Appendix E, Appendix F, Appendix G, Appendix J, Appendix K, Appendix L, Appendix M.

Appendices not adopted can be used for reference in enforcing other sections of the 2019 California Fire Code.

## **SECTION 3: LOCAL AMENDMENTS**

The following Sections are hereby amended or added:

### **Chapter 1**

#### **- Section 101 Scope and General Requirements**

- **101.1 Title** shall be amended as follows: Add name of jurisdiction [**Meeks Bay Fire Protection District**]

#### **- Section 105 Permits**

- **105.6.27 LPG-gas** shall be amended as follows: Add to the exception: At or above 5,000 feet of elevation, a permit is not required for individual containers with a 125-gallon water capacity or less, or multiple container systems having an aggregate quantity not exceeding 125 gallons serving occupancies in group R-3.

#### **- Section 106 Fees**

- **106.6 Permit, Plan Review and Inspection Fees** shall be added as follows: A schedule of fees adopted by the Fire District Board of Directors for Plan Review, Inspections and the issuance of Permits by the Fire District may be found in the most current District fee schedule (Health and Safety Code 17951).
- **106.6.1 Cost Recovery Fees** shall be added as follows: 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 Fire 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 and Safety Code 13916). The fee shall not exceed the actual cost of suppressing the fire and/or responding: to the scene of an incident.
- **106.7 Administrative Costs** shall be added as follows: When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the authority having jurisdiction, the authority having

jurisdiction 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 110 Violations**

- **110.4 Violation Penalties** shall be amended as follows: 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 not exceeding \$100.00 for a first violation; 2. A fine not exceeding \$500.00 for a second violation of the same provision within one year; 3. 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 and Safety Code Section 13145 and 17995).
- **110.4.2 Citations** shall be added as follows: The 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 and 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 112 Stop Work Order**

- **112.4. Failure to Comply** shall be amended as follows: 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 liable to a fine of not less than one hundred (\$100) dollars or more than one thousand (\$1,000) dollars. (Health & Safety Code Sections 13145 and 17995).

- **Section 114 Reserving of Rights**

- **114.1 General.** There is reserved, to the Board of Directors of the District, the right to amend, modify, supplement, revoke in whole, or in part, any of the provisions contained or incorporated herein, at any time and from time to time.
- **114.2 Limitation of Rights.** Nothing herein contained shall be deemed to limit or restrict the rights, duties or obligations given, granted or opposed upon this District by the laws of the State of California now in effect or hereinafter adopted.

**Chapter 2**

- **Section 202 General Definitions**

- Add definition for **Approved** shall mean - as accepted by the Fire Chief of said District or their authorized representative, or as approved pursuant to the standards now existing or hereafter adopted by the District.
- Add definition for **Campfire** shall mean - a fire which is used for cooking, personal warmth, lighting, or aesthetic purposes. This includes fires contained within outdoor fireplaces and enclosed stoves with flues or chimneys, stoves using jellied, liquid, solid, or gaseous fuels, portable barbecue pits, braziers, or space heating devices which are used outside of any structure, mobile home, or any living accommodation mounted on a vehicle.
- Add definition for **Corporation or District Counsel** shall mean - the attorney for the District.

- Add definition for **District** shall mean - the District and all other areas within the exterior boundaries thereof as now or hereafter established.
- ~~Add definition for **Driveway** shall mean - a vehicular access that serves no more than three dwelling units on a single parcel, and any number of accessory buildings.~~
- Add definition for **Executive Body** shall mean - the board of directors of the District.
- Add definition for **Fire Chief** shall mean - the Chief Executive Officer of the Fire Department/District serving the jurisdiction, or a duly authorized representative.
- Add definition for **Jurisdiction** shall mean - all areas within the District boundaries.
- Add definition for **Person(s)** shall mean - all persons, firms, associates, organizations, corporations, individuals or other agency.
- Add definition for **Shall** shall mean - mandatory .
- Add definition for **May** shall mean - permissive.
- Add definition for **Trained Crowd Manager** shall mean - 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 Definitions

- **302.1 Definitions** shall be amended as follows: Added Campfire definition as shown above in Chapter 2.

#### - Section 307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces

- **307.1.1 Prohibited Open Burning, Campfires, Bonfires, Portable Outdoor Fireplaces, Recreational Fires and Campfire Restrictions** shall be added as follows:

- 307.1.1 Open burning, campfires, bonfires, portable outdoor fireplaces and recreational fires, shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous including when, in the judgment of the Fire Chief or his designee, the menace of destruction by fire to life, improved property, or natural resources is, or is forecast to become, extreme due to critical fire weather, fire suppression forces being heavily committed to control fires already burning, acute dryness of the vegetation, or other factors that may cause the rapid spread of fire such as high winds, low fuel moistures, fire weather or Red Flag Warnings, severe threat of wildland fire, or issuance of Fire Restrictions on lands adjacent to the District by the United States Forest Service or CalFire.

Exceptions:

1. Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.
  2. Gas (LPG, NG) outdoor fire pits and barbeques, pellet grills/smokers. Except during Red Flag conditions. All Open Burning, Campfires, Bonfires, Portable Outdoor Fireplaces and Recreational Fires are prohibited during Red Flag Warnings.
  3. Campfires and charcoal barbeques in a designated campground and/or picnic area located on State of Federal lands.
  4. Charcoal barbeques for a commercial restaurant, catering operation or special event, with additional restrictions as permitted by the District.
- **307.4.4 Campfire Restrictions** shall be added as follows:

- **307.4.4.1** It is unlawful for any person to light, maintain, or use a campfire upon or near any brush-covered land, grass-covered land, or forest-covered land during the time when burning permits are suspended by the Director of the Department of Forestry, the CALFIRE Unit Chief, or the authority having jurisdiction.
- **307.4.4.2** When campfires are allowed, it should be unlawful for any person to light, maintain, or use a campfire upon any brush-covered land, grass-covered land, or forest covered land unless the following minimum requirements are complied with.
- **307.4.4.2 (a)** The area within 5 feet of the periphery of the campfire is cleared of all flammable material and vegetation
- **307.4.4.2 (b)** One serviceable shovel with a handle of at least 12 inches is ready for use at the immediate area of the campfire.
- **307.4.4.2 (c)** Campfires shall be limited to 1'X1' foot, unless in an approved manufactured cooking device or fire ring.
- **307.4.4.2 (d)** Written permission of the landowner must be obtained prior to the ignition of the campfire and shall be on site.

## Chapter 5

### - **Section 503 Fire Apparatus Access Roads:**

- **503.2.1 Dimensions** shall be amended as follows: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, curbs and gutters, except for approved security gates in accordance with Section 503.6, and unobstructed vertical clearance of not less than 15 feet. All driveways in the District shall not be less than 12 feet wide.
- **503.2.5 Dead Ends** shall be amended as follows: Dead-end fire apparatus access roads and driveways in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- **503.2.6 Bridges and Elevated Surfaces** shall be amended as follows: 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 any current County Bridge Standard. 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 when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.
- **503.4.2 No Parking in Fire Lanes** shall be added as follows: 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 a fire code official, 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 fire department or fire 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".
- **503.4.3 No Parking in Front of Hydrants** shall be added as follows: 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.

- **503.4.4 Fire Lanes Based on Road Width** shall be added as follows: Fire Lanes shall be based on road width as required in Appendix D as adopted locally.
- **503.6 Security Gates**. Add the following to Section 503.6 of the California Fire Code: Private road gated entrance:
  1. Gate openings to be 2' wider than the roadway served.
  2. Emergency vehicle access shall be provided by both a "Knox" over-ride switch and an approved emergency radio frequency gate opening device (Click2Enter type) or other device approved by the authority having jurisdiction.
  3. An approved hammerhead, turn-around bulb or other means of turn-around shall be provided on the entry side of the gate.
  4. Gates shall automatically open from the interior without use of a special code or device. (Magnetic strip or pressure pad assemblies are acceptable).
  5. All electric gates shall fail in the open position, i.e., loss of power, battery failure. All gates shall be equipped, at a minimum, with 12-hour battery backup.
  6. Vertical clearances shall be no less than 15'.
  7. Gate shall be located no closer than 30' from the intersecting roadway ultimate edge of pavement.
  8. Provide a separate personnel gate or opening sized and surfaced to allow for pedestrian and accessibility access.
  9. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
- **503.6.1 Security gates for residential driveways** shall be added as follows: Gated residential driveways shall have a key operated override switch installed for fire department access. The switch shall be a Knox System type key switch with "Fire Department" decal.
- **Section 505 Premise Identification**
- **505.1 Address Identification** shall have the first line of this paragraph replaced as follows: Addresses for new and existing buildings shall comply with the local district address standard as approved by the fire code official.
- **505.1.1 Installation, Location and Visibility of Addresses** shall be added as follows:
  1. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.
  2. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.
  3. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.
  4. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

- **Section 506 Key Boxes**
- **506.1.1 Locks** shall be amended as follows: Any structure which has access controlled by an electric gate shall have a key operated override switch installed for fire department access. The switch shall be a Knox System type key switch with “Fire Department” decal.
- **506.1.3 Key boxes for buildings with automatic sprinkler systems** shall be added as follows: Any building or complex of buildings, in which an automatic sprinkler system is installed, shall be provided with a Knox Box®, mounted in an approved location, containing appropriate keys for fire department access. This section applies to all new installations and existing installations, as required by the Fire Chief.
- **Section 507 Fire Protection Water Supplies**
- ~~**507.5.1 Where Required** shall be amended as follows: 400 feet shall be amended to 150 feet.~~
- **507.5.4.1 Snow removal** shall be added as follows: No person shall place, push or dump snow on or around any fire hydrant or fire department connection, and a minimum of fifteen (15) foot clear space shall be maintained to the front and sides of any hydrant or fire department connection.
- **Section 507.5.7 - Public Private Partnership Fund for Infrastructure and Capital Improvements** shall be added as follows:

The District hereby adopts a public private partnership fund infrastructure and capital improvements (Partnership Fund) to receive contributions of cash or property qualifying under Internal Revenue Code Section 170 as a charitable contribution if the contribution or gift is made for exclusively public purposes. Contributions to the Partnership Fund shall be maintained and administered as a separate trust fund subject to investment restrictions applicable to the district in the management of its fund and administered to permit expenditures of accrued principal and interest after deductions of reasonable costs of administration, for infrastructure and capital improvement acquisitions. Operations and maintenance, including but not limited to mobile water supply apparatus such as fire boat(s), and/or water tender(s).

## Chapter 6

- **Section 604 - Electrical Equipment, Wiring and Hazards:**
- **Section 604.1.2 Installations** shall be added as follows: Emergency power systems and standby power systems shall be installed in accordance with this code, NFPA 110 and NFPA 111. All buildings with stand-by 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 9

- **Section 901 - General:**
- **901.4.7 Application to New and Existing Structures** shall be added as follows: The District assumes no responsibility for installation, maintenance, operation or monitoring of the system the same being solely that of the owner of the structure. The provisions of this Chapter, and, or those requirements in the California Fire Code relating to automatic sprinkler systems shall apply to a structure, and the entire structure shall be made to comply with these provisions, under any of the following circumstances:
  1. When a building permit is issued for a new structure, or a new structure where no permit is required unless plans were previously approved by the District prior to the effective date of this chapter, or any structure found to have been constructed after the effective date of this chapter, without a permit when a permit would have been required; or



2. When there is a change in use in all, or a portion, of an existing structure which would cause occupancy classification to change to a Group A, E, H, I, R-1, R-2; or
  3. When a building permit is issued to allow additions to be made to an existing structure so as to: (1) increase the Total Fire Area of the original structure greater than fifty percent (50%) and (2) the aggregate square footage of the existing building and the addition exceeds the square footage threshold in section 903.2 of the District Fire Code or 3600 square feet for R3 occupancies including attached garage.
- **901.11 Fire Alarms Required** shall be added as follows: All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically supervised. Valve supervision and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, including R-3 occupancies when a sprinkler system of more than 100 heads is installed.
  - **901.12 Fire Alarms Regulated** shall be added as follows: All fire alarm systems installed or maintained in the District shall be installed and maintained in accordance with the requirements of this article.
    1. All devices and equipment shall be constructed, installed and maintained in conformity with National Fire Protection Association Standard 72 for central station signaling systems. All smoke detectors as required in the California Building Code for residential structures shall be interconnected so as to sound an alarm throughout the entire structure should a single detector be activated.
    2. When a fire alarm is required, shop drawings as required by NFPA 72 are required to be submitted for review prior to installation of such systems.
    3. All fire alarm systems shall be supervised in a manner acceptable to the Fire Chief.
    4. Upon recommendation of the Fire Chief, the Board of Directors may adopt by resolution such additional rules and regulations relating to the installation, maintenance, and use of fire alarm systems as are consistent with good practices.
    5. Every required fire alarm system shall be maintained in good working order and shall be repaired and/or restored to such within twenty-four (24) hours after activation or failure.
    6. Any building or complex of buildings with an automatic fire alarm system shall be provided with a Knox Box, mounted in an approved location, containing appropriate keys for fire department access. This section applies to all new installations and existing installations as required by the Fire Chief.
  - **901.13 Fire Alarm Vendor Regulations** shall be added as follows: Fire alarm vendors shall comply with the following:
    1. Upon demand, each vendor shall provide the Fire Chief with the address of each building, place, or premises within the District for which the permittee sells or installs a fire alarm system.
    2. Each vendor who installs or services a fire alarm system shall clearly instruct the subscriber in person, and in writing, in the proper use and operation of the fire alarm system, especially those factors which could cause false alarms.
    3. A vendor at all times shall maintain its equipment in good state of repair at no cost to the Department.
    4. Any person, firm or corporation providing service under the authority of this article shall provide repair service to its subscribers within twenty four (24) hours after notification that there is trouble with the fire alarm system, or the system has malfunctioned.

5. Each vendor shall display to the Fire Chief, upon request, the permittee's records of inspection and repair of any fire alarm system.
  6. Each vendor shall notify the monitoring center whenever a subscriber's fire alarm system is under service or repair.
- **901.14 Nuisance Alarms** shall be added as follows: Any fire alarm of which continuous activation is determined by the Fire Chief to be a nuisance alarm will subject the owner of such fire alarm to a one hundred dollar (\$100.00) fine.
  - **Section 902 Definitions:** The following definitions shall be added:
    - **Vendor** shall mean any business operated by a person, firm, or corporation who engages in the activity of alerting, installing, leasing, maintaining, repairing, replacing, selling or servicing fire alarm systems.
    - **Approved** shall mean accepted by the Fire Chief and in accordance with the requirements of the Underwriters Laboratories, Inc., the Factory Mutual Engineering Corporation, The National Bureau of Standards, the National Fire Protection Association, or the State Fire Marshal.
    - **Audible Alarm** shall mean an alarm system, which when activated generates an audible sound on the premises.
    - **False Alarm** shall mean an alarm signal, either silent or audible, prompting a response to be made by the Fire Department when an emergency situation for which the alarm system was intended does not exist.
    - **Fire Alarm System** shall mean any manual or automatic means of detecting fire, and transmitting alarms of fire from private premises and shall include all types of interior fire alarms systems and auxiliary fire alarm systems approved by the District.
    - **Local Fire Alarm System** shall mean any fire alarm system designed solely to provide an alarm of fire within the protected premises.
    - **Subscriber** shall mean a person who owns or leases property or premises on which an alarm system has been installed or is proposed to be installed or who contracts or proposes to contract with an alarm business for the leasing, servicing, or maintaining of an alarm system, and who has or will have the authority to cause the alarm system to be serviced, repaired, or removed after the system is installed.
  - **Section 903 Fire Sprinklers:**
    - **903.1 Non-freezing** shall be added as follows: All automatic fire sprinkler systems shall be of the anti-freeze type or other approved non-freezing (including air filled) type of system.
    - **903.2.a Where Required** shall be added as follows: Status of existing buildings greater than 3,600 square feet. In existing buildings 3600 square feet 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 by an addition of more than thirty percent (30%) or 1,000 square feet whichever is less, such building or structure shall be made to conform to Section 903.2.
    - **903.2.b Where Required** shall be added as follows: Status of existing buildings less than 3,600 square feet. In existing buildings 3,600 square feet 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, by an addition of more than thirty percent (30%) or 1,000 square feet, whichever is less, such building or structure shall be made to conform to Section 903.2.

- **903.2.1 Group A** shall be amended as follows for A groups A-1 through A-4: 903.2.1.1 (1) The fire area exceeds 3,600 square feet.
- **903.2.3 Group E** shall be amended as follows: 903.2.3 (1) Throughout all Group E fire areas greater than 3,600 square feet in area.
- **903.2.4 Group F-1** shall be amended as follows: 903.2.4 Group F. 903.2.4 (1) A Group F fire area exceeds 3,600 square feet.
- **903.2.7 Group M** shall be amended as follows: 903.2.7 Group B and M. 903.2.7 (1) A Group B and M fire area exceeds 3,600 square feet.
- **903.2.8 Group R** shall be amended as follows: 903.2.8.1 shall have the following verbiage added to the end of the paragraph: Fire sprinkler systems shall be installed in new manufactured homes (HSC sections 18007 & 18009) and multiple family manufactured homes with two dwelling units (HSC 18008.7) in accordance with Title 25 of the California Code of Regulations.
- **903.2.9 Group S-1** shall be amended as follows: 903.2.9 Group S. 903.2.9 (1) A Group S fire area exceeds 3,600 square feet.
- **903.2.10 Group S-2 Enclosed Parking Garages** shall be amended as follows: 903.2.10 (1) Where the fire area of the enclosed parking garage exceeds 3,600 square feet.
- **903.4.4 Residential occupancies** shall be added as follows: All residential occupancies require audible notification in all sleeping rooms of a sprinkler waterflow alarm. This notification must be at least 75db at pillow height.
- **Section 907 Fire Alarm and Detection Systems:**
- **907.2.a Where Required - New Buildings or Structures less than 3,600 square feet** shall be added as follows: An approved fire alarm/detection system shall be installed in all buildings with a floor area less than 3,600 square feet.
  - " Exceptions:
    - One- and two- family dwellings (R-3 Occupancies and other occupancies classified as "U")
    - Agricultural buildings not under Special Use Permit and/or not used for commercial purposes (e.g. retails sales, food service, and/or special events).
    - Buildings with a floor area less than 500 square feet may be exempt, as determined by the Fire Chief, based on building construction material and features, location, occupancy type, and distance to exposures.
- **907.2.b Status of Existing Buildings** shall be added as follows: In existing buildings 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 or modified by more than thirty percent (30%) or 1,000 square feet, whichever is less, such building or structure shall be made to conform to Section 907 when required by the Fire Chief. Buildings with a floor area less than 500 square feet may be exempt, as determined by the Fire Chief, based on building construction materials and features, location, occupancy type, and distance to exposures.
- **907.2.c Monitoring** shall be added as follows: All fire alarm/detection systems shall be connected directly through and monitored by a U.L. approved central, proprietary or remote station service, which gives audible and visual signals at a constantly attended location. All sprinklered buildings shall be monitored.
  - " Exceptions:

- One- and two- family dwellings (R-3 Occupancies and other occupancies classified as “U”).
  - Agricultural buildings not under Special Use Permit and/or not used for commercial purposes (e.g. retails sales, food service, and/or special events).
- **907.2.d Type I Hood Installations** shall be added as follows: 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.
  - **907.6.2.1 Secondary Power Supply** shall be added as follows: In accordance 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 backup power supply that meets or exceeds the requirements of California Fire Code Chapter 12.

## Chapter 12

- **Section 1203 Emergency and Standby Power Systems**
- **1203.1.3 Installation** shall be amended as follows: Emergency power systems and standby power systems shall be installed in accordance with the California Building Code, the California Electric 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 stand-by 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 3310 Access for Firefighting**
- **3310.3 Premise Identification** shall be added as follows: Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.
- **Section 3312 Water Supply for Fire Protection**
- **3312.1 When required** shall be amended as follows: Required fire hydrants shall be installed and approved for continuous service prior to combustible materials arriving on site or vertical construction commencing.

## Chapter 49

### Section 4905 - Wildfire Protection Building Construction

**4905.4 Roof Covering Standard** shall be added as follows: All new construction, including additions, requires a Class A roof covering or assembly. All re-roofing requires Class A roof covering or assembly as a minimum. Re-roofing in excess of fifty (50) percent of an existing structure within any one-year period will necessitate that the entire roof be a Class A roof covering or assembly as a minimum. Class B or C fire retardant treated and/or non-treated wood shake or shingles are not approved as a roof covering material for Class A assembly.

## Chapter 50

- **Section 5001 General**
- **5001.7 Liability for Damages** shall be added as follows: Any damages or cost resulting from the 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 in the same manner as in the case of an obligation under contract, expressed or implied.

## **Chapter 56**

### **- Section 5601 General**

- **5601.2 Permit Required** shall be amended as follows: Permits shall be required as set forth in Section 105.6 and regulated in accordance with this section. Where explosives permits are required, they shall be issued by the Fire Chief, or his/her representative, and the County Sheriff's Department. Where fireworks permits are required, they shall be issued by the Fire Chief and the County Board of Supervisors.
- 5601.2.1 Documentation shall be added as follows: The AHJ shall have the authority to request documentation regarding all aspects of the fireworks presentation.
- **5601.2.2 Proprietary Information** shall be added as follows: The AHJ will protect all proprietary information.

## **Chapter 57**

### **- Section 5704 Storage**

- **5704.2.9.6.1 Locations Where Above-Ground Tanks are Prohibited** shall be amended as follows: Storage of Class I and Class II flammable liquids in above ground tanks outside of buildings is prohibited unless approved by the fire chief. When permitted by the fire chief, all above ground tank(s) or vault installations for the storage of Class I, II or III flammable and combustible liquids shall comply with those requirements as set forth by the California Fire Code. The California Fire Code shall also apply to installations other than motor vehicle fuel dispensing stations where above ground storage is required.

### **- Section 5706 Special Operations**

- **5706.2.4.4 Locations Where Above-Ground Tanks are Prohibited** shall be amended as follows: Storage of Class I and Class II flammable liquids in above ground tanks outside of buildings is prohibited unless approved by the Fire Chief. When permitted by the Fire Chief, all above ground tank(s) or vault installations for the storage of Class I, II or III flammable and combustible liquids shall comply with those requirements as set forth by the California Fire Code. The California Fire Code shall also apply to installations other than motor vehicle fuel dispensing stations where above ground storage is required.

## **Chapter 58**

### **- Section 5806 Flammable Cryogenic Fluids**

- **5806.2 Limitations** shall be amended as follows: Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited unless approved by the fire chief. When permitted by the fire chief, all stationary containers for the storage of flammable cryogenic fluids shall comply with those requirements as set forth by the California Fire Code. The California Fire Code shall also apply to installations other than motor vehicle fuel dispensing stations where above ground storage is required.

## **Chapter 61**

- **Section 6102 Definitions** the following definitions shall be added:

- **Installation** shall mean a storage tank designed for the containment of liquefied petroleum gas, or meter assembly regulating natural gas, for use by a customer for residential, commercial, or industrial purposes, together with appurtenant pipes, risers, gauges, and related equipment.
- **LPG** Liquefied petroleum gas.
- **Supplier** shall mean any person or business, which sells, at retail, LPG, or any company, which supplies natural gas, for residential, commercial or industrial use.
- **Interruption of Service** (shall only apply to LPG installations) shall mean the service shall be considered to be interrupted whenever service is discontinued because of hazardous condition, change in size or type of service, whenever the tank, meter, regulator(s), valve or other exterior service supply components are removed, replaced, or repaired, whenever the service is relocated, whenever the building, tank piping or components are damaged to the extent that the servicing utility, fire or building department considers the service to be potentially hazardous. Normal refilling of an empty or partially empty tank, and routine maintenance of interior appliances, shall not be considered as an interruption of service.

- **Section 6104 Location of LP-Gas Containers**

- **6104.2 Maximum Capacity within Established Limits** shall be amended as follows: 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 AHJ approved and a Special/Conditional Use Permit is issued by the County.

Dispensing within established limits. Within the limits established by law restricting the dispersion 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 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 AHJ approved and a Special/Conditional Use Permit is issued by the County.

- **Section 6112 High Elevation Liquefied Petroleum Gas Installations (5,000 foot elevations and above)** shall be added as follows:

Any new LPG installation shall comply with the following:

1. A permit is required by this Code for individual LPG containers of 125 gallons or greater. At the time of application by any person for a permit to install an LPG system as required by this Code, the applicant shall submit an LPG plot plan to the District for approval and shall contain the following:
  - a. Stamp of approval of the prospective LPG supplier.
  - b. Tank location showing distances to structure and edge to edge of pavement or other identifying mark.
  - c. Tank capacity in US gallons.
  - d. Location of riser pipe at building.
  - e. Property boundaries.

- f. An outline of all existing/proposed buildings on the lot and a depiction of the roof ridge line of any building to be supplied with LPG.
2. Two stage regulator systems shall be installed on all LPG installations in accordance with manufacturer's instructions. All first stage regulators and connecting pigtailed shall be installed under a protective valve cover on 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.
3. The riser from the yard piping shall be a minimum of Schedule 80 and shall be located not more than 3 inches 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 shall not be used). An approved flexible alternative is preferred in lieu of rigid steel pipe for the tank riser. This shall include but not be limited to plastic (PE), copper tubing, stainless steel. **ALL FLEXIBLE MATERIAL USED FOR THE TANK RISER SHALL BE SHEATHED IN AN APPROVED STEEL COVER FOR PROTECTION.** As swing joints are eliminated in an approved flexible alternative, sufficient slack must be maintained to allow for tank movement and/or expansion and contraction of the alternative material. All plastic pipe shall be buried at least 18" below finished grade. An electrically continuous corrosion resistant tracer wire (min. AWG 14) 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.
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 shut off sign or other identifier shall be installed directly above the gas shut off valve, on the building in a visible location within three (3) feet of the eaves of the roof or roof line 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 shut off valve shall be located at the building.
5. A protective cover shall be installed over the second stage regulator and meter (if installed) at the building. The minimum design for the protective cover shall be equal to, or greater than, the Building Design Load (determined by the building department), and shall be securely supported to the ground or diagonally to the building wall. When supported to the ground, the footing for the supports shall be founded 6 inches below finished grade. Pre-cast concrete piers may be used in lieu of poured footings, provided they are placed on stable soil. If second stage regulator/meter assemblies could be subject to vehicle damage, then minimum of 3" steel crash post filled with concrete shall be installed for protection. Crash posts shall have a minimum depth in the ground of 24", embedded in concrete.
6. Observation and inspection, if any, by the District shall not constitute an approval of the work of installation of the aforementioned protective cover, nor shall it be deemed to create any liability or responsibility on the part of the District for the design or construction of the protective cover, nor to any third party or entity whatsoever.
7. The riser pipes for the yard piping shall not be embedded in concrete, asphalt or other rigid substance. Such substance placed around a riser shall be held back at least 3 inches 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 four (4) feet.

8. LPG tanks shall be permanently marked by a square or other approved equal stake of wood or other material with a minimum dimension of 2" X 2" or a cross sectional width of 2", nominal lumber.
9. Such stakes shall be of sufficient height to rise above the anticipated snow depth, with the minimum height being 10 feet. 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 twelve inches 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 from the top of the stake.
10. Installation and maintenance of all tank stakes shall be the responsibility of the LPG supplier. No tank shall be filled or serviced unless staked as provided in this chapter.
11. Any supplier supplying propane 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 device must be waterproof and contain the supplier's name and emergency telephone number.
12. All LPG tanks shall be placed on approved concrete supports. Acceptable tank supports shall include, but not be limited to: Pre-cast reinforced concrete pads, reinforced concrete slab, or pre-cast reinforced concrete saddles. Use of un-reinforced cinder building blocks is specifically prohibited. If saddles are used they shall contact a minimum of 110 degrees of the tank circumference. Asphalt impregnated felt of not less than 3/8" thickness shall be installed between the container and the concrete saddle. Supports may be poured in place in lieu of prefabricated supports. If poured in place it shall be a minimum of 4 inches thick and reinforced with not less than WWF 6X12, W16 by W26 or 4 #3 rebar in each direction. In areas where tank may be subject to shifting snow, unstable ground or other hazardous condition, the Fire Chief may require additional tank supporting, securing or protection.

- **Section 6113 Underground LPG Tanks Installations and Ownership** shall be added as follows:
- **6113.1 Permits and Plans.** Permits shall be required, and plans shall be submitted for all underground tank installations as approved by the AHJ.
- **6113.2 Underground LPG Tank Ownership.** Underground LPG tanks shall be prohibited from being sold to end-users and shall be retained by the LPG company under a lease-type system to ensure proper annual maintenance requirements are met and recorded.

- **Section 6114 Natural Gas** shall be added as follows:

Existing natural gas installations shall comply with the following:

1. The meter assembly 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.
2. A protective cover, designed to be equal to or greater than the Building Design Load (determined by the building department), approved by the supplier, shall be installed over the meter assembly, securely supported to the ground or diagonally to the building wall. When supported to the ground, the footing for the supports shall be founded 6 inches below finished grade. Pre-cast concrete piers may be used in lieu poured footings, provided they are placed on stable soil.

- **Section 6115 Violations** shall be added as follows:

- **6115.1 Violations.** It shall be unlawful for an LPG supplier to provide service to a LPG installation, which does not comply with the provisions in section 6112 or 6113.



- **6115.2 Failure to Provide Cover.** Failure by the customer to provide a cover as required for a natural gas meter assembly is a violation of this code and will subject the customer to a one hundred dollar (\$100.00) fine.

## **APPENDIX D - FIRE APPARATUS ACCESS ROADS**

### **- Section 103 Minimum Specifications**

- **D103.1 Access Road Width with a Hydrant** shall be amended as follows: Exception: Driveways
- **D103.2 Grade** shall be amended as follows:

Fire apparatus access roads shall not exceed 10 percent in grade.

Exception 1: In areas above 5,000 ft. elevation, driveways of R-3 Occupancies shall not exceed 12 percent in grade, unless otherwise authorized by the Fire Chief. If approved, the driveway slope may exceed 12% (12 vertical feet to one hundred horizontal feet), provided the driveway meets or exceeds the prescribed minimum width, and is no longer in length than the maximum permissible height of the structure within such jurisdiction, but in no case more than 35 feet, and has the appropriate transitional slopes at the edge of pavement to property line, and has no significant articulation greater than 45% angle in its entire length).

- **D103.3 Turning Radius** shall be amended as follows: The minimum turning radius shall be determined by the fire code official; and shall not include curb and gutter.
- **D103.5 Fire Apparatus Access Road Gates** shall be amended as follows: 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 not be less than 15 feet (4572 mm).

### **- Section D104 - Commercial and Industrial Developments**

- **D104.2 Buildings exceeding 62,000 square feet in area** shall be amended as follows: Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads. Delete exception.
- **D104.3 Remoteness** shall be amended as follows: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.  
Exception: Fire apparatus roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or similar condition, and an approved alternative means of fire protection is provided.
- **D104.4 Circumferential Fire Apparatus Access Roads** shall be added as follows: 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 - Aerial Fire Apparatus Access Roads**

- **D105.1 Where required** shall be amended as follows: Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
- **D105.2 Width** shall be amended as follows: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.

- **Section D106 - Multiple-Family Residential Developments**
- **D106.1 Projects having more than 100 dwelling units** shall be amended as follows: Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Delete exception.
  
- **Section D107 - One or Two-Family Residential Developments**
- **D107.1 One- or two-family dwelling residential developments** shall be amended as follows: Developments of one- or two- family dwellings shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of D107.2 Remoteness, when required by the Fire Chief. Delete exceptions.

**SECTION 4: CONFLICT**

That **Ordinance No. 16-1** of **MBFPD**, 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. **MBFPD** 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 **MBFPD** 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 by the Board Secretary within fifteen (15) days after its passage and a certified copy shall be posted in the office of **MBFPD**, pursuant to Government Code Section 36933(c) (1).

The above Ordinance was introduced at a meeting of the Board of Directors of **MBFPD** on **September 25, 2019**, and it was then read for the first time. The Ordinance was read for the second time on **December 11, 2019**.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF MEEKS BAY FIRE PROTECTION DISTRICT OF COUNTY OF EL DORADO AT A REGULAR BOARD MEETING OF SAID BOARD, HELD ON THE 11<sup>th</sup> DAY OF December, 2019 BY THE FOLLOWING VOTE OF SAID BOARD:

AYES:  
 NOES:  
 ABSTENTIONS:  
 ABSENT:

\_\_\_\_\_  
 PRESIDENT, BOARD OF DIRECTORS

BY: Edward I. Miller

I CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF A RESOLUTION DULY ADOPTED BY SAID BOARD OF DIRECTORS ON THE DATE THEREIN SET FORTH.

\_\_\_\_\_  
 CLERK OF THE BOARD OF DIRECTORS

BY: Shawn R. Crawford