



Valley of the Moon Fire Protection District



Board of Directors Meeting

February 11, 2020



Valley of the Moon Fire Protection District

Board of Directors Meeting

February 11, 2020

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**MEETING AGENDA
VALLEY OF THE MOON FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS**

Tuesday, February 11, 2020 at 6:00 P.M.
Location: Sonoma Valley Fire & Rescue Authority Station 1
630 2nd Street West, Sonoma, California 95476

(This agenda is posted in accordance with the Ralph M. Brown Act,
California Government Code Section 54950, et seq.)

1. CALL TO ORDER

2. ROLL CALL & DETERMINATION OF A QUORUM

Board of Directors: President Norton, Director Brunton, Director Greben, Director Brady, and Director Leen.

3. PLEDGE OF ALLEGIANCE

4. CONFIRMATION OF AGENDA

Opportunity for the Board to reorder agenda items

5. COMMENTS FROM THE PUBLIC

(At this time, members of the public may comment on any item not appearing on the agenda. It is recommended that you keep your comments to three minutes or less. Under State Law, matters presented under this item cannot be discussed or acted upon by the Board at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for consideration by the Board of Directors.)

6. PRESENTATIONS

7. CONSENT CALENDAR

Approval of minutes for regular meeting of January 14, 2020. **Action Item**

8. FIRE CHIEF'S MONTHLY REPORT

Chief's activity report for January 2020

9. OLD BUSINESS

10. NEW BUSINESS

a) Resolution 2019/2020-10 supporting Sonoma County Measure G. **Action Item with roll call vote**

b) Authorize the Fire Chief to execute agreement with SCI Consulting Group to provide a Fire Impact Fee Nexus Study and consulting services. **Action Item**

- c) Resolution 2019/2020-11 adopting Sonoma County Board of Supervisors' Ordinance 6295.
Action Item with roll call vote
- d) Resolution 2019/2020-12 adopting Sonoma County Board of Supervisors' Ordinance 6296.
Action Item with roll call vote

11. OTHER BUSINESS TO COME BEFORE THE BOARD

12. COMMENTS FROM THE FLOOR

13. COMMENTS/REPORTS FROM THE BOARD

14. CLOSED SESSION

15. ADJOURNMENT

This meeting will be adjourned to a regular meeting on March 10, 2020 at 6:00 p.m. in the Training Room of Sonoma Valley Fire & Rescue Authority Station 1, located at 630 2nd Street West, Sonoma.

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting during regular business hours, 8:00 a.m. to 5:00 p.m. Monday through Friday, at Sonoma Valley Fire & Rescue Authority's Station 1, located at 630 2nd Street West, Sonoma, California.

Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Board of Directors regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the location listed above during regular business hours. If you challenge the action of the Board in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Valley of the Moon Fire Protection District Board of Directors, at or prior to the public hearing.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the secretary for the Board at (707) 996-2102. Notification 48 hours before the meeting will enable the Valley of the Moon Fire Protection District to make reasonable arrangements to ensure accessibility to this meeting.



Valley of the Moon Fire Protection District

Board of Directors Meeting

Agenda Item Summary

February 11, 2020



Agenda Item No.		Staff Contact	
7		Georgette Darcy, Finance Officer/Secretary to Board	
Agenda Item Title			
Approval of minutes for regular meeting of January 14, 2020			
Recommended Actions			
Approve the minutes			
Executive Summary			
The minutes have been prepared for Board review and approval.			
Alternative Actions			
Correct or amend minutes prior to approval			
Strategic Plan Alignment			
Not applicable			
Fiscal Summary – FY 19/20			
Expenditures		Funding Source(s)	
Budgeted Amount	\$	District General Fund	\$
Add. Appropriations Req'd.	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
		Grants	\$
Total Expenditure	\$	Total Sources	\$
Narrative Explanation of Fiscal Impacts (if required)			
Not required			
Attachments			
Minutes for January 14, 2020 regular meeting			

VALLEY OF THE MOON FIRE PROTECTION DISTRICT

BOARD OF DIRECTORS MEETING MINUTES

January 14, 2020

1. CALL TO ORDER

President Norton called the meeting to order at 6:01 p.m.

2. ROLL CALL & DETERMINATION OF A QUORUM

Board of Directors: President Norton, Director Brady, Director Greben, and Director Leen. Director Brunton was excused.

3. PLEDGE OF ALLEGIANCE

Director Leen led the Pledge of Allegiance.

4. CONFIRMATION OF AGENDA

No changes were made to the agenda.

5. COMMENTS FROM THE PUBLIC

None

6. PRESENTATIONS

None

7. CONSENT CALENDAR

Approval of minutes for regular meeting of December 10, 2019

M/S/P Norton/Brady to approve minutes for regular meeting of December 10, 2019. Passed 4 ayes

8. FIRE CHIEF'S MONTHLY REPORT

Fire Chief Akre gave his activity report for December 2019.

9. OLD BUSINESS

None

10. NEW BUSINESS

Resolution 2019/2020-09 and Side Letter of Agreement reclassifying Administrative Analyst position

M/S/P Brady/Norton to reclassify Administrative Analyst position. Passed 4 ayes

11. OTHER BUSINESS TO COME BEFORE THE BOARD

- a) The SCFDA meeting will take place on January 23rd at the London Lodge in Glen Ellen, hosted by Glen Ellen FPD.
- b) Chief Akre announced that this year's FDAC conference will be held from March 31st through April 4th in Napa.
- c) A new Type 6 engine for Station 4 will be purchased through Diamond A Neighborhood Association fundraising efforts and the Sonoma Volunteer Firefighters' Association. There may be a need for the District to add funding to complete the purchase.

12. COMMENTS FROM THE FLOOR

None

13. COMMENTS/REPORTS FROM THE BOARD

Director Leen will be unable to attend the regular meeting of March 10, 2020.

14. CLOSED SESSION

The meeting was adjourned at 6:43 p.m. for a closed session.

PUBLIC EMPLOYEE APPOINTMENT

Pursuant to Government Code Section 54957; title: Finance Officer

The Board emerged from closed session at 6:44 p.m. Director Norton announced that the Board appointed Georgette Darcy to the position of Finance Officer, effective December 30, 2019.

15. ADJOURNMENT

The meeting was adjourned at 6:45 p.m. to a regular meeting on February 11, 2020, at 6:00 p.m., in the Training Room of Station 1, located at 630 2nd Street West in Sonoma.

Respectfully submitted,

Georgette Darcy

President Norton

Director Brunton

Director Greben

Director Brady

Director Leen



Valley of the Moon Fire Protection District

Board of Directors Meeting

Agenda Item Summary

February 11, 2020



Agenda Item No.	Staff Contact
10A	Stephen Akre, Fire Chief

Agenda Item Title
Resolution 2019/2020-10 supporting Sonoma County Measure G

Recommended Actions
Support Measure G

Executive Summary
<p>A “yes” vote on Measure G (the Sonoma County Wildfire Prevention, Emergency Alert and Response Transactions and Use Tax Ordinance) will improve local fire prevention and protection by: installing emergency warning sirens and alerting systems; improving vegetation management to prevent the spread of wildfire; attracting and retaining qualified, local firefighters and emergency personnel; and, modernizing fire department equipment, facilities and stations. It will authorize the County to increase the sales tax rate one-half percent, or ½-cent on each dollar countywide until ended by voters, providing approximately \$51,000,000 annually, with annual audits and citizen oversight.</p> <p>Staff is asking the Board to support this measure, which will be on the ballot for the primary election to be held on March 3, 2020.</p>

Alternative Actions
Decline to support

Strategic Plan Alignment
Not applicable

Fiscal Summary – FY 19/20			
Expenditures		Funding Source(s)	
Budgeted Amount	\$	District General Fund	\$
Add. Appropriations Req'd.	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
		Grants	\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (if required)

Attachments
Resolution 2019/2020-10

RESOLUTION OF THE BOARD OF DIRECTORS OF THE VALLEY OF THE MOON FIRE PROTECTION DISTRICT, SONOMA COUNTY, STATE OF CALIFORNIA, TO SUPPORT THE PASSAGE OF MEASURE G, THE "SONOMA COUNTY WILDFIRE PREVENTION, EMERGENCY ALERT AND RESPONSE TRANSACTIONS AND USE TAX ORDINANCE", ON TUESDAY, MARCH 3, 2020

WHEREAS, in the Fall of 2019, a coalition of fire agencies crafted a plan to provide approximately \$51 million in sustainable County-wide funding through a one half of one percent (½%) sale tax to be used exclusively to supplement existing funding for disaster alerts, vegetation management , fire suppression and fire-fighting services, and wildfire prevention provided by the County of Sonoma and thirty-eight fire suppression services agencies in the incorporated and unincorporated territory of the County; and

WHEREAS, this plan is entitled the "Sonoma County Wildfire Prevention, Emergency Alert and Response Transactions and Use Tax Ordinance" and has been designated by the Sonoma County Registrar of Voters as Measure G on the election set for Tuesday, March 3, 2020; and

WHEREAS, in light of the experience in recent fire storms, enhancing the capabilities and collaboration of fire agencies is essential for fire and emergency services in our communities; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Valley of the Moon Fire Protection District hereby expresses its support for and endorses Measure G and urges those casting votes in the March 3, 2020 election to vote Yes on Measure G.

IN REGULAR SESSION, the foregoing resolution was introduced by Director _____, who moved its adoption, seconded by Director _____, and passed by the Board of Directors of the Valley of the Moon Fire Protection District this 11th day of February 2020, on regular roll call vote of the members of said Board:

President Norton	Aye_____	No_____	Absent_____
Director Brunton	Aye_____	No_____	Absent_____
Director Greben	Aye_____	No_____	Absent_____
Director Brady	Aye_____	No_____	Absent_____
Director Leen	Aye_____	No_____	Absent_____
Vote:	Aye_____	No_____	Absent_____

WHEREUPON, the President declared the foregoing resolution adopted, and

SO ORDERED:

ATTEST:

William Norton, President

Brian Brady, Clerk



Valley of the Moon Fire Protection District

Board of Directors Meeting

Agenda Item Summary

February 11, 2019



Agenda Item No.	Staff Contact
10B	Stephen Akre, Fire Chief

Agenda Item Title
 Authorize the Fire Chief to execute agreement with SCI Consulting Group to provide a Fire Impact Fee Nexus Study and consulting services

Recommended Actions
 Authorize Fire Chief to execute agreement

Executive Summary
 A Fire Impact Fee Nexus Study, provided by SCI Consulting Group, would establish the legal and policy basis for imposing a new fire impact fee on new residential and non-residential development.
 The Nexus Study and the new fee program will comply with the substantive and procedural requirements of the Mitigation Fee Act as follows:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the facilities and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed.

Alternative Actions
 Deny authorization

Strategic Plan Alignment
 Not applicable

Fiscal Summary – FY 19/20

Expenditures		Funding Source(s)	
Budgeted Amount	\$21,490	District General Fund	\$21,490
Add. Appropriations Req'd.	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
		Grants	\$
Total Expenditure	\$21,490	Total Sources	\$21,490

Narrative Explanation of Fiscal Impacts (if required)

Attachments
 Proposal for Fire Impact Fee Nexus Study from SCI.

Friday, October 19, 2019

Submitted via e-mail

stevea@svfra.org

Steve Akre, Fire Chief
Sonoma Valley Fire and Rescue Authority
630 2nd Street West
Sonoma, CA 95476

Re: Proposal for Fire Impact Fee Nexus Study and Related Consulting Services for the Sonoma Valley Fire and Rescue Authority

Dear Chief Akre:

SCI Consulting Group (“SCI”) is pleased to submit for your review this proposal to provide a Fire Impact Fee Nexus Study (“Nexus Study”) and related consulting services for the Sonoma Valley Fire and Rescue Authority (“Authority”). We understand that the Authority would like to establish a new fire impact fee program. The Nexus Study would establish the legal and policy basis for imposing a new fire impact fee on the new residential and nonresidential development within the Authority. Specifically, the Nexus Study and the new fee program will comply with the substantive and procedural requirements of the Mitigation Fee Act (“Act”) which are as follows:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (“benefit relationship”).
4. Determine how there is a reasonable relationship between the need for the facilities and the type of development project on which the fee is imposed (“impact relationship”).
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (“proportional relationship”).

SCI has been serving California public agencies for over 34 years. We firmly believe that our extensive expertise with impact fee programs and other fire protection funding mechanisms, offer the Authority the best opportunity for establishing a new fire impact fee program for the Authority in the timeliest, legally compliant and defensible manner.

Our approach to the Nexus Study would be based on close interaction and coordination with Authority staff and other key stakeholders. If selected, SCI Consulting Group would provide comprehensive services in a manner that limits the time and resources of the Authority.

The Nexus Study would likely use open-ended facilities standard methodology. Under this widely-used method, the Authority’s ratio of existing fire protection facilities, apparatus, and equipment to new development establishes a facility standard for determining new development’s fair share of the cost to

improve and expand the Authority's fire system. These costs are then applied to different land use categories in proportion to the need they create for fire protection and emergency response services to establish a cost/fee per square foot. This methodology is widely accepted and provides the Authority with maximum flexibility in the use of the fee proceeds and longevity in the fee program. We will also be able to justify a portion of Authority apparatus and vehicle replacement schedule to be funded by the fire impact fee.

The Nexus Study would also detail the procedural requirements for approval of the Nexus Study and proposed fire impact fee program ("fee program") by the Authority Board. Also, the Act contains specific requirements for the annual administration of the fee program.

WORK PLAN AND APPROACH

Based on our current understanding of the project, the technical analysis and services needed by the Authority, we propose the following scope of work and approach to the project:

Task 1: Initial Research and Planning

SCI will first review the Authority's current fire impact fee program, applicable ordinances, the Authority's Master Plan, Capital Improvement Plan, and other technical studies and plans related to the funding of the proposed fire facilities, apparatus, vehicles, and equipment. SCI and the Authority will then hold a project kick-off meeting to discuss the Authority's goals and objectives and the proposed methodologies and approaches that will be used in the determination of the fee. We will also discuss the process of gathering all the available data and cost estimates needed for the project.

SCI understands that the Authority will provide an inventory of the Authority's fire facilities, apparatus, vehicles, and equipment; their associated replacement value; and some other statistical data. At the project kick-off meeting, SCI and Authority staff will develop a detailed timeline, task list, and deliverables for the project.

Task 2: Impact Analysis and Fee Determination

SCI will first review and evaluate the allocation factors and methods used for the existing fee programs and advise the Authority on which methodology and approach would be most beneficial to the Authority. All fee methodologies, such as standards-based, planned-based, system-based methods, will be evaluated.

Then, utilizing the information gathered in Task 1, SCI will determine the maximum fire impact fees to allow the Authority to expand the fire system to maintain its existing level of service. SCI will determine the Authority's existing service population and establish growth projection. The fee cost components will likely include facilities (land, stations, and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment (ancillary and station). SCI and the Authority will need to maintain a productive dialogue throughout this process to ensure cost allocation methodologies are appropriate and comply with the requirements of the Act. Upon completion of the initial cost allocation and fee determination, SCI will meet with Authority staff to review the technical analysis, key findings, and recommendations and will make any adjustments as necessary.

Task 3: Nexus Study Administrative Review Draft

SCI will then prepare a draft Nexus Study Report for administrative review and comment. The Nexus Study will include a summary of the fee methodology, approach, and findings, along with technical analysis and documentation to support the maximum fire impact fee. The Nexus Study will also provide the required findings to demonstrate compliance with the nexus requirements of the Act. Furthermore, the Nexus Study will summarize the adoption, accounting, and reporting requirements of the Act for implementation and annual administration of the new fee program.

Task 4: Public Review Draft and Stakeholder Outreach

After review by Authority staff, SCI will revise the administrative draft according to one set of consolidated comments from the Authority. SCI will then provide a Public Review Draft of the Nexus Study and present it and the proposed fee program before the Authority Board, and other key stakeholders which may include the North State Building Industry Association (“BIA”), the County of Sonoma (“County”) and City of Sonoma (“City”), as necessary. The purpose of these outreach meetings is to educate the stakeholders on the purpose and details of the new fee program and solicit their input and support. A PowerPoint presentation will be prepared for each meeting to succinctly present the new fee program and how it relates to the Authority’s plans.

Task 5: Nexus Study Final Report and Board Adoption

After incorporating input from the Authority Board, and other key stakeholders, SCI will make any necessary changes based on one set of consolidated comments from the Authority and provide a final Nexus Study Report. SCI will also review and present the Nexus Study and proposed fee program before the Authority Board and the public for approval. SCI will also make any revisions to the Nexus Study Final Report, if any, requested by the Authority Board.

Task 6: Adoption by City Council and Board of Supervisors. Upon approval of the fee program by the Authority Board, SCI will also review and present the Nexus Study and the proposed fee program before City staff, County staff, and eventually the City Council and County Board of Supervisors and public for adoption.

In-Person Meetings. We anticipate the need for at least one (1) kickoff meeting with Authority staff, one (1) Authority Board meeting, and (2) meetings for the adoption of the fee program by the Sonoma County Board of Supervisors, the Sonoma City Council. Additional meetings, assistance, or participation in further presentations, beyond our proposed four (4) in-person meetings, will be billed at our hourly billing rate for the duration of the project. Travel time is billed at 50% of the hourly billing rate.

AUTHORITY RESOURCES

SCI will carry out all tasks specified in the Work Plan and any other related services, as appropriate, for the preparation of the Nexus Study. The Authority would be responsible for the following:

- Meet or video conference periodically with SCI as needed.
- Provide information and documentation regarding the Authority’s Master Plan, capital improvement plan, inventory of existing facilities, apparatus, vehicles and equipment, an estimate of their associated replacement value, and additional data as requested.
- Assist with planning, review, and coordination of action items.

TENTATIVE TIMELINE

We anticipate that the preparation of the Public Review Nexus Study and stakeholder outreach meetings would take approximately 2 to 3 months. The timeline will in part depend on the availability of the required data and cost estimates and level of stakeholder outreach. Authority Board approval of the new fee program could occur the following month or subsequent month, depending on the Authority’s Board meeting calendar and ability to satisfying the noticing requirements.

The review by County and City staff and final adoption by the County Board of Supervisors will likely take another 2 to 3 months. As required by law, the new fire impact fee could become effective 60 days after adoption.

FEE SCHEDULE / MANNER OF PAYMENT

In consideration of the work accomplished, as outlined in the Work Plan, SCI shall be compensated as detailed in Exhibit A below. Payments shall be due and payable upon submission of an invoice for each project milestone.

Exhibit A - Fee Schedule / Manner of Payment

Work Plan and Approach	Billable Labor Hours		Total Billable Hours	Fixed Fees
	Project Manager	Senior Consultant		
2019 Hourly Billing Rates	\$190	\$175		
Task 1: Initial Research and Planning	13	4	17	\$3,170
Task 2: Impact Analysis and Fee Determination	16	11	27	\$4,965
Task 3: Administrative Review Draft	18	2	20	\$3,770
Task 4: Public Review Draft / Stakeholder Outreach	12	1	13	\$2,455
Task 5: Final Report and Board Approval	10	4	14	\$2,600
Task 6: City and County Adoption	22	2	24	\$4,530
Labor Costs	91	24	115	\$21,490
Incidental Costs				Included
Total Project Cost				\$21,490

Notes:

¹ Tasks 1 through 4 shall include four (4) in-person meetings and associated incidental costs.

Incidental costs incurred by SCI for the purchase of data, travel, postage, and other out-of-pocket expenses incurred in performing the Work Plan is included in the fixed fee amounts for each task.

Compensation for additional in-person meetings, and out-of-scope services, as requested, shall be billed at the hourly billing rates shown in Exhibit A for the duration of the project plus reimbursement for related incidental costs. Travel time is billed at 50% of the hourly billing rate.

Note: *The fire impact fees justified by the Nexus Study will include and recover the costs associated with the preparation and implementation of the Nexus Study and related consulting services.*

OTHER INFORMATION

Employment Policies. SCI does not and shall not discriminate against any employee in the workplace or against any applicant for such employment or against any other person because of race, religion, sex, color, national origin, handicap, or age, or any other arbitrary basis. SCI Consulting Group ensures compliance with all civil rights laws and other related statutes.

Conflict of Interest Statements. SCI has no known past, ongoing, or potential conflicts of interest for working with the Authority, performing the Scope of Work, or any other service for this Project.

Insurance. SCI carries professional Errors and Omissions insurance in the amount of \$2 million per occurrence and \$2 million aggregate. SCI also carries general liability insurance in the amount of \$2 million per occurrence and \$4 million aggregate.

Independent Contractor. If selected, SCI shall perform all services included in this proposal as an independent contractor.

Litigation. No litigation has been filed against SCI in the past five (5) years related to the services we provide in our regular course of business.

ABOUT SCI CONSULTING GROUP

Established in 1985, **SCIConsultingGroup** is a recognized public finance consulting firm with leading expertise in assisting California public agencies with local funding of public services and improvements. We also possess industry-leading expertise with the important legal and procedural requirements for establishing development impact fee programs, Community Facilities Districts, Benefit Assessment Districts, and other local financing mechanisms. SCI has prepared over 120 development impact fee nexus studies and facility financing plans. SCI has also formed and annually administers over 900 special taxes, assessments, and fees for over 150 public agencies throughout the State.

This expertise and experience will ensure that the Authority's goals and objectives are met successfully, collaboratively, on schedule, and on budget.

FIRE AGENCY CLIENTS (partial list) *

Auberry Fire CSA50	Georgetown FPD	River Delta Fire District
Calaveras Consolidated FPD	Greenfield FPD	Rodeo-Hercules FPD
Cameron Park CSD	Groveland CSD	San Miguel Consolidated FPD
Carmel Valley FPD	Higgins FPD	Shasta Lake FPD
City of Manteca FD	Hopland FPD	Sonoma County FD
City of Santa Barbara FD	Lake Valley FPD	South Lake County FPD
County of Santa Barbara FD	Little Lake FPD	South Placer FPD
County of Placer	Loomis FPD	Spalding CSD
Cordelia FPD	Mi-Wuk/Sugar Pine FPD	Templeton CSD
Cosumnes CSD	Monterey County Regional FD	Truckee FPD
Delta FPD	Newcastle FPD	Twain Harte CSD
Diamond-Springs El Dorado FPD	Nevada County Consolidated FPD	Ukiah Valley Fire Authority
Dixon FPD	North County FPD	Vacaville FPD
Dunnigan FPD	North San Juan FPD	Valley Center FPD
Doyle FPD	Penn Valley FPD	West Patton Village CSD
East Contra Costa FPD	Penryn FPD	Wheatland Fire Authority
El Dorado County FPD	Pioneer FPD	Williams Fire Protection Authority
El Dorado Hills FD	Redwood Valley-Calpella FD	
El Medio FPD	Rescue FPD	<i>* Fire Impact Fee Programs in Bold</i>

REFERENCES

Bill Seline, Fire Chief
Truckee Fire Protection District
10049 Donner Pass Road
Truckee, CA 96161
(530) 414-6871
billseline@truckee-fire.org

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**Eric Dutton, Executive Director
California Fire Chiefs Association**

1851 Heritage Lane, Suite 138
Sacramento, CA 95815
(916) 923-9455
edutton@calchiefs.org

PROJECT TEAM

If selected, Blair Aas (Director of Planning Services), would serve as the project manager and principal-in-charge. Melanie Lee, Senior Consultant, would also be involved with the technical analysis and preparation of the Nexus Study. The two of them do not have any work commitments that would interfere with their responsiveness and ability to complete the project within a reasonable timeframe.

As Director of Planning Services, Blair specializes in the areas of developer mitigation, Mello-Roos CFD formations, development impact fees, and other new revenue mechanisms to fund the need for new or increased public services and facilities. With over 18 years of experience in public finance, Blair has developed extensive expertise in assisting public agencies in addressing the financial impact of new development. He has prepared over 100 development impact studies and is a recognized expert in development impact fee programs. Specifically, he has prepared 22 new fire impact fee programs over the last five years.

Blair is a graduate of Boise State University with a B.A. in Economics with an emphasis in public finance. He is a recognized expert on development impact fee programs and a frequent presenter on local funding mechanisms for public agencies at annual conferences and area workshops held by the California Society of Municipal Finance Officers, the California Special Districts Association, and the Fire District Association of California. He is a commercial associate member of the California Society of Municipal Finance Officers, a member of the CSDA Legislative Committee Budget, Finance, and Taxation Working Group, and a former Community Resources Commissioner for the City of Fairfield.

Melanie Lee contributes over 12 years of experience in financial analysis, local funding measure, and election services to the SCI team. Melanie has extensive experience with all phases of the forming a financing district and the associated election, from the initial feasibility analysis, to opinion research and through the election and informational outreach. Melanie is a graduate of St. Mary's College with a B.A. in Business Management.

This expertise and experience will ensure that the Authority's goals and objectives are met successfully, collaboratively, on schedule, and on budget.

After you have had an opportunity to review our proposal, please feel free to contact me at (707) 430-4300 ext. 113 to discuss any aspects. I can also be reached via email at blair.aas@sci-cg.com.

Sincerely,



Blair E. Aas
Director of Planning Services

cc: Jim Comisky, Sonoma Valley Fire and Rescue Authority
Melanie Lee, SCI Consulting Group



Valley of the Moon Fire Protection District

Board of Directors Meeting

Agenda Item Summary

February 11, 2019



Agenda Item No.		Staff Contact	
10C		Trevor Smith, Acting Fire Marshal	
Agenda Item Title			
Resolution 2019/2020-11 adopting Sonoma County Board of Supervisors' Ordinance 6295			
Recommended Actions			
Adopt County ordinance			
Executive Summary			
<p>The Sonoma County Board of Supervisors has adopted Ordinance 6295 amending Chapters 7 (Building Regulations) of the Sonoma County Code to reflect changes to Title 24 of the California Code of Regulations, 2019 Editions of the California Building Standards Code.</p> <p>Our Acting Fire Marshal has recommended that the District adopt the changes detailed in County Ordinance 6295.</p>			
Alternative Actions			
Request further information			
Strategic Plan Alignment			
Not applicable			
Fiscal Summary – FY 19/20			
Expenditures		Funding Source(s)	
Budgeted Amount	\$	District General Fund	\$
Add. Appropriations Reqd.	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
		Grants	\$
Total Expenditure	\$	Total Sources	\$
Narrative Explanation of Fiscal Impacts (if required)			
Attachments			
<ol style="list-style-type: none"> 1. Ordinance 6295 of the Sonoma County Board of Supervisors 2. Resolution 2019/2020-11 			

Ordinance No. 6295

An Ordinance of the Board of Supervisors, County of Sonoma, State of California, Amending Chapters 7 (Building Regulations) of the Sonoma County Code, and Adopting by Reference with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code Of Regulations, 2019 Editions Of The California Building Standards Code, Including: (1) The California Building Code Volumes 1 and 2; (2) The California Residential Building Code; (3) The California Green Building Standards Code; (4) The California Mechanical Code; (5) The California Plumbing Code; (6) The California Electrical Code; (7) The California Energy Code, (8) The California Referenced Standards Code, (9) The California Existing Building Code; (10) The California Historical Building Code; and (11) The California Administrative Code; and Adopting Local Findings; and Making Other Technical and Administrative Revisions to Chapters 7 and 7A (Limited Density Owner-Built Rural Dwellings)

The Board of Supervisors of the County of Sonoma ordains as follows:

SECTION I. Chapter 7, Building Regulations, of the Sonoma County Code is hereby amended as follows:

(a) Section 7-12.2, Building Permits in water scarce areas and second dwelling units in marginal water areas, is amended to read:

Sec. 7-12. – Building permits in water scarce areas and second dwelling units in marginal water areas.

2. Water Supply Easements.

- (a) Within the Water Scarce Area Four (4), a building permit for new or replacement primary residential dwelling units may be issued if the permittee obtains an easement for water supply on a parcel that is entirely within a Groundwater Availability Area 1, major groundwater basin (Zone 1), or on a parcel that is entirely with a Groundwater Availability Area 2, major natural recharge area (Zone 2).
- (b) Within the Water Scarce Areas Three (3) or Four (4), a building permit for new or replacement second or accessory dwelling unit may be issued if the permittee obtains an easement for water supply on a parcel that is entirely within a Groundwater Availability Area 1, major groundwater basin (Zone 1), or on a parcel that is entirely with a Groundwater Availability Area 2, major natural recharge area (Zone 2).
- (c) Water supply easements for primary or secondary dwelling units shall not be allowed from parcels within the water scarce Areas three (3) or four (4).

(b) Section 7-13, Codes adopted and modifications, is revised to read:

Sec. 7-13. - Codes adopted and modifications.

(A) Code Adoption. The following listed codes are hereby adopted and incorporated herein by reference, save and except such portions as are added, amended, deleted, modified or revised in subsequent sections. Included in the adoption are the matrix adoption table that precedes each chapter, appendix or annex within each part.

- (1) California Code of Regulations (CCR), Title 24, Part 1, 2019 California Administrative Code
- (2) CCR, Title 24, Part 2, 2019 California Building Code (CBC)
- (3) CCR, Title 24, Part 2.5, 2019 California Residential Code (CRC)
- (4) CCR, Title 24, Part 3, 2019 California Electrical Code (CEC)
- (5) CCR, Title 24, Part 4, 2019 California Mechanical Code (CMC)
- (6) CCR, Title 24, Part 5, 2019 California Plumbing Code (CPC)
- (7) CCR, Title 24, Part 6, 2019 California Energy Code
- (8) CCR, Title 24, Part 8, 2019 California Historical Building Code
- (9) CCR, Title 24, Part 10, 2019 California Existing Building Code (CEBC)
- (10) CCR, Title 24, Part 11, 2019 California Green Building Standards Code
- (11) CCR, Title 24, Part 12, 2019 California Referenced Standards Code

(B) Administrative Provisions

(1) Appeals.

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division I, Section 1.8.8.3.1;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division I, Section 1.8.8.3.1;

CCR, Title 24, Part 3, CEC, Section 89.108.8.3.1;

CCR Title 24, Part 4, CMC, Chapter 1, Division I, Section 1.8.8.3.1;

CCR Title 24, Part 5, CPC, Chapter 1, Division I, Section 1.8.8.3.1; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division I, Section 1.8.8.3.1; are added to read as follows:

Appeals. Appeal may be made from any decisions of the chief building official provided, however, that such appeal may not be made more than thirty (30) days after the decision from which appeal is being made has been rendered. Prescriptive standards as set forth in this code do not constitute a decision of the building official appealable under this section. All applicants and appellants shall be given reasonable opportunity to be heard and present evidence. Decisions of the local appeals board and housing appeals board shall be in writing and shall be delivered to the appellant either in person or by mailing to the address stated on the appeal or application. Decisions of the local appeals board and housing appeals board are final. The local appeals board and housing appeals board shall have no authority relative to fees, permit processing or other matters which are not directly related to building standards, and shall have no authority to waive the requirements of this code. Appeals of any notice of violation or notice and order to abate any violation of this code shall be heard and decided by a hearing officer pursuant to Section 1-7.3 of the Sonoma County Code.

(2) Time Limit of Application.

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.3.2;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section 105.3.2;

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.3.3;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.3.3;

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 105.3.2;
Are amended to read as follows and

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.19(I) is added to read as follows:

Time Limit of Application. If no permit is issued within one year following the date of application, the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise required. No application shall be

renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the allowed year time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

(3) Time Limit of Permit

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.5;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R105.5;
CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.4.3;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.4.3; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 105.5;
are amended to read as follows and

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.19(J) is added to read as follows:

Time Limit of Permit

- (a) Unless otherwise authorized, every permit issued by the Permit and Resource Management Department under the provisions of this section shall remain valid if the work on the site authorized by that permit is commenced within 12 months after the permit issuance, unless the permittee has abandoned the work authorized by the permit.
- (b) A permittee may request an extension of a permit. The chief building official may grant, in writing, one or more extensions of time for periods of not more than 180 days per extension. The permittee shall request an extension pursuant to this subdivision in writing and demonstrate justifiable cause for the extension.
- (c) Before any work can be commenced or recommenced on any expired permit, or permit to legalize a violation, a new permit shall first be obtained. The new permit shall be obtained for all work necessary to finish the project including work already completed that has not been previously inspected and approved by the department.

- i. Any new permits issued to recommence work started under an expired permit will be based on the codes in effect at the time of the original expired permit.
- ii. Any new permits issued to commence work under an expired permit will be based on the codes in effect at the time of the original expired permit, provided that no more than two subsequent model California Building Codes have been adopted.
- iii. Any new permits issued to commence work under an expired permit where more than two subsequent model California Building Codes have been adopted shall be governed by the codes in force at the time of the new permit application.
- iv. Any new permits issued to legalize a violation shall be governed by the codes in force at the time of the new permit application.

(d) The fees for the new permit shall be based on the current fee schedule at full value of the previously permitted work minus the value of the work inspected and approved prior to expiration of the permit, plus the full value of any new work not previously permitted per the Permit and Resource Management Department Expired Permit Policy.

(4) Schedule of Permit Fees.

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 109.2;

CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R108.2;

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.19(E);

CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 104.5;

CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 104.5; and,

CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 108.2; are amended to read as follows:

Schedule of Permit Fees.

- 1. Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the Sonoma County Board of Supervisors.

2. Incomplete Plans. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in the Permit and Resource Management Department fee schedule.
3. Peer Review or Third Party Review. When approved by the chief building official a reduction in plan review fees by twenty five per cent (25%) of that otherwise required may be granted where a peer review or third party plan review or other process results in substantially reduced plan review effort by the Permit and Resource Management Department.
4. Stock Plans. The chief building official may, in his or her discretion, waive the plan check fee for the second and all subsequent buildings or structures identical to a building or structure for which a plan check has been paid because there is a reduction in the cost of providing the service. This plan check fee waiver for subsequent submittals shall be limited to one (1) year following date of original fee payment. In each case the applicant must be the same for all permits.
5. Reinspection Fees. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record card has not been posted or otherwise is not available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official. The reinspection fee shall be established in the Board of Supervisors' fee schedule. When a reinspection fee has been assessed, no additional inspection of the work shall be performed until the required fees have been paid.
6. Violation Penalty and Review Fee. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. A review fee equal to the amount of the permit fee, whether or not a permit is then or subsequently issued, shall be assessed. The payment of such review fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

- (5) CCR Title 24, Part 2, CBC, Volume 1 Chapter 1, Division II, Section 114.4;
CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R113.4;
CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.23(B)(1);
CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 106.3;
CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 106.3; and,
CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 113.4 are deleted.

- (6) Connection after Order to Disconnect.

CCR Title 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 112.4;
CCR Title 24, Part 2.5, CRC, Chapter 1, Division II, Section R111.4;
CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.25(F);
CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 106.7;
CCR Title 24, Part 5, CPC, Chapter 1, Division II, Section 106.7; and
CCR Title 24, Part 10, CEBC, Chapter 1, Division II, Section 111.4;
are added to read:

Connection After Order to Disconnect. Persons shall not make connections from any energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the chief building official or the use of which has been ordered to be discontinued by the chief building official until the chief building official authorizes the reconnection and use of such equipment.

(C) California Building Code Revisions

- (1) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 101.4.4 is amended to read:

101.4.4. Property maintenance. The provisions of Sections 116 Unsafe Structures and Equipment of the California Building Code as amended by Sonoma County Code by adding definitions for “unsafe or dangerous buildings” and “nuisance” to Sonoma County Code Section 7-19 shall apply to existing buildings and premises.

- (2) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 105.2 is amended to read:

105.2 Work exempt from permit. Exemption from permit requirements of this section shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Such exempt structures must meet all other applicable requirements of this jurisdiction, including required minimum distances from property lines. Permits shall not be required for the following:

(a) Building Permit Exemptions:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and the height above grade does not exceed 12 feet. No more than one structure may be allowed under this exemption unless separated from another permit exempt structure by more than 50 feet.
2. Fences, not over 10 feet high, except that solid wood, concrete, metal, and masonry fences more than 7 feet in height measured from the lowest existing grade to the top of the fence shall require a building permit.
3. Oil derricks.
4. Retaining walls, which retain not more than 3 feet of material unless supporting a surcharge or impounding Class I, II, or IIIA liquids. For the purpose of this section, a retaining wall is considered to be supporting a surcharge if:
 - a. The wall retains more than one foot of material and the retained material slopes more than two units horizontal to one vertical within a distance equal to twice the height of the wall above the lowest existing grade, or
 - b. The wall retains more than one foot of material and any road or structure is located on the retained material within a distance equal to twice the height of the wall above the lowest existing grade.
5. Tanks, not containing Class I, II, or IIIA liquids supported directly upon grade, or below grade, if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.

6. Sidewalks, platforms, driveways, nonstructural slabs and decks not more than 30 inches above grade, and not over any basement or story below and are not part of a disabled access route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy which do not exceed 5,000 gallons, and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. Plumbing, electrical or mechanical systems associated with the structure require permits.
11. Swings, play structures, and other playground equipment, treehouses with a floor area less than 120 square feet, and skateboard ramps, accessory to detached one and two family dwellings, which are not used for commercial purposes, and children's play structures when constructed on a parcel which contains a one or two- family dwelling or a State licensed school or day care center.
12. Window awnings in Group R-3 and U Occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height
14. Minor repair of interior paneling or gypsum wallboard when it does not serve as a fire-resistive assembly or as lateral bracing for a structure. Minor repairs are limited to 100 square feet, on a one time basis. Subsequent minor repairs will require permits. This exemption shall not apply to structures subject to flood damage.
15. Replacement of windows or doors with others of the same size, and in the same location when the structural frame of the opening is not altered.
16. Prefabricated structures no more than 500 square feet in area, constructed of light frame materials and covered with cloth or flexible plastic which has a thickness no greater than 5/1000 of an

inch, accessory to a single family dwelling, with no associated electrical, plumbing, or mechanical equipment and the height above grade does not exceed 12 feet.

17. Residential Arbors, trellises, and gazebos, when the height above grade does not exceed twelve (12) feet. For the purpose of this section, arbors, trellises, and gazebos are considered for detached shade structures accessory to residential occupancies and are defined as follows:

- a. Structures which have a lattice or fabric roof structure, and
- b. 75% of the exterior walls are not less than 75% open, and
- c. Into which a motor vehicle cannot be driven due to the configuration of the structure or placement on the site.

If such a structure contains electrical, plumbing, or mechanical equipment, a permit is required for this work.

18. Removal of up to 25% of exterior and/or interior or roof coverings or other similar work for the purpose of determining the condition of structural members in a structure where work is being planned. Such work may remain exposed for a maximum of 90 days before being repaired. A permit must be obtained for the repairs unless exempted by this section of the Sonoma County Code.

19. 2-bin trash enclosure covers with a height not exceeding 12 feet.

(b) Electrical Permit Exemptions:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electric equipment to approved permanently installed receptacles.
2. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Listed cord and plug connected temporary decorative lighting.
5. Reinstallation or replacement of attachment plug receptacles, but not the outlets therefor.

6. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
7. Installation or maintenance of communications wiring, devices, appliances, apparatus, or equipment.

(c) Gas Permit Exemptions:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(d) Mechanical Permit Exemptions:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(e) Plumbing Permit Exemptions:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall

be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
 3. Replacement of existing plumbing fixtures for low flow plumbing fixtures in accordance with Section 1101.1 California Civil Code.
- (3) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 1, Division II, Section 113 is deleted.
- (4) CCR Title, 24, Part 2, CBC, Volume 1 Chapter 1, Division II, Section 116.3 is amended to read:
- 116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe per Section 1-7.3 of the Sonoma County Code.
- (5) CCR Title, 24, Part 2, CBC, Volume 1 Chapter 1, Division II, Section 117 is added to read:

SECTION 117
NOTICE TO VACATE

117.1 Posting. Every notice to vacate shall, in addition to being served as provided in Section 116.4, be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER
UNSAFE TO OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official
County of Sonoma

117.2 Posting during declared emergencies. During a declared local, state or federal emergency or state of emergency as defined in Chapter 10 of this Code, each structure or property affected by the declaration and subsequently reviewed shall be evaluated and posted in accordance with the standards established in Applied Technology Council (ATC) 20, ATC 45 or the most

recently adopted standard by the California Office of Emergency Services as an emergency response plan.

117.3 Compliance. Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued under Section 115.3 reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted unless specifically stated on the posting. Entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the Building Code.

117.4 Appeals. Appeals of any notice and order to abate any violation of this Code shall be heard and decided by a hearing officer pursuant to Section 1-7.3 of the Sonoma County Code.

- (6) CCR Title, 24, Part 2, CBC, Volume 1 Chapter 2, Section 202 is amended to revise the following definitions:

BUILDING.

BUILDING, EXISTING

SUBSTANTIAL IMPROVEMENT: See Sonoma County Code Ch.7-19

- (7) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 4, Section 446.10 is amended to read as follows:

Section 446.10 Fire protection systems. The following fire protection systems shall be provided in accordance with Section 446.10.1 through 446.10.2

446.10.1 Fire Alarm System. An approved manual fire alarm system shall be installed in accordance with Section 907.2.1 in new and existing Type 3 winery caves when the occupant load exceeds 100, unless equipped with an automatic sprinkler system installed in accordance with 903.3.1.1.

446.10.2 Automatic sprinkler system. An approved automatic sprinkler systems shall be installed in accordance with 903.3.1.1 in all new Type 3 winery caves when the occupant load exceed 100 or more, or existing winery caves when a change of use is approved by the fire code official.

- (8) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 4, Section 446.16 is added to read as follows:

446.16 Identification

Every Type 2 and Type 3 winery cave shall have a permanent placard installed at the exterior main entrance in an area approved by the fire code official. The placard shall include cave type, year built and maximum occupant load. The fire code official is authorized to request additional information for emergency response.

- (9) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 7A, Section 701A.3 is amended to read as follows:

701A.3 Application. Buildings located in any Fire Severity Zone or any Wildland-Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Additions to and remodels of buildings originally constructed prior to the application date.
3. Group C, Special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.
4. Agricultural exempt structures as defined in Chapter 7 of the Sonoma County Building Code when greater than 60 feet from property lines and other structures.

For the purposes of this section and section 710A, applicable building include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.

- (10) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.19. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official when not required in other sections of the California Building Code.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m²) in gross floor area.

3. Detached non-combustible motor vehicle fuel dispensing canopies.
 4. Detached group U occupancies not greater than 3,000 square feet (279m²).
 5. Special occupancy aircraft hangar shade structures as approved by the fire code official, unless required in NFPA409.
- (11) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.1 is amended to read as follows:
- 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy exceeding 1,500 square feet or when required per 903.2.1.1 through 903.2.1.6.
- (12) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.1.6 is renumbered and amended to read as follows (with deletion of the exception):
- 903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.
- (13) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.1.7 is deleted.
- (14) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.2 is amended to read as follows:
- 903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.
- (15) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.3 is amended to read as follows:
- 903.2.3 Group E. An automatic sprinkler system shall be provided throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12th grade, see Section 903.2.19 through 903.2.20.
- (16) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.4 is amended to read as follows:
- 903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy. Where gross floor area exceeds 3,000 square feet (279m²).

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:

The canopy and supporting structure are constructed of non-combustible materials.

- a. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.
- b. The crush pad is not used for storage of combustible materials.
- c. The canopy and supporting structure is incapable of trapping heat, smoke or other byproducts of combustion.
 2. Dairy milking facilities less than 12,000 feet in area.
 3. Manufactures of upholstered furniture or mattresses less than 2,500 square feet in area.

- (17) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.5.1 is amended to read as follows:

903.2.5.1 Group H. An automatic sprinkler system shall be installed throughout buildings containing Group H occupancies.

- (18) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.6.1 is deleted.

- (19) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.6.2 is amended to read as follows:

903.2.6.2 Group I-3. Every building where inmates or persons are in custody or restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electronically supervised so that at least an audible and visible alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.

- (20) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.7 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 3,000 square feet (279m²).

- (21) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.8.1 is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall

be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. An automatic sprinkler system shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

- (22) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.9 is amended to read as follows:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where the gross floor area exceeds 3,000 square feet (279m²).

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m²) in gross floor area.
3. Special occupancy aircraft shade structures as approved by the fire code official, unless required in NFPA409.
4. Volunteer Fire Department vehicle storage barn not exceeding 3,000 square feet (279m²).
5. Storage of upholstered furniture or mattresses less than 2,500 square feet in area.

- (23) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.10 is amended to read as follows:

903.2.10 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancies where the gross floor area exceeds 3,000 square feet (279m²).

- (24) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.10.1 is deleted.

- (25) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11 is amended to read as follows:

903.2.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 3,000 square feet (279m²), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.

- (26) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.3 exceptions 1 and 2 are deleted.

- (27) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.7 is added to read as follows:

903.2.11.7 High-piled storage. An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

- (28) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.8 is added to read as follows:

903.2.11.8 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of 0.33 gallons per minute per square foot over a minimum design area of 3,000 square feet.

- (29) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.11.9 is added to read as follows:

903.2.11.9 Elevation of existing buildings. An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to three or more stories, or more than thirty-five feet (35') in height, from grade to the exposed roof.

Exceptions:

1. An automatic fire-extinguishing system need not be provided when the area above 35 feet (35') is provided for aesthetic purposes only and is a non-habitable space.
2. An automatic fire-extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:
 - (a) The elevation creates a building no more than three stories in height.
 - (b) Two approved exits that exit directly to the exterior and one exterior stair leading to the lowest level of fire department access are provided from the highest floor.
 - (c) Approved interconnected smoke alarms are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.
 - (d) There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a private parking garage or as unused vacant space.
 - (e) Any addition exceeding Table 903.6 to the building after the elevation shall require installation of an automatic fire-extinguishing system.

- (30) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.2.18 is amended to read as follows, with exception deleted:

903.2.18 Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, and automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential fire sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft² over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

- (31) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.3.9 is amended to read as follows:

903.3.9 Floor control valve. Floor control valve and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

Exception: Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

- (32) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow 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 fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: R-3 occupancies may be exempt from visual device when approved by the fire code official.

- (33) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 903.6 is added to read as follows:

903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Chapter 11 or that undergo a substantial improvement see Table 903.6.

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the American Disabilities Act (ADA) as contained in exception #4 of Section CBC 11B-204.2.

- (34) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Table 903.6 is added to read as follows:

TABLE 903.6
EXISTING BUILDINGS AND STRUCTURES

Existing Gross Floor Area ^(d)	Allowable Gross Floor Area Increase
0-1,000 sq. ft.:	200% ^(c)
1,001-4,000 sq. ft.:	100% ^{(a)(c)}
Greater than 4,000 sq. ft.:	50% ^{(a)(b)(c)}

^(a)A 2,000 sq. ft. maximum of an increase is allowed.

^(b)Maximum cumulative allowable gross floor area is 6,000 sq. ft.

^(c)Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq. ft. in gross floor area.

^(d)Remodels that are greater than 75% of the original gross floor area.

- (35) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 905.3.1 is amended to read as follows:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

- a. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

- b. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45720 mm) above the lowest level of fire department vehicle access.
- c. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
- d. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
- e. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - i. Recessed loading docks for four vehicles or less.
 - ii. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
- f. When determined by the Fire Code Official a standpipe system is not warranted in three-story buildings.

(36) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 905.9 exception 2 is deleted.

(37) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 907.2.27.1 is added to read as follows:

907.2.27.1 Winery Caves. An approved manual fire alarm system conforming to the provisions of Section 907.2 shall be provided in Type 3 winery caves when the occupant load exceeds 100 or per Section 446.10 of the California Building Code.

(38) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 907.6.6 is amended to read 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 Central Station in accordance with NFPA 72 and this section.

Exception: Monitoring by central station is not required for:

- 1. Single- and multiple-station smoke alarms required by Section 907.2.11.
- 2. 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.

(39) CCR Title, 24, Part 2, CBC, Volume 1, Chapter 9, Section 912.2 is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire

apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official (Also see Section CFC 507.5.1.1).

- (40) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 33, Section 3311.3 is amended to read as follows:

3313.3 Detailed requirements. Standpipes shall be installed in accordance with the provisions of Section 905.

Exception: When approved by the fire code official standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials.

- (41) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 33, Section 3312.3 is added to read as follows:

Section 3312.3 Where Required. In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

- (42) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 33, Section 3312.4 is added to read as follows:

Section 3312.4 Buildings being demolished. Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

- (43) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13-16: 25.5.1 is amended to read as follows:

25.5.1 The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means. Such signs shall be placed at the alarm valve, dry pipe valve, preaction valve, or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be

provided with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

- (44) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16:
5.1.1.2 is added to read as follows:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

- (45) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16:
5.1.1.2.1 is added to read as follows:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

- (46) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16:
5.1.1.2.2 is added to read as follows:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

- (47) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16:
5.1.1.2.3 is added to read as follows:

5.1.1.2.3 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

- (48) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16:
6.2.1 is added to read as follows:

6.2.1 Where a pump is the source of pressure for the water supply for a fire sprinkler system but is not a portion of the domestic water system, the following shall be met:

- (1) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler K-factor on the system.
- (2) Pump motors using ac power shall be rated for 240 V and wired in accordance with the NEC (NFPA 70).
- (3) Any disconnecting means for the pump shall be approved.
- (4) The pump shall be located not less than 1 ½ inch off the floor.
- (5) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

- (49) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16: 6.2.2 is amended to read as follows:

6.2.2 Where a well, pump, tank or combination thereof is the source of supply for a fire sprinkler system, the configuration for the system shall be one of the following:

- (1) The water supply shall serve both domestic and fire sprinkler systems.
 - (a) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
 - (b) Any disconnecting means for the pump shall be approved.
 - (c) A method for refilling the tank shall be piped to the tank.
 - (d) A method of seeing the water level in the tank shall be provided without having to open the tank.
 - (e) The pump shall be located not less than 1 ½ inch off the floor.
 - (f) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

- (2) A stand-alone water supply for fire sprinkler system is permitted if the following conditions are met:
 - (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer), or have a power failure alarm installed acceptable to the Authority Having Jurisdiction that provides an audible and visual signal within the residence at an approved location. The alarm and components shall be listed by an approved agency.
 - (b) The pump shall be a stainless steel 240-volt pump,
 - (c) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
 - (d) A sign shall be provided stating: "Valve must be opened monthly for 5 minutes."
 - (e) A means for automatically refilling the tank level, so that the tank capacity will meet the required water supply duration in minutes, shall be provided.
 - (f) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
 - (g) Any disconnecting means for the pump shall be approved.
 - (h) A method for refilling the tank shall be piped to the tank.
 - (i) A method of seeing the water level in the tank shall be provided without having to open the tank.
 - (j) The pump shall be located not less than 1 ½ inch off the floor.
 - (k) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

- (50) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16:
7.6 is added to read as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

- (51) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16:
8.3.4 is amended to read as follows:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

- (52) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13D-16:
8.3.5.2 is added to read as follows:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

- (53) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 13R-16:
6.6.6.1 is added to read as follows:

6.6.6.1 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

- (54) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 72-16:
7.5.6.1 is added to read as follows:

7.5.6.1 The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

- (55) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 72-16:
7.6.6 is added to read as follows:

7.6.6 The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

- (56) CCR Title, 24, Part 2, CBC, Volume 2, Chapter 35, NFPA, Section 72-16:
14.7 is added to read as follows:

14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

1. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4th edition, 1995, which is hereby incorporated by reference.

(D) California Residential Code amendments.

- (1) CCR, Title 24, Part 2.5, CRC, Chapter 1, Division I, Section 1.1.3.1.1 of the California Residential Code is amended to read as follows:

1.1.3.1.1 Utility and Miscellaneous Group U.

Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to the following:

Agricultural buildings

Aircraft hangars accessory to a one or two-family residence (See Section 412.5 of the California Building Code)

Barns

Carports

Fences more than 6 feet high

Grain silos accessory to a residential occupancy

Greenhouses

Livestock shelters

Private garages

Private riding arenas accessory to a one- or two-family residence

Retaining walls

Sheds

Storage building accessory to a one- or two-family residence

Stables

Tanks

Towers

- (2) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R309.6, Exception is deleted.
- (3) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.1 is amended to read as follows:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions:

1. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet-in gross floor area, unless otherwise approved by the fire code official.
2. Detached Group U Occupancies not greater than 3,000 square feet, unless otherwise approved by the fire code official.

- (4) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.1.2 is added to read as follows:

R313.1.2 Substantial improvement. An automatic fire sprinkler system shall be provided throughout all townhouses that undergo a substantial improvement when required pursuant to Sonoma County Code Section 7-13(B)(34)Table 903.6.

- (5) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.2 is amended to read as follows, with the exception deleted:

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses. Group R-3 occupancies permitted under this code shall be provided throughout regardless of square footage with an automatic sprinkler system inclusive of all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exception:

1. Accessory Dwelling Unit, provided that all of the following are met:
 - 1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
 - 1.2. The existing primary residence does not have automatic fire sprinklers.
 - 1.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
 - 1.4. The unit is on the same lot as the primary residence.
 - 1.5. The accessory dwelling unit is not attached to garages or has habitable space above carports.
 - 1.6. The accessory dwelling unit meets the requirements of California Fire Code, Sections 503.1.1 and 507.5.1, Or the Sonoma County Fire Safe Standards for access and setbacks.

2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet-in gross floor area, unless otherwise approved by the fire code official.
 3. Detached Group U Occupancies not greater than 3,000 square feet, unless otherwise approved by the fire code official.
- (6) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R322.1.6 is amended to read as follows:

R322.1.6 Flood Damage Protection

See Sonoma County Code Chapter 7B-11A for Flood Damage Protection.

- (7) CCR Title, 24, Part 2.5, CRC, Volume 1, Chapter 7A, Section 337.1.3 is amended to read as follows:

337.1.3 Application. Buildings located in any Fire Severity Zone or any Wildland-Urban Interface Zone designated by the enforcing agency constructed, altered, moved, repaired or maintained after the application date shall comply with the provisions of this chapter.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Additions to and remodels of buildings originally constructed prior to the application date.
3. Group C, Special buildings conforming to the limitations specified in section 450.4.1 of the California building Code.
4. Agricultural exempt structures as defined in Chapter 7 of the Sonoma County Building Code when greater than 60 feet from property lines and other applicable structures.

For the purposes of this section and section 337.10, applicable building include all buildings that have residential, commercial, educational, institutional, or similar occupancy type use.

- (8) CCR Title, 24, Part 2.5, CRC, Volume 1, Chapter 7A, Section R337.6.3, Exception 3, Subsection 3.1 is deleted and reserved to maintain numbering.
- (9) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13-16: 25.5.1 is added to read as follows:

25.5.1 The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means. Such signs shall be placed at the alarm

valve, dry pipe valve, preaction valve, or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be provided with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

- (10) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 5.1.1.2 is added to read as follows:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

- (11) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 5.1.1.2.1 is added to read as follows:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

- (12) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 5.1.1.2.2 is added to read as follows:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

- (13) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 5.1.1.2.3 is added to read as follows:

5.1.1.2.3 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

- (14) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 6.2.1 is added to read as follows:

6.2.1 Where a pump is the source of pressure for the water supply for a fire sprinkler system but is not a portion of the domestic water system, the following shall be met:

- (1) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler K-factor on the system.
- (2) Pump motors using ac power shall be rated for 240 V and wired in accordance with the NEC (NFPA 70).
- (3) Any disconnecting means for the pump shall be approved.
- (4) The pump shall be located not less than 1 ½ inch off the floor.

- (5) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.
- (15) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 6.2.2 is amended to read as follows:

6.2.2 Where a well, pump, tank or combination thereof is the source of supply for a fire sprinkler system, the configuration for the system shall be one of the following:

- (1) The water supply shall serve both domestic and fire sprinkler systems.
 - (a) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
 - (b) Any disconnecting means for the pump shall be approved.
 - (c) A method for refilling the tank shall be piped to the tank.
 - (d) A method of seeing the water level in the tank shall be provided without having to open the tank.
 - (e) The pump shall be located not less than 1 ½ inch off the floor.
 - (f) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.
- (2) A stand-alone water supply for fire sprinkler system is permitted if the following conditions are met:
 - (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer), or have a power failure alarm installed acceptable to the Authority Having Jurisdiction that provides an audible and visual signal within the residence at an approved location. The alarm and components shall be listed by an approved agency.
 - (b) The pump shall be a stainless steel 240-volt pump,
 - (c) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
 - (d) A sign shall be provided stating: “Valve must be opened monthly for 5 minutes.”
 - (e) A means for automatically refilling the tank level, so that the tank capacity will meet the required water supply duration in minutes, shall be provided.
 - (f) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
 - (g) Any disconnecting means for the pump shall be approved.
 - (h) A method for refilling the tank shall be piped to the tank.
 - (i) A method of seeing the water level in the tank shall be provided without having to open the tank.
 - (j) The pump shall be located not less than 1 ½ inch off the floor.

(k) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

- (16) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 7.6 is added to read as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

- (17) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 8.3.4 is amended to read as follows:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

- (18) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13D-16: 8.3.5.2 is added to read as follows:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

- (19) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 13R-16: 6.6.6.1 is added to read as follows:

6.6.6.1 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

- (20) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 72-16: 7.5.6.1 is added to read as follows:

7.5.6.1 The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

- (21) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 72-16: 7.6.6 is added to read as follows:

7.6.6 The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

- (22) CCR Title, 24, Part 2.5, CRC, Chapter 44, NFPA, Section 72-16: 14.7 is added to read as follows:

14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

1. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4th edition, 1995, which is hereby incorporated by reference.

(E) California Electrical Code amendments.

(1) CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.15 is hereby deleted.

(2) CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.27 is hereby deleted.

(F) California Mechanical Code amendments.

(1) CCR Title 24, Part 4, CMC, Chapter 1, Division II, Section 107.0 is hereby deleted.

(G) California Plumbing Code amendments.

(1) CCR Title 24, Part 5, CPC, Chapter 2, Section 203.0 is amended to add the following definition:

Abutting Lot:

(a) An unimproved lot connected to another lot by an easement provided the lots are in common ownership;

(b) An improved lot connected to another lot by an easement. The lots need not be under common ownership so long as the lot owner has an easement over the abutting lot sufficient for private sewage disposal subject to approval of the chief building official.

(2) CCR Title 24, Part 5, CPC, Chapter 7, Section 713.8 is added to read as follows:

713.8 Toilets Required. Every dwelling or other building or place where persons congregate, reside or are employed shall be provided with an adequate number of water flush toilets connected to a sewage disposal system which shall consist of a public sewer connection or a septic tank and a system of underground drains for the disposal of the tank effluent, or other systems approved by the chief building official. Such system shall be constructed to meet the requirements of construction and maintenance provided in this chapter and the codes adopted hereby.

Exception: A facility for boarding of horses as defined in Sonoma County Zoning Regulations Definitions § 26-02-140 may have one part time or full time employee without being required to meet this requirement.

(3) CCR Title 24, Part 5, CPC, Chapter 7, Section 713.9 is added to read as follows:

713.9 Privies. No privy, including vault privies, chemical privies, pit privies, holding tanks or cesspools shall be constructed, maintained or used except upon

written approval of the Director of Permit and Resource Management Department unless otherwise specifically permitted by law.

(4) CCR Title 24, Part 5, CPC, Chapter 7, Section 713.10 is added to read as follows:

713.10 Discharges. It is unlawful to discharge from any privy, cesspool, septic tank, container, sewer pipes or conduits not connected to a public sewer system, sewage, polluted or contaminated water or any matter of substance offensive, injurious or dangerous to public health where such water overflows any land whatsoever, including tideland, or where such water empties, flows, seeps or drains into or adversely affects any springs, streams, rivers, lakes, other waters or any public highway within the County of Sonoma.

(5) CCR Title 24, Part 5, CPC, Appendix H, Table H 101.8, "NOTE" number 8 is amended to read:

Due to the general topographic nature of Sonoma County, horizontal distances between parts of a leaching system shall be determined by the Director of Permit and Resource Management Department.

(6) CCR Title 24, Part 5, CPC, Appendix H, Section H 301.1(3) and the Exception are deleted.

(7) CCR Title 24, Part 5 CPC, Appendix H, Section H 301.1(5) is deleted.

(H) California Existing Building Code amendments.

(1) CCR Title 24, Part 10, (CEBC), Chapter 4, Section 405.2.6 is added to read:

405.2.6 Seismic Design and Evaluation Procedures. Seismic design and evaluation procedures shall conform to the provisions of this chapter and Chapter 1, Section 101.5.4 of the 2015 International Existing Building Code.

(2) CCR Title 24, Part 10, CEBC, Title 24, Chapter 4, Section 405.2.7 is added to read:

405.2.7 Wind Design. Wind design of existing buildings shall be based on the procedures specified in the CBC.

(3) CCR Title 24, Part 10, CEBC, Title 24, Chapter 4, Section 405.2.8 is added to read:

405.2.8 Unsafe Conditions. Regardless of the extent of the structural damage, unsafe conditions shall be eliminated.

(c) Section 7-19, Definitions (d), (g)-(q) is revised to read and (v)-(ac) is added to read:

Sec. 7-19. - Definitions.

Whenever any of the following names or terms are used herein or in any codes adopted by reference by this chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section as follows:

- (d) "City clerk" means "clerk of the board of supervisors."
- (g) "California Building Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 2, California Building Code
- (h) "California Building Standards Administrative Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 1, California Building Standards Administrative Code
- (i) "California Electrical Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 3, California Electrical Code
- (j) "California Energy Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 6, California Energy Code.
- (k) "California Fire Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 9, California Fire Code
- (l) "California Historical Building Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 8, California Historical Building Code.
- (m) "California Mechanical Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 4, California Mechanical Code
- (n) "California Plumbing Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 5, California Plumbing Code

- (o) "California Referenced Standards Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 12, California Referenced Standards Code.
- (p) "California Residential Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 2.5 California Residential Code
- (q) "California Green Building Standards Code" means the regulations most recently adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 11, California Green Building Standards Code.
- (v) "Abandonment" shall mean if, after 2 ½ years from the date of permit issuance, there is any continuous 180 day period without an approved inspection including partial approvals, the project is considered abandoned and therefore expired.
- (w) "Commencement" shall mean (1) construction of all of a foundation based on PRMD inspection records, or (2) for remodel work, completion of work or inspection which resulted in a correction notice or approved inspection or verified by receipts or other evidence, when approved by the Building Official. Excavation or grading alone is not considered commencement of work on a building permit.
- (x) "Substantial Improvement" shall mean any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure that meet any of the following:
 - (1) An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is equal to or exceeds 25% of the existing gross floor area.
 - (2) An existing Group R-3 building or structure, which undergoes any addition of floor area that is equal to or exceeds 50% of the existing gross floor area.
 - (3) An existing building or structure, which undergoes any alteration of floor area that is equal to or exceeds 50% of the existing gross floor area.
 - (4) A building or structure, which undergoes any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement that is equal to or exceeds 50 % of the existing gross floor area.
 - (5) If in the determination of the building official the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.

- (6) The cost of which equals to or exceeds 50% of the market value of the structure before the improvement or repair is started.
 - a. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
 - b. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

- (y) "Nuisance Alarm" shall mean an unwarranted alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, system servicing testing, construction activities, ordinary household activities, false alarm, other cause when no such danger exists, or an alarm activated by a cause that cannot be determined.
- (z) "Building" shall mean any structure used or intended for supporting or sheltering any use or occupancy. Building is also any structure as to which state agencies have regulatory power, and housing or enclosure of persons, animals, chattels, equipment or property of any kind. Building is also any structure wherein things may be grown, made, produced, kept, handled, stored or disposed of, and all appendages, accessories, apparatus, appliances and equipment installed as a part thereof. Building shall not include machinery, equipment or appliances installed for manufacture or process purposes only, nor shall it include any construction installations which are not a part of a building, any tunnel, mine shaft, highway or bridge, or include any house trailer or vehicle which conforms to the Vehicle Code.
- (aa) "Building, Existing" shall mean a building legally erected prior to the adoption of this code, or one for which a legal building permit was issued for the construction or legalization thereof prior to the adoption of this code.
- (ab) "Unsafe or dangerous building" shall mean any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be an unsafe or dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered. The presence of an unsafe or dangerous building shall be considered a public nuisance subject to abatement pursuant to Chapter 1, Sonoma County Code.
 - 1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.
7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

11. Whenever the building or structure, exclusive of the foundation, shows 33% or more damage or deterioration of its supporting member or members, or 50% damage or deterioration of its non-supporting members, enclosing or outside wall or coverings.
12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement including construction without permit or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in this Code or Health and Safety Code section 17920.3 or Uniform Housing Code Chapters 4, 5, 6 and Sections 701.2, 701.3, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50%, or in any supporting part, member or portion less than 66% of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or is such a condition that is likely to cause sickness or disease.
16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or equity jurisprudence.
18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any

building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

19. Whenever any building or structure has been abandoned and unsecured for a period in excess of six months so as to constitute an attractive nuisance or hazard to the public.

(ac) “Nuisance” shall mean any of the following:

1. Any public nuisance known at common law or in equity jurisprudence.
2. Any attractive nuisance that may prove detrimental to children whether in a building, on the premises of a building or on an unoccupied lot. This includes, but is not limited to, any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris, or vegetation that may prove a hazard for inquisitive minors.
3. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.
4. Overcrowding a room with occupants.
5. Insufficient ventilation or illumination.
6. Inadequate or unsanitary sewage or plumbing facilities.
7. Uncleanliness, as determined by the health officer.
8. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer.

SECTION II. Chapter 7A, Regulations for Limited Density Owner-Built Rural Dwellings, of the Sonoma County Code is hereby amended as follows:

(a) Section 7A-34(3), Domestic water supply, is revised to read:

Sec. 7A-34. - Domestic water supply.

3. Where pressurized water delivery system is incorporated into a structure greater than six hundred forty (640) square feet, and are located a minimum of one hundred (100) feet from all other buildings, fire sprinklers shall be installed. An automatic fire sprinkler system shall be also be required when additions or alterations are made to existing limited density owner-built rural dwellings in accordance with Sonoma County Code Section 7-13(C)(34) Table 903.6.

SECTION III. Findings

Pursuant to Health and Safety Code sections 13143.5 and 17958.7, the Board of Supervisors expressly finds that this ordinance and the changes or modifications made herein to the 2019 edition of the California Building Code including the amendment to the existing fire protection sprinkler and fire safe roofing standards, and the minimum fire safe standards for development within the unincorporated area of the county are reasonably necessary because of local climatic, geological, and topographical conditions. The Board of Supervisors further finds in connection therewith as follows:

1. **Climatic Conditions.** Sonoma County has unique climatic conditions. The County is subject to year-round coastal winds. Average yearly rainfall for the County is approximately 30 inches. This rainfall generally occurs during October to April. During the summer months (July, August, September), the prevalent Pacific High Cell creates early morning fog, which assists the natural vegetation in growth. During the summer months, dry winds and vegetation mix to create a hazardous fuel condition. This condition causes grassland and brushland fires each year. While normal temperatures do not exceed 85-90 degrees during the summer months, temperatures can exceed 110 degrees in parts of the County. Particularly during times of high temperatures and low humidity, a fire can move quickly through the County.

Several years of drought conditions have previously occurred in the County, thus reducing available water. Groundwater as well as surface supplies have been affected. This condition has created a situation where lowered water tables, water contamination and increased demand on water systems due to population growth have all negatively impacted water availability for fire protection. These impacts degrade the quality of fire protection and fire suppression activities.

2. **Geological Conditions.** Sonoma County has geological and geographic characteristics which have scenic appeal for residents and visitors. The County is situated in a primarily rural setting with a rugged coastline forming its western boundary and mountainous areas forming its northern and eastern boundaries. Forested areas and grasslands are located throughout the County. These features create barriers to accessibility for emergency fire equipment and personnel.

The forested areas in the County also contribute to potential fire hazards, particularly when decayed trees, branches, needles and leaves drop to the ground. The dry vegetation and low water availability also cause problems for emergency fire equipment and personnel. The grassland areas in the County also are troublesome. These areas are easily ignitable, and create a potential for major conflagrations.

Further compounding the potential fire hazards, the County has active seismic faults within its boundaries (including the San Andreas Fault). Large portions of the County are within the Alquist-Priolo Special Study Zones. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been

able to reliably predict fault activity. New construction may be limited by their respective distances to faults, however, existing structures and replacement of those structures could present a serious problem.

Moreover, the mixture of developed and undeveloped areas within the County creates hazardous conditions when fallen trees, landslides or flooding block access by emergency fire equipment and personnel.

3. Topographical Conditions. The sources of water within the County are directly affected by its topographical layout. The water sources consist of on-site water storage tanks, lakes, pools, wells, mutual water systems and the Sonoma County Water Agency distribution network. Water supplies within the County vary from less than ten (10) gallons per minute to flows in excess of four thousand (4,000) gallons per minute. This wide variation causes major problems to fire suppression forces. The roadway system through most of the County is designed around the topographical lay of the land and consists in many cases of narrow, winding roads, steep grades and overhanging tree branches. The grades on roadway surfaces sometimes exceed twenty-five (25) percent, and widths of less than twelve (12) feet are not uncommon.

The topographical conditions also make construction more restricted to the level and semi-level portions of the County. The high concentration of commercial, industrial and residential structures in these areas has the potential to become a significant fire hazard. Further compounding the risk, these structures frequently are constructed of wood for economical and practical reasons. Consequently, there is a substantial risk of conflagration due to the high build-out of certain areas in the County.

The topographical nature of the County also lends itself to power failures caused when fallen trees and limbs tear out sections of electrical transmission lines which run throughout the County. Power failures are also caused by Pacific Gas and Electric Company's public safety power shutoffs (PSPS). These power failures cause electrical pumps to become inactive, and thus, water supplies are interrupted. Vehicular accidents also have been known to interrupt this pumping operation. Narrow roads and heavy congestion increase the risk of vehicular accidents that cause such interruptions.

4. The preceding findings identify the local climatic, geological and topographical conditions which this Board has considered in adopting this ordinance. The Board finds that these conditions make the modifications as set forth herein reasonably necessary as such modifications will assist in mitigating the local climatic, geological and topographical conditions. These findings are intended to support each of the amendments to the building standards made as part of this ordinance based on local conditions.
5. Additional findings as to building standards and administrative changes.

- (a) Agricultural building exemption permit - Sonoma County includes many acres of rural, agricultural property. Crops are grown and livestock is raised throughout the County, and the preservation of agricultural land, farming, and the right to farm is an important goal of County government. Exemption from building permit requirements saves farmers the unnecessary cost of building permits and the inevitable delays in the construction process which are caused by permits and inspections, and helps to preserve the tradition of family farms, dairies, vineyards, and stables. Agricultural buildings are still required to conform to building standards notwithstanding this administrative exemption.
- (b) Floating home standards - Sonoma County is bordered on the south by a region of San Francisco Bay characterized by marshes and mud flats. This area would be an ideal location for low cost housing. In the event that permanent or semi-permanent houseboats are proposed in this area as low cost housing that meet the appropriate environmental regulations, it is important to have building standards in place for such structures. The model codes do not specifically address floating homes.
- (c) Ten foot fence permit exemption - Sonoma County is overpopulated with deer due to lack of predators. Deer not only destroy farm crops, but individual gardens and landscaping. A 6 foot fence will not keep deer from entering property, but a 10 foot fence forms a more effective barrier.
- (d) Grading - Sonoma County has many areas with unstable soil conditions, including expansive and liquefiable soils. It is prone to long periods of dry weather which shrinks expansive soils, and heavy downpours, which promote landslides. In addition, it is in an extremely active seismic area. These conditions not only make for unstable land under proposed structures, but cause pollution into streams and rivers when soil is disturbed. Special grading regulations are needed under these conditions.
- (e) Septic requirements and plumbing code modifications - Sonoma County is unique in having many heavily developed areas where hilly and mountainous forested terrain, narrow winding roads, and existing watershed conditions have made the installation of sewer systems difficult. For this reason, most of these areas rely on septic systems, and there is the constant threat of pollution of rivers, streams, and the groundwater from human waste. (More than 85% of the developed parcels are served by septic systems.) These regulations are in place to insure that where human waste is discharged and no sewer is available, that it will be discharged into a properly functioning septic system.

SECTION IV. The Building Official is directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

SECTION V. The provisions of this Code shall not be construed as imposing upon the County of Sonoma any liability or responsibility for damages to persons or property

resulting from defective work, nor shall the County of Sonoma, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this Code of any permits or certifications issued under this Code.

SECTION VI: Environmental Review. The Board has considered the application of CEQA to this ordinance. The Board of Supervisors has concluded that this action does not meet the definition of a project pursuant to Public Resources Code §21065 and is exempt from CEQA. The proposed local amendments are simply amendments to existing state regulations which are already substantially in extant and in practice and are intended to continue local regulations, improve clarity, update existing standards and ensure consistency. Even if this were considered a project, the Board finds this ordinance exempt pursuant to CEQA Guidelines 15307 and 15308 in that the standards set forth in the ordinance are authorized by state law to assure the maintenance, restoration, enhancement or protection of natural resources and the environment. In addition, the Board of Supervisors finds and determines that this ordinance is exempt from CEQA pursuant to the common-sense exemption Section 15061(b)(3) of the State CEQA Guidelines as it can be seen with certainty that there is no possibility that the proposed modifications and clarifications to construction standards, which are already substantially in extant and in practice and required by state law, may have a significant effect on the environment. This finding and determination is based on the environmental determination of the Permit and Resource Management Department for this ordinance. The Director of Permit and Resource Management Department is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

SECTION VII. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION VIII. This ordinance shall take effect on January 1, 2020, after its adoption and published in summary format prior to adoption and within fifteen (15) days after its adoption, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma introduced and considered at a public workshop on the 12th day of November, 2019, again considered at a public hearing on the 18th of November, and finally passed and adopted this 2nd day of December 2019, on roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin:Aye Zane:Aye Gore:Aye Hopkins:Aye Rabbitt:Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.



Chair, Board of Supervisors
County of Sonoma

ATTEST:



Sheryl Bratton,
Clerk of the Board of Supervisors

Resolution No: 2019/2020-11
Dated: February 11, 2020

RESOLUTION OF THE BOARD OF DIRECTORS OF THE VALLEY OF THE MOON FIRE PROTECTION DISTRICT, SONOMA COUNTY, STATE OF CALIFORNIA, ADOPTING SONOMA COUNTY BOARD OF SUPERVISORS' ORDINANCE 6295

WHEREAS, On December 2, 2019, the Board of Supervisors of the County of Sonoma passed and adopted Ordinance 6295 amending Chapters 7 (Building Regulations) of the Sonoma County Code, and Adopting by Reference with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code Of Regulations, 2019 Editions Of The California Building Standards Code, Including: (1) The California Building Code Volumes 1 and 2; (2) The California Residential Building Code; (3) The California Green Building Standards Code; (4) The California Mechanical Code; (5) The California Plumbing Code; (6) The California Electrical Code; (7) The California Energy Code, (8) The California Referenced Standards Code, (9) The California Existing Building Code; (10) The California Historical Building Code; and (11) The California Administrative Code; and Adopting Local Findings; and Making Other Technical and Administrative Revisions to Chapters 7 and 7A (Limited Density Owner-Built Rural Dwellings); and

WHEREAS, the full text of Ordinance 6295 is attached to Resolution 2019/2020-11 of the Board of Directors of the Valley of the Moon Fire District; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Valley of the Moon Fire Protection District hereby adopts Ordinance 6295 of the Board of Supervisors of the County of Sonoma, State of California.

IN REGULAR SESSION, the foregoing resolution was introduced by Director _____, who moved its adoption, seconded by Director _____, and passed by the Board of Directors of the Valley of the Moon Fire Protection District this 11th day of February 2020, on regular roll call vote of the members of said Board:

President Norton	Aye_____	No_____	Absent_____
Director Brunton	Aye_____	No_____	Absent_____
Director Greben	Aye_____	No_____	Absent_____
Director Brady	Aye_____	No_____	Absent_____
Director Leen	Aye_____	No_____	Absent_____
Vote:	Aye_____	No_____	Absent_____

WHEREUPON, the President declared the foregoing resolution adopted, and

SO ORDERED:

ATTEST:

William Norton, President

Brian Brady, Clerk



Valley of the Moon Fire Protection District

Board of Directors Meeting

Agenda Item Summary

February 11, 2019



Agenda Item No.	Staff Contact		
10D	Trevor Smith, Acting Fire Marshal		
Agenda Item Title			
Resolution 2019/2020-12 adopting Sonoma County Board of Supervisors' Ordinance 6296			
Recommended Actions			
Adopt County ordinance			
Executive Summary			
<p>The Sonoma County Board of Supervisors has adopted Ordinance 6296 amending Chapter 13 (Fire Safety Ordinance) to reflect changes to Title 24 of the California Code of Regulations, 2019 Edition of the California Fire Code.</p> <p>Our Acting Fire Marshal has recommended that the District adopt the changes detailed in County Ordinance 6296.</p>			
Alternative Actions			
Request further information			
Strategic Plan Alignment			
Not applicable			
Fiscal Summary – FY 19/20			
Expenditures		Funding Source(s)	
Budgeted Amount	\$	District General Fund	\$
Add. Appropriations Req'd.	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
		Grants	\$
Total Expenditure	\$	Total Sources	\$
Narrative Explanation of Fiscal Impacts (if required)			
Attachments			
<ol style="list-style-type: none"> 1. Ordinance 6296 of the Sonoma County Board of Supervisors 2. Resolution 2019/2020-12 			

Ordinance No. 6296

An Ordinance of the Board of Supervisors, County of Sonoma, State of California, Amending Chapter 13 (Fire Safety Ordinance) and Adopting by Reference with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code Of Regulations, 2019 Edition Of The California Fire Code, to Amend Portions of the Fire Safe Standards, to Make Miscellaneous Other Changes to Said Chapter and Adopting Local Findings.

The Board of Supervisors of the County of Sonoma ordains as follows:

SECTION I. Chapter 13, Articles I-IV, Fire Safety Ordinance, of the Sonoma County Code is hereby amended as follows:

(a) Section 13-2, Administrative regulations, is amended to read:

Sec. 13-2- Administrative regulations.

- (a) The county Fire Warden / Fire Marshal, the Director of Permit and Resource Management, or both may adopt, amend or repeal administrative regulations to implement, interpret or make specific provisions of this chapter. Notice of the proposed adoption, amendment, or repeal of a regulation pursuant to this section shall be posted for a period of thirty (30) days in the public lobby of the Permit and Resource Management building, and shall be mailed to every person who has filed a request for notice of such actions with the county Fire Warden / Fire Marshal, the Director of Permit and Resource Management, or both. Every notice shall include a copy of the express terms of the proposed action and a statement that the public may submit written comments on the proposed action prior to the close of the posting period. The county Fire Warden / Fire Marshal, the Director of Permit and Resource Management, or both, as appropriate, may approve, modify, or withdraw the proposed adoption, amendment or repeal of a regulation following the posting period.
- (b) The adoption, amendment or repeal of a regulation pursuant to this section shall take place not less than fifteen (15) nor more than one hundred eighty (180) days following the close of the posting period specified in subsection (a), and shall be effective upon posting of an order of adoption, amendment or repeal in the public lobby of the Permit and Resource Management building. Each such order shall include a concise and clear summary of the action taken by the county Fire Warden / Fire Marshal, the Director of Permit and Resource Management, or both, and shall remain posted for a period of thirty (30) days.
- (c) The regulations adopted or amended pursuant to this section shall have the same force and effect as provisions of this chapter. Failure by any person to

comply with any regulation adopted or amended pursuant to this section shall be a violation of this chapter.

(d) The regulations adopted or amended pursuant to this section shall be periodically compiled and copies thereof made available to the public for purchase at cost or review free of charge at the office of fire prevention and hazardous materials division or the department of Permit and Resource Management.

(Ord. No. 6184, §I, 11-15-2016; Ord. No. 6049, §I, 11-5-2013; Ord. No. 5905, §I, 11-2-2010; Ord. No. 5373, §2, 2002; Ord. No. 4905, §1, 1995.)

(b) Section 13-6, Definitions, is amended to read:

Sec.13-6– Definitions.

Unless the provision of context requires otherwise, the definitions contained in this section shall govern the construction of this chapter. Definitions are also found in the California Code of Regulations, Title 24, adopted and amended by the County of Sonoma and California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations. The definition of a word applies to any of that word’s variants.

“Accessory building” means but not limited to any building containing solely a Group U occupancy as defined in the county building code.

“Agricultural operation” means, but is not limited to include, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural commodity, including timber, viticulture, apiculture or horticulture, and the raising of livestock, fur-bearing animals, fish or poultry.

“All-weather driving surface” means any surface that provides unobstructed access to conventional drive vehicles, including sedans and fire engines, and is capable of supporting a minimum of forty- thousand (40,000) pound axle load during wet weather conditions.

“Board of building appeals” means the board of building appeals created in Chapter 7 of the Sonoma County Code.

“Building, existing” means a building legally erected prior to the adoption of this code, or one for which a legal building permit was issued for the construction or legalization thereof prior to the adoption of this Code.

“Building, new” means a building for which a legal building permit is issued for the construction or legalization thereof after the adoption of this code.

“Building Code” means the county building code as set forth in Chapter 7 of the Sonoma County Code.

“Building official” means the chief building official as defined in Section 7-2 of the Sonoma County Code.

“California Fire Code” means the regulations in California Code of Regulations, Title 24, Part 9, 2019 California Fire Code, which incorporate by adoption of the 2018 Edition of the International Fire Code of the International Code Council with necessary California amendments.

“Chief” means the county Fire Warden / Fire Marshal or his or her authorized representative for those portions of the unincorporated area of the county not in a fire protection district, and the local fire chief or his or her authorized representative for those portions of unincorporated area of the county in a local fire protection district. Notwithstanding the preceding, the county Fire Warden / Fire Marshal shall be responsible for plan checking and inspection of new construction and alterations subject to this Code within both those portions of the unincorporated area of the county not in a fire protection district and those portions of the unincorporated area of the county in a local fire protection district, unless a fire protection district notifies the county Fire Warden / Fire Marshal in writing that it has elected to have the local fire chief exercise those responsibilities within its jurisdictional area.

“Commercial building” means any building containing an occupancy other than a Group R-3 occupancy, a one-or two-family dwelling, or Group U Occupancy accessory to a Group R-3 occupancy, as defined in the county building code.

“County” means the county of Sonoma, in the state of California.

“County building code” means the means the building regulations in Chapter 7 of this code.

“County fire chief/fire warden/fire marshal” means the County Fire Warden / Fire Marshal of the Sonoma County Fire Prevention Division of Permit and Resource Management Department.

“Certified Unified Program Agencies (CUPA)” means the regulatory division of Sonoma County Fire Prevention and Hazardous Materials Enforcement Division.

“Dairy milking facility” means a single-story structure constructed of non-combustible materials with two or more open sides that is used exclusively for milking dairy animals. A dairy milking facility may have either an office or a storage area of less than four hundred (400) square feet. A dairy milking facility shall not have any sleeping areas within the structure.

“Dangerous fireworks” means dangerous fireworks as defined in Health and Safety Code, Section 12505.

“Dead-end road” means any road that has only one point of vehicular ingress/egress, including cul-de-sac and looped or circular roads.

“Development approval” means any of the following: (1) any discretionary approval granted pursuant to Chapter 25, 26, or 26C of this Code to allow residential, commercial, or industrial development of land, including, but not limited to, any approval of a zone change, tentative map, lot line adjustment, use permit, or design review; (2) any building permit issued pursuant to Chapter 7 of this code to erect, construct, enlarge, alter, repair, move, improve, or convert any building, or to install a manufactured home; or (3) any grading permit issued pursuant to Chapter 7 of this code to construct a new road or driveway, or to extend, reconstruct or improve an existing road or driveway.

“Director of forestry and fire protection” means the director of the California Department of Forestry and Fire Protection or his or her authorized representative.

“Director of Permit and Resource Management” means the county Director of Permit and Resource Management or his or her authorized representative.

“Driveway” means any way or place in private ownership that provides vehicular access to no more than two (2) residential buildings, containing no more than three (3) dwelling units, and any number of accessory buildings on a single parcel.

“Driveway structure” means any bridge, culvert or other appurtenant structure that supplements the driveway bed or shoulder.

“Exception” means an alternative to a standard specified in Article V of this chapter that is requested by an applicant for development due to health, safety, environmental conditions, physical site limitations or other limiting conditions, and provides mitigation of a problem.

“Executive body” means the board of supervisors of the county for those portions of the county not in a fire protection district, and the board of directors of the fire protection district having jurisdiction for those portions of the county in that fire protection district.

“Existing building” see “building, existing.”

“Fire Prevention and Hazardous Materials Division” means the county Fire Prevention and Hazardous Materials Division.

“Fire apparatus access road” means a road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway. Public streets may be defined by the standards of the local agency having jurisdiction over the project.

“Fire code official” means Sonoma County Fire Prevention Division of Permit and Resource Management Department, or the Fire Warden / Fire Marshal and any other designated authority charged with the administration and enforcement of code, or a duly authorized representative. This shall include representatives who enforce county code Chapter 29 Hazardous Materials Management.

“Fire department” means the county Fire Prevention Division for those unincorporated areas of the county not in a local fire protection district, and the local fire protection district having jurisdiction for those unincorporated areas of the county in a local fire protection district.

“Fire lane” means that portion of an access roadway reserved for emergency vehicles and the conduct of firefighting or rescue operations, or as designated by the fire department, and posted in accordance with California Vehicle Code Section 22500.1.

“Fire Prevention Bureau” means Division of Fire Prevention.

“Fire Safe Standards” means California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations. These regulations shall be known as the “SRA Fire Safe Regulations,” and shall constitute the basic wildland fire protection standards of the California Board of Forestry and Fire Protection as amended and certified by the California Board of Forestry and Fire Protection.

“Fireworks” means any fireworks as defined in Health and Safety Code Section 12511.

“General plan” means the county general plan.

“Greenbelt” means a facility or land use designed for a use other than fire protection which will slow or resist the spread of a wildfire. Greenbelts include parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards and annual crops that do not cure in the field.

“Hammerhead/T” means a roadway that provides a “T” shaped, three-point turnaround space for emergency equipment. The turnaround space shall be no narrower than the road it serves.

“HB-17 and HS-20” means the class of highway loading as defined by the American Association of State Highway and Transportation Officials.

“Hydrant” means a valve connection on a water supply/storage system to supply fire apparatus and hoses with water.

“Jurisdiction” means the county of Sonoma, in the state of California.

“Jurisdictional area” means the territory within a local fire protection district.

“Local fire chief” means the fire chief of a local fire protection district or his or her authorized representative.

“Local fire protection district” means any fire protection district organized and operating under the provisions of the Fire Protection District Law of 1987, Part 3 (commencing with Section 13800) of Division 12 of the Health and Safety Code, or any other special district lawfully exercising any of the powers, functions, or duties vested in or imposed upon a fire protection district pursuant to the Fire Protection District Law of 1987, all or part of whose territory is within the unincorporated area of the county. Notwithstanding the preceding, local fire protection district shall not include any County Service Area organized and operating under the provisions of the County Service Area Law, Chapter 2.2 (commencing with Section 25210.1) of Part 2 of Division 2 of Title 3 of the Government Code.

“Local responsibility area” means that portion of the unincorporated area of the county not classified by the state board of forestry as a state responsibility area.

“Manufactured home” means any manufactured home as defined in Health and Safety Code, Sections 18007, 18008 and 19971.

“National fire codes” means the most current edition of the National Fire Codes published by the National Fire Protection Association (NFPA).

“Non-urban parcel” means any parcel served by a water system other than a public water system.

“Occupancy” means the purpose for which a building or part thereof is used or intended to be used.

“One-way road” means a road designed for traffic flow in one direction only.

“Open burning” means any combination of combustible material of any type outdoors in the open, not in any enclosure, where the productions of combustion are not directed through a flue. Open burning shall not include a recreational fire or fire in a barbeque pit, either permanent or portable, when the barbeque pit is operated on a patio or other appropriate dooryard area adjacent to and in conjunction with the dwelling of the person operating the barbeque pit.

“Planning official” means the Director of the Permit and Resource Management department.

“Private riding arena” means an enclosed or unenclosed building or portion of a building used exclusively for private equestrian activities by the building owner, guests, or employees, not to exceed a maximum capacity of thirty (30) persons. The area within a private riding arena shall not be used for storage areas, animal stalls, offices, viewing

areas, shows, events, public riding lessons, or similar uses or occupancies. A private riding arena shall be classified as a Group U occupancy.

“Private road” means any way or place in private ownership that provides vehicular access to more than one (1) parcel, to a commercial building or agricultural operation on a single parcel, or to more than two (2) residential buildings or two (2) residential buildings, containing more than three (3) dwelling units, on a single parcel.

“Public display of fireworks” means any public display of fireworks as defined in Health and Safety Code, Section 12524.

“Public road” means any county highway or state highway.

“Public water system” means a system, regardless of type of ownership, for the provision of piped water to the public for human consumption that has fifteen (15) or more service connections.

“Residential building” means any one-or two-family dwelling containing a Group R-3 occupancy, or Group U occupancy accessory to a Group R-3 occupancy as defined in the county building code.

“Road” means any public or private road.

“Roadway” means that portion of any road improved, designed or ordinarily used for vehicular travel.

“Roadway structure” means any bridge, elevated surface, culvert or other appurtenant structure that supplements the roadway bed or shoulder.

“Same practical effect” means an exception or alternative with the capability of applying accepted fire suppression strategies and tactics, and provisions for firefighter safety, including: (1) access for emergency fire equipment; (2) safe civilian evacuation; (3) signing that avoids delays in emergency equipment response; (4) available and accessible water to effectively attack a fire or defend a structure from a wildfire; and (5) fuel modification sufficient for civilian and firefighter safety.

“Shall” is mandatory and “may” is permissive, however, use of the word “shall” in this code is not intended to, nor shall it be deemed to create a mandatory duty imposed by enactment within the meaning of Government Code, Section 815.6.

“Shoulder” means the roadbed or surface of a roadway adjacent to the traffic lane.

“Standard specifications for highway bridges” means the Standard Specifications for Highway Bridges, published by the American Association of State Highway and Transportation officials.

“State responsibility area” means that portion of the unincorporated area of the county classified by the state board of forestry as a state responsibility area.

“Subdivision” means any subdivision as defined in Government Code, Section 66424 and Section 25-2 of this Code.

“Subdivision ordinance” means the subdivision ordinance of the county.

“Traffic lane” means that portion of a roadway that provides a single line of vehicle travel.

“Turnaround” means a roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment.

“Turnout” means a widening on a roadway or driveway to allow vehicles to pass.

“Two-way road” means a road designed for traffic flow in opposing directions.

“Urban parcel” means any parcel served by a public water system or mutual water system.

“Vehicle cool down” means an area provided for fire apparatus to rest when subject to grades in excess of fifteen percent (15%). This area shall not obstruct the flow of traffic.

“Vertical clearance” means the minimum specified height of a bridge or overhead projection above a roadway.

“Wildfire” means a wildfire as defined in Public Resources Code, Sections 4103 and 4104.

(Ord. No. 6184, § I, 11-15-2016; Ord. No. 6049, § I, 11-5-2013; Ord. No. 5905, § I, 11-2-2010; Ord. No. 5373, § 2, 2002; Ord. No. 4905, § 1, 1995.)

(c) Sec. 13-12, Appeals, is amended to read:

Sec. 13-12 Appeals.

- (a) Except as otherwise provided in subsection (b), any applicant, permit holder or other interested person dissatisfied with a decision of the county Fire Warden / Fire Marshal, the Director of Permit and Resource Management, or a local fire chief under this chapter may appeal the decision to the board of appeals, provided, however, that such appeal may not be made more than thirty (30) days after the decision from which the appeal is being made has been rendered. All interested persons shall be given a reasonable opportunity to be heard and present evidence to the board of appeals on any appeal. Decisions of the board of appeals shall be in writing and shall be delivered to the appellant and the applicant or permit holder, if different from the

appellant, either in person or by mailing to the address stated on the appeal or application. Decisions of the board of appeals are final. Should no decision be rendered within twenty (20) days after the filing of the appeal, such appeal shall be deemed to be denied unless time is extended by action of the board of appeals.

- (b) Appeals of notice and orders issued pursuant to violations of this chapter shall be conducted and determined by a hearing officer pursuant to Section 1-7.3 and Chapter 7 of the county code.

(Ord. No. 6184, §I, 11-15-2016; Ord. No. 6049, §I, 11-5-2013; Ord. No. 5905, §I, 11-2-2010; Ord. No. 5373, §2, 2002; Ord. No. 4905, §1, 1995.)

(d) Sec. 13-15, County Fire Code designated –Administration and enforcement – Amendment by local fire protection districts, is amended to read:

Sec. 13-15. County Fire Code Designated – Administration and Enforcement – Amendment by Local Fire Protection Districts.

- (a) The 2019 California Fire Code as adopted by reference and amended in this article, shall constitute the County Fire Code.
- (b) Except as otherwise provided in subsection (c), the administration and enforcement of the county fire code within a local fire protection district shall be the responsibility of the local fire chief. The county Fire Warden / Fire Marshal shall be responsible for the administration and enforcement of the county fire code within those portions of the unincorporated area of the county not in a local fire protection district.
- (c) The county Fire Warden / Fire Marshal shall be responsible for plan checking and inspection of new construction and alterations subject to the county fire code, Chapter 13 within both those portions of the unincorporated area of the county not in a local fire protection district and those portions of the unincorporated area of the county in a local fire protection district which has adopted the county fire code, unless a local fire protection district notifies the county Fire Warden / Fire Marshal in writing that it has elected to have the local fire chief exercise those responsibilities within its jurisdictional area, whether according to the county fire code or the district’s amendment of the county fire code adopted per subsection (d). Any such action shall be effective if it is thereafter approved by the board of directors of the local fire protection district.

Exceptions

- (1) Development applications subject to enforcement of Title 14 of the Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2. Buildings

shall receive final approval and inspections by the county Fire Prevention and Hazardous Materials Division as delegated by California Department of Forestry and Fire Protection.

- (2) Residential construction classified as R-3 as delegated by the chief building official to the county Fire Prevention and Hazardous Materials Division pursuant to the California Building and California Residential Code.
- (3) Sonoma county fire prevention division shall be responsible for record keeping and inspection reports submitted by the local fire protection district to the chief building official.
- (d) Pursuant to Health and Safety Code, Section 13869.7, a local fire protection district may amend all of any part of the county fire code for application within its jurisdictional area. Any such amendment shall first be referred to the county fire prevention officers association for review and recommendation, and shall only be effective if it is thereafter approved by the board of directors of the local fire protection district and ratified by the board of supervisors. The board of supervisors shall not ratify such amendment if it includes provisions that are less restrictive than the provisions of the county fire code.

(Ord. No. 6184, §I, 11-15-2016; Ord. No. 6049, §I, 11-5-2013; Ord. No. 5905, §I, 11-2-2010; Ord. No. 5373, §2, 2002; Ord. No. 4905, §1, 1995.)

- (e) Sec. 13-17, California Fire Code adopted --Amendments, is amended to read:

Sec. 13-17 California Fire Code Adopted – Local Amendments.

- (a) The portion of the California Building Standards Code that imposes substantially the same requirements as are contained in the California Fire Code, 2019 Edition published by the International Code Council and the California Building Standards Commission with Errata, including Appendices, 4, B, BB, C, CC, D, E, F, G, H, N and O; published by the International Code Council, save and except such portions as are hereinafter deleted modified, or amended by subsection (b) of this section, are adopted and incorporated as fully as if set out at length herein for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosions within the unincorporated area of the county.
- (b) The California Fire Code, 2019 Edition, is hereby amended as follows:

CHAPTER 1
SCOPE AND ADMINISTRATION

(1) California Fire Code, Division II, Section 101 is amended to read:

101.1 Title. These regulations shall be known as the Sonoma County Fire Code, hereinafter referred to as “this Code.”

(2) California Fire Code, Division II, Section 102.4 is amended to read:

102.4 Application of building code. The design and construction of new structures shall comply with the 2019 California Building Code, Volumes 1 and 2, the 2019 California Historical Building Code, the 2019 California Existing Building Code and the 2019 California Residential Code, as adopted and amended by the County of Sonoma, and any alterations, additions, changes in use or changes in structures required by this Code.

(3) California Fire Code, Division II, Section 103.1, is amended to read:

103.1 General. The Division of Fire Prevention is established within the Fire Prevention and Hazardous Materials Division under the direction of the fire code official. The function of the division shall be the implementation, administration and enforcement of the provisions of this Code.

(4) California Fire Code, Division II, Section 105.5.1, is added to read:

105.5.1 Revocation procedure. Revocation of any permit issued under this Code shall only occur after written notice of the violation has been given by the Fire Warden / Fire Marshal to the permittee at his or her last place of residence as shown on the permit or certificate, which notice shall order the permittee to either correct the violation within ten (10) days or appear before the local Fire Chief, unless the local fire protection district issues a written notice electing to have the County Fire Warden / Fire Marshal hear the matter, at a date and time certain to show cause why the permit or certificate should not be modified, revoked or suspended. At the hearing before the Fire Warden / Fire Marshal, the permittee shall have an opportunity to appear and be heard on the question of whether the permit issued to him should be revoked or suspended. Upon conclusion of the hearing or as soon thereafter as practicable, the chief shall issue a decision in writing to the permittee determining whether to modify, revoke or suspend the permit. Any interested person may appeal the Fire Warden / Fire Marshal’s decision to the Board of Appeals. All appeals shall be filed in writing with the Fire Warden / Fire Marshal within ten (10) calendar days of the date of the decision being appealed.

(5) California Fire Code, Division II, Section 105.6.51 is amended to read:

105.6.51 Local operational permits. In addition to the operational permits required by Section 105.6, the following permits shall be obtained from the division of fire prevention prior to engaging in the following activities, operations, practices or functions:

1. Production facilities. To change use or occupancy, to allow the attendance of a live audience, or for wrap parties.
2. Pyrotechnics and special effects. To use pyrotechnic special effects, open flame, use of flammable or combustible liquids and gasses, welding and the parking of motor vehicles for the purpose of motion picture, television and commercial production.
3. Live audiences. To install seating arrangements for live audiences in approved production facilities, production studios and sound stages. See Chapter 48.
4. Apartment, hotel, motel. An operational permit is required to operate an apartment house, hotel or motel.
5. Bonfires or rubbish fires. An operational permit is required to kindle or authorize the kindling or maintenance of bonfires or rubbish fires.
6. Care facilities. An operational permit is required to operate a care facility as listed.
 - 6.1 Day care with an occupant load greater than eight (8) persons.
 - 6.2 Residential or commercial institutional care facility, occupancies complying with Health and Safety Code Section 13235 are exempt.
7. Emergency responder radio coverage system. An operational permit is required for buildings and/or facilities with emergency responder radio coverage systems and related equipment.
8. High-rise building. An operational permit is required to operate a high-rise building as defined in the Building Code.
9. Institutional or residential occupancy (six (6) or fewer persons). An operational permit is required to operate an institutional or residential occupancy for six (6) or fewer persons, except day care and residential care facilities for the elderly.

10. Institutional or residential occupancy (more than six (6) persons).
An operational permit is required to operate an institutional or residential occupancy for more than six (6) persons. Exception: A permit is not required for large-family day care providing care for fewer than nine (9) children.
11. Cannabis. An operational permit is required to operate a medical cannabis facility or Cannabis operation listed below when allowed by state law and Local Zoning Ordinance:
 - a. Cultivation
 - b. Distribution
 - c. Manufacturing
 - d. Testing/Lab
12. Oil or natural gas well. An operational permit is required to own, operate or maintain an oil or natural gas well.
13. Organized camps. An operational permit is required to operate an organized camp (Group C occupancy).
14. Special Permit. An operational permit is required for any organized processing or assemblage of 50 or more people, which could significantly impact vehicular traffic or create a safety problem. Examples include, but are not limited to: music festivals, elevated stages, outdoor markets, circus, walkathons, runs, marathons, trail rides, bicycle races, celebrations, parades and similar activities.
15. Winery caves – publicly accessible. An operational permit is required to operate a Type-2 or Type-3 winery cave that is accessible to the public.
16. CUPA Permit. An operational permit is required to operate any facility described in Chapter 29 and shall be required by the local fire chief.

(6) California Fire Code, Division II, Section 105.7.26 is added to read:

105.7.26 Additional construction permits. In addition to the permits required by Section 105. 7, the following construction permits shall be obtained from the division of Fire Prevention prior to starting construction:

1. Fire apparatus access roads. A construction permit is required for installation or modification of roadways and roadway structures used for fire apparatus access roads.
2. Excavation near flammable or combustible liquid pipeline. A construction permit is required to excavate or do any work below grade within ten (10) feet of any pipeline for the transportation of flammable or combustible liquid.
3. Gates. A construction permit is required for the installation of security gates across a fire apparatus access road.

(7) California Fire Code, Section 106.6, is added to read:

106.6 Cost recovery.

Fire suppression, investigation or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person(s) who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable or combustible fluids or chemicals is liable for costs of securing such emergency, including those costs pursuant to Government Code Section 53150 et seq, as may be amended from time to time. Any expense incurred by Sonoma County Fire, any Local Fire District and Volunteer Fire Company for securing such emergency shall constitute a debt of such person(s) and shall be collectable by the Department in the same manner as in the case of an obligation under contract, expressed or implied.

(8) California Fire Code, Division II, Section 110.4, is amended to read:

110.4 Violation penalties. Persons who shall violate a provision of this Code or shall fail to comply with any 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, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding six months, or both such fine and imprisonment, or administratively of not less than one thousand dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(9) California Fire Code, Division II, Section 110.5 is added to read as follows:

110.5 Authority to issue citations. The Chief and members of the Fire Prevention Bureau who have discretionary duty to enforce a statute or ordinance may, pursuant to Section 836.5 of the California Penal Code and subject to the provisions thereof, arrest a person without a warrant whenever the Chief or member of the Fire Prevention Bureau has reasonable cause to believe that the person to be arrested has committed a violation in the presence of the Chief or member of the Fire Prevention Bureau which he or she has discretionary duty to enforce, and to issue a notice to appear and to release such person on his or her written promise to appear in court, pursuant to the provisions of Section 853.5 et seq. of the California Penal Code.

(10) California Fire Code Section 112.4 is amended to read:

112.4 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 liable to a fine of not less than \$100.00 dollars or more than \$500.00 dollars. A person shall be fined for each day he or she continues to work after having been served with a stop work order.

CHAPTER 2 DEFINITIONS

(11) California Fire Code, Section 202, is amended to add the following definitions:

SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure that meet any of the following:

- (1) An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is equal to or exceeds 25% of the existing gross floor area.
- (2) An existing Group R-3 building or structure, which undergoes any addition of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
- (3) An existing building or structure, which undergoes any alteration of floor area that is equal to or exceeds 50 percent of the existing gross floor area.
- (4) A building or structure, which undergoes any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement that is equal to or exceeds 50 percent of the existing gross floor area.

- (5) If in the determination of the building official the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
- (6) The cost of which equals to or exceeds 50 percent of the market value of the structure before the improvement or repair is started.
 - a. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
 - b. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

NUISANCE ALARM. An unwarranted alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, system servicing testing, construction activities, ordinary household activities, false alarm, other cause when no such danger exists, or an alarm activated by a cause that cannot be determined.

CHAPTER 3 GENERAL REQUIREMENTS

- (12) California Fire Code Section 307.2 is amended to read:

307.2 Permit required. Prior to commencement of open burning, a burning permit shall be obtained pursuant to section 13-71 of the Sonoma County Code.

- (13) California Fire Code Section 311.3.1 is added to read:

311.3.1 Removal of debris after fire. All rubble, waste, rubbish, and other materials lying upon any premises within the jurisdictional area; having been accumulated thereon by reason of a fire, and having been rendered useless thereby shall be removed from within ten (10) days after notice has been given to do so in writing by the Fire Chief to the owner, lessee, or other person in charge or control of the premises.

- (14) California Fire Code, Section 319 Mobile Food Preparation Vehicles, is deleted.

CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS

- (15) California Fire Code, Section 401.3.2.1 is added to read as follows:

401.3.2.1 Nuisance alarm notification. Notification of emergency responders based on a nuisance alarm may be punishable by a fine in accordance with the adopted fee schedule or requirements. In addition, the responsible party may be liable for the operational and administrative costs, incurred from the emergency response or mitigation procedures resulting from a nuisance alarm notification.

(16) California Fire Code, Section 401.3.2.2 is added to read as follows:

401.3.2.2 Multiple nuisance alarm activations. Any occupancy that has more than three nuisance alarms, causing emergency response within a 12-month period may be required to modify, repair, upgrade or replace their system and/or monitoring station as determined by the fire code official.

(17) California Fire Code, Section 402.1 is amended to add the following:

NUISANCE ALARM

(18) California Fire Code Section 403.1 is amended to read as follows:

403.1 General. In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with the emergency preparedness requirements set forth in Section 403.2 403.5, 403.10.2.1.1, 403.12 through 403.13. Where fire safety and evacuation plans are required by Section 403.2 through 403.13, evacuation drills shall be in accordance with Section 405 and employee training shall be in accordance with Section 406.

(19) California Fire Code Sections 403.3 through 403.4 are deleted.

(20) California Fire Code Section 403.6 through 403.10.2.1 are deleted.

CHAPTER 5

FIRE SERVICE FEATURES

(21) California Fire Code Section 503.1 is amended to read:

503.1 Where Required: Fire apparatus access roads shall comply with the Sonoma County Fire Safe Standards when located in the Local Responsibility Area, and otherwise shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

(22) California Fire Code Section 503.2 is amended to read:

503.2 Specifications. Fire apparatus access roads shall be installed per the Sonoma County Fire Safe Standards when located in the Local Responsibility Area, and otherwise shall be installed or arranged in accordance with Sections 503.2.1 through 503.2.8.

(23) California Fire Code, Section 503.2.6.1 is added to read as follows:

503.2.6.1 Evaluation and maintenance. All existing private bridges and elevated surfaces that are a part of the fire department access roadway shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for safety and weight rating, in accordance with American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," Second Edition, or other approved standard. Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire department access shall be routinely maintained in accordance with Section 503.2.6 or when directed by the fire code official or authorized designee.

(24) California Fire Code Section 503.3 is amended to read:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE in accordance with the California Vehicle Code, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(25) California Fire Code Section 503.6.1 is added to read:

503.6.1 Width. All gate entrances and similar structures shall be at least two feet (2') wider than the width of the traffic lane(s) serving the gate or structure.

(26) California Fire Code Section 503.6.2 is added to read:

503.6.2 Setbacks. All gates providing access from a public road to a private road or private driveway shall be located at least thirty feet (30') from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the roadway.

(27) California Fire Code Section 505.1 is amended to read:

505.1 Address identification. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in apposition that is visible from the street or road fronting the property.

Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.

(28) California Fire Code Section 505.1.1 is added to read as follows:

505.1.1 Numbers for one- and two- family dwellings. Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

(29) California Fire Code Section 505.1.2 is added to read as follows:

505.1.2 Numbers for other than one and two-family dwellings. Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

(30) California Fire Code Section 505.1.3 is added to read as follows:

505.1.3 Complex directory. Where two or more buildings cannot be viewed from the public way or when determined by the fire code official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.

(31) California Fire Code Section 505.1.4 is added to read:

505.1.4 Installation, location and visibility of addresses. 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.

(32) California Fire Code Section 505.1.4.1 is added to read:

505.1.4.1 Signs posted one-way roads. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

(33) California Fire Code Section 505.1.4.2 is added to read:

505.1.4.2 Multiple addresses. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

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.

(34) California Fire Code Section 505.2.1 is added to read:

505.2.1 Size of letters, numbers and symbols for street and road signs. Size of letters, numbers, and symbols for street and road signs shall be a minimum of three inches (3”) for letter height with a three-eighths inch (3/8”) stroke, reflectorized, and contrasting with the background color of the sign.

(35) California Fire Code Section 505.2.2 is added to read:

505.2.2 Visibility and legibility of street and road signs. Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred feet (100’).

(36) California Fire Code Section 505.2.3 is added to read:

505.2.3 Height of street and road signs. Height of street and road signs shall be uniform countywide, and meet the visibility and legibility standards of this section.

(37) California Fire Code Section 505.2.4 is added to read:

505.2.4 Names and numbers on street and road signs. Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or non-duplicating naming within the county. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

(38) California Fire Code Section 505.2.5 is added to read:

505.2.5 Intersecting roads, streets and private lanes. Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes.

(39) California Fire Code Section 505.2.6 is added to read:

505.2.6 Signs identifying traffic access limitations. A sign identifying traffic access or flow limitations, including, but not limited to weight or vertical clearance limitations, dead-end road, one-way road (or single land conditions) shall be placed: (a) at the intersection preceding the traffic access limitation, and (b) no more than one hundred feet (100') before such traffic access limitation.

(40) California Fire Code Section 507.2.2 is amended to read:

507.2.2 Water tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

Exception: For Group R-3 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, and associated accessory structures up to 3,000 square feet in area, plastic water tanks up to 5,000 gallons in volume may be used. A flammable vegetation clearance of not less than twenty feet (20') shall be maintained around all poly-plastic or similar water tanks.

(41) California Fire Code Section 507.2.3 is added to read:

507.2.3 Urban water system for one- and two-family dwellings, and accessory structures associated with one- and two-family dwellings. If the water supply to the parcel is provided by a public or community water system (urban parcel - see Definitions) the emergency water supply for residential buildings shall consist of a permanent hydrant located on the road within two hundred fifty feet (250') of the driveway measured from where the driveway intersects with the public or private road. Distance measurements shall be determined by hose lay along the road, not horizontal distance.

(42) California Fire Code Section 507.2.4 is added to read:

507.2.4 Non-urban water system. If the water supply to the parcel is provided by a private water well (non-urban parcel - see Definitions) the fire code official is authorized to utilize NFPA 1142 or the International Wildland-Urban Interface Code.

Exception: When authorized by the authority having jurisdiction, the emergency water supply requirements for one- and two-family dwellings, and accessory structures associated with one- and two-family dwellings, may be waived when sufficient evidence is proven that the Emergency Water Standards of Title 14 of the Natural Resources Code, Division 1.5, Article 4 have been met.

(43) California Fire Code Section 507.3 is amended to read:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.

(44) California Fire Code Section 507.5.1.1 is amended to read:

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a water-based fire protection system installed in accordance with Section 903 through 905 shall have a fire hydrant within 100 feet of the fire department connections, or as approved by the fire code official. (Also see Section 912.2).

(45) California Fire Code Section 507.5.1.2 is added to read:

507.5.1.2 Other areas. Fire hydrant systems shall be required where a public water system, regardless of type of ownership, provides water for human consumption to fifteen (15) or more service connections.

(46) California Fire Code Section 507.5.7 is added to read:

507.5.7 Fire Hydrant size and outlets. New commercial development and existing commercial development shall have a minimum of two 4.5 inch connections and one 2.5 inch connection unless otherwise approved by the fire code official.

(47) California Fire Code Section 510.1 Exception #1 is deleted.

(48) California Fire Code Section 510.3 is amended to read:

510.3 Permits Required. Permits shall be required as set forth in in sections 105.6 and 105.7. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

(49) California Fire Code, Section 510.4.1.1 is amended to read as follows:

510.4.1.1 Minimum signal strength into the building. A minimum signal strength of -97 dBm shall be receivable within the building.

(50) California Fire Code, Section 510.4.1.2. is amended to read as follows:

510.4.1.2 Minimum signal strength out of the building. A minimum signal strength of -97 dBm shall be received by the agency's radio system when transmitted from within the building.

CHAPTER 9 FIRE PROTECTION SYSTEMS

(51) California Fire Code Section 901.7.7-901.7.7.2 is added to read:

901.7.7 Notice of nuisance or unwarranted alarm. The officer in charge of fire units responding to a fire alarm signal shall determine whether a true emergency exists. If the officer determines that an emergency does not exist, the chief of the local fire agency or the County Fire Warden / Fire Marshal may issue a written notice of nuisance alarm or unwarranted alarm to the owner or person in charge or control of the facility where the alarm signal originated.

901.7.7.1 Unreliable/unwarranted fire alarm systems. The Fire Chief of the local fire agency or the County Fire Warden / Fire Marshal may determine that a fire alarm system is unreliable or unwarranted upon receipt of more than four (4) alarms within a twelve (12) month period. Upon finding that an alarm system is unreliable or unwarranted, the chief of the local fire agency or the County Fire Warden / Fire Marshal may order the following:

1. For any nuisance alarm where the system is not restored, the Fire Chief may require the system owner to provide standby personnel as defined in Chapter 4, Section 403.1 or take such other measures, as the Fire Chief deems appropriate. Persons or activities required by the Fire Chief shall remain in place until a fire department-approved fire alarm maintenance firm certifies in writing to the Fire Chief that the alarm system has been restored to a reliable condition. The chief may require such tests, as he deems necessary to demonstrate the adequacy of the system.

2. Upon the fifth (5th) and sixth (6th) alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$150.00, plus the cost of fire engine response, for each occurrence.

3. Upon the seventh (7th) and eighth (8th) n alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$300.00, plus the cost of fire engine response.

4. Upon the ninth (9th) and following alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$500.00, plus the cost of fire engine response, for each occurrence.

901.7.7.2 Hearing on notice. Any person receiving a notice of nuisance alarm who contends that the Fire Chief erroneously determined that the fire alarm system was not functioning as designed, may file a written request with the Fire Chief for a hearing on the determination within ten (10) days after receipt of the notice of nuisance alarm. The Fire Chief shall give the requesting party a hearing on the determination within thirty (30) days of receipt of the request. The request shall set forth: (1) that the system functioned as designed, or (2) that the nuisance alarm resulted from an act of God, flooding, or other violent natural condition without fault and beyond the control of the requesting party. Within ten (10) days following the hearing, the chief shall give written notice of his or her decision to the requesting party.

(52) California Fire Code Section 902.1 is amended to add the following:

SUBSTANTIAL IMPROVEMENT (Sonoma County Code Section 7-19)

(53) California Fire Code Section 903.2 is amended to read:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.19. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official when not required in other sections of the California Building Code.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m²) in gross floor area.
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached group U occupancies not greater than 3,000 square feet (279m²).
5. Special occupancy aircraft hangar shade structures as approved by the fire code official, unless required in NFPA409.

(54) California Fire Code Section 903.2.1 is amended to read:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy exceeding 1500 square feet or when required per 903.2.1.1 through 903.2.1.6.

(55) California Fire Code Section 903.2.1.6 is amended to read as follows:

903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.
Exception deleted.

(56) California Fire Code Section 903.2.1.7 is deleted.

(57) California Fire Code Section 903.2.2 is amended to read:

903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

(58) California Fire Code Section 903.2.3 is amended to read:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12th grade, see Section 903.2.19 through 903.2.20.

(59) California Fire Code Section 903.2.4 is amended to read:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy where gross floor area exceeds 3000 square feet (279m²).

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:

a. The canopy and supporting structure are constructed of non-combustible materials.

b. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.

c. The crush pad is not used for storage of combustible materials.

d. The canopy and supporting structure is incapable of trapping heat, smoke or other byproducts of combustion.

2. Dairy milking facilities less than 12,000 feet in area.

3. Manufactures of upholstered furniture or mattresses less than 2500 square feet in area.

(60) California Fire Code, Section 903.2.5.1 is amended to read:

903.2.5.1 Group H. An automatic sprinkler system shall be installed throughout buildings containing Group H occupancies.

(61) California Fire Code, Section 903.2.6.1 is deleted.

(62) California Fire Code Section 903.2.6.2 is amended to read as follows:

903.2.6.2 Group I-3. Every building where inmates or persons are in custody or restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electronically supervised so that at least an audible and visible alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.

(63) California Fire Code Section 903.2.7 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 3000 square feet (279m²).

(64) California Fire Code Section 903.2.8.1 is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. Automatic sprinklers systems shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

(65) California Fire Code Section 903.2.9 is amended to read:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where the gross floor area exceeds 3000 square feet (279m²).

Exceptions:

1. Agricultural and Greenhouse buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3000 square feet (279m²) in gross floor area.
3. Special occupancy aircraft shade structures as approved by the fire code official, unless required in NFPA409.
4. Volunteer Fire Department vehicle storage barn not exceeding 3000 sq. ft. (279m²).
5. Storage of upholstered furniture or mattresses less than 2500 square feet in area.

(66) California Fire Code Section 903.2.9.2 is deleted.

(67) California Fire Code Section 903.2.10 is amended to read as follows:

903.2.10 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where the gross floor area exceeds 3,000 square feet (279m²).

(68) California Fire Code Section 903.2.10.1 is deleted.

(69) California Fire Code Section 903.2.11 is amended to read as follows:

903.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 3,000 square feet (279m²), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.

(70) California Fire Code Section 903.2.11.3 exceptions #1 & #2 are deleted.

(71) California Fire Code Section 903.2.11.7 is added to read as follows:

903.2.11.7 High-piled storage. An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

(72) California Fire Code, Section 903.2.11.8 is added to read as follows:

903.2.11.8 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet (279m²).

(73) California Fire Code, Section 903.2.11.9 is added to read as follows:

903.2.11.9 Elevation of existing buildings. An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to three or more stories, or more than thirty-five feet (35') in height, from grade to the exposed roof.

Exceptions:

1. An automatic fire-extinguishing system need not be provided when the area above 35 feet (35') is provided for aesthetic purposes only and is a non-habitable space.
2. An automatic fire-extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:
 - (a) The elevation creates a building no more than three stories in height.
 - (b) Two approved exits that exit directly to the exterior and one exterior stair leading to the lowest level of fire department access are provided from the highest floor.
 - (c) Approved interconnected smoke alarms are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.
 - (d) There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a private parking garage or as unused vacant space.
 - (e) Any addition exceeding Table 903.6 to the building after the elevation shall require installation of an automatic fire-extinguishing system.

(74) California Fire Code, Section 903.2.18 is amended to read as follows, with the exception deleted:

903.2.18 Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, and automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential fire sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft² over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

(75) California Fire Code, Section 903.3.9 is amended to read as follows:

903.3.9 Floor control valve. Floor control valve and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

Exception: Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

(76) California Fire Code, Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow 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 fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: R-3 occupancies may be exempt from visual device when approved by the fire code official.

(77) California Fire Code, Section 903.6 is amended to read as follows:

903.6 Where required in existing buildings and structures. An automatic sprinkler systems shall be provided throughout existing buildings and structures where required in Chapter 11 or that undergo a substantial improvement see Table 903.6.

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the American Disabilities Act (ADA) as contained in exception #4 of CBC Section 11B-204.2.

(78) California Fire Code, Table 903.6 is added to the California Fire Code, to read:

**TABLE 903.6
EXISTING BUILDINGS AND STRUCTURES**

Existing Gross Floor Area ^(d)	Allowable Gross Floor Area Increase
0-1,000 sq. ft.:	200% ^(c)
1,001-4,000 sq. ft.:	100% ^{(a)(c)}
Greater than 4,000 sq. ft.:	50% ^{(a)(b)(c)}

^(a)A 2,000 sq. ft. maximum of an increase is allowed.

^(b)Maximum cumulative allowable gross floor area is 6,000 sq. ft.

^(c)Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq. ft. in gross floor area.

^(d)Remodels that are greater than 75% of the original gross floor area.

(79) California Fire Code, Section 905.3.1 is amended to read as follows:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9,144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9,144 mm) below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45, 720 mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 5.1. Recessed loading docks for four vehicles or less.
 - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
6. When determined by the Fire Code Official a standpipe system is not warranted in three-story buildings.

(80) California Fire Code, Section 905.9 exception #2 is deleted.

(81) California Fire Code, Section 907.6.6 is amended to read 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 Central Station in accordance with NFPA 72 and this section.

Exception: Monitoring by central station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. 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.

(82) California Fire Code, Section 912.2 is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official. (Also see Section 507.5.1.1).

(83) California Fire Code, Section 914.12 through 914.12.2 is added to read:

914.12 Type 3 winery caves as defined in chapter 446 of the California Building Code and Sections 914.12.1 and 914.12.2 of the California Fire Code.

914.12.1 Fire Alarm System. An approved manual fire alarm system shall be installed in accordance with section 907.2 in new and existing Type 3 winery caves unless equipped with an automatic sprinkler system installed in accordance with 903.3.1.1. The fire alarm system shall activate the occupant notification system in accordance with 907.5 when the occupant load exceeds 100 or more.

914.12.2 Automatic sprinkler system. An approved automatic sprinkler systems shall be installed in accordance with 903.3.1.1 in all new Type 3 winery caves when the occupant load exceed 100 or more, or existing winery caves when a change of use is approved by the fire code official.

CHAPTER 11

CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

(84) California Fire Code, Section 1103.1 is amended to read as follows:

1103.1 Required construction. Existing buildings shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2 and 1103.7 through 1103.10.

The provisions of this chapter shall not be constructed to allow the elimination of fire protection systems or a reduction in the level of fire safety provided in buildings constructed in accordance with previously adopted codes.

Exceptions:

1. Where a change in fire-resistance rating has been approved in accordance with Section 501.2 or 803.6 of the California Existing Building Code.
2. Group U occupancies.

(85) California Fire Code, Sections 1103.3 through 1103.5.4 are deleted.

(86) California Fire Code, Sections 1104 and 1105 are deleted.

CHAPTER 33

FIRE SAFETY DURING CONSTRUCTION

(87) California Fire Code, Section 3313.3 is amended to read as follows:

3313.3 Detailed requirements. Standpipes shall be installed in accordance with the provisions of Section 905.

Exception: When approved by the fire code official standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets and materials.

(88) California Fire Code, Section 3314.3 is added to read as follows:

3314.3 Where required. In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

(89) California Fire Code, Section 3314.4 is added to read as follows:

3314.4 Buildings being demolished. Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

(90) California Fire Code, Section 3314.5 is added to read as follows:

3314.5 Detailed requirements. Automatic sprinkler systems shall be installed in accordance with the provisions of Section 903.

CHAPTER 39

PLANT PROCESSING AND EXTRATION FACILITIES

(91) California Fire Code, Section 3901.1.1 is added to read as follows:

3901.1.1 Marijuana growing, processing, or extraction facilities. Marijuana growing, processing and extraction facilities shall be designed and constructed in accordance with this chapter and NFPA 1, Chapter 38 as amended in Chapter 80.

CHAPTER 49

REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS

(92) California Fire Code Section, Section 4903 through 4903.4 is amended to add the following:

4903.1 General. A fire protection plan shall be required for any new residential or commercial building within a Very High Fire Severity Zone. The plan shall be prepared by a qualified professional and shall be approved by the County fire code official. The plan shall include, at a minimum, defensible space zones, identification of vegetation types, replacement of non-native flammable vegetation with approved fire resistive vegetation, and a maintenance program for all vegetation. The property owner shall record a covenant, in a form satisfactory to County Counsel, which ensures that the approved plan will be implemented and maintained when required by the fire official.

4903.2 Content. The fire protection plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

4903.3 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

4903.4 Plan retention. A copy of the fire protection plan shall be retained by the property owner.

(93) California Fire Code Section 4905.4 is added to read:

4905.4 Setbacks for structure defensible space. Except where more restrictive requirements apply, construction, projections, openings and penetrations of exterior walls of buildings constructed on parcels within State Responsibility Areas (SRA) shall have setbacks per Title 14, California Code of Regulations, Section 1276.01.

CHAPTER 53 COMPRESSED GASES

(94) California Fire Code, Section 5307.2 is amended to delete exception #1.

(95) California Fire Code, Section 5307.3.2.1 is added to read as follows:

5307.2.1 Gas detection system. Indoor storage and use areas and storage buildings shall be provided with a gas detection system complying with Section 916.

(96) California Fire Code, Section 5307.3.2 is amended to read as follows:

5307.3.2 Gas detection system. Where ventilation is not provided in accordance with Section 5307.3.1, a gas detection system shall be provided in rooms or indoor areas and in below-grade outdoor locations with insulated carbon dioxide systems. Carbon dioxide sensors shall be provided within 12 inches of the floor in the area where the gas is expected to accumulate or other approved locations. The system shall be designed as follows:

1. Activates all audible and visible supervisory alarm at a normally attended location upon detection of a carbon dioxide concentration of 5,000 ppm.
2. Activates an audible and visible alarm within the room or immediate area where the system is installed upon detection of a carbon dioxide concentration of 10,000 ppm.

CHAPTER 56 EXPLOSIVES AND FIREWORKS

(97) California Fire Code, Section 5608.1.2 is added to read as follows:

5608.1.2 Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.6 and 13-66 of the Sonoma County Fire Safety Ordinance prior to the performance of any firework display. Application for such approval shall be made in writing no less than twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the fire code official or authorized designee pursuant to this Chapter and Title 19, Chapter 6, Article 3 - Licenses of the California Code of Regulations. Any permit for a fireworks display may be suspended or revoked at any time by the Fire code official or authorized designee.

(98) California Fire Code, Section 5608.2 is added to read as follows:

5608.2 Limitations. Possession, storage, offer or expose for sale, sell at retail, gift or give away, use, explode, discharge, or in any manner dispose of fireworks is prohibited within the limits established by law as the limits of the districts in which such possession, storage, offer or exposure for sale,

retail sale, gifting, use, explosion, discharge, or disposal of fireworks is prohibited (see Section 13-66 of Sonoma County Fire Safety Ordinance.)

Exception: Firework displays authorized pursuant to section 5608.1 for which a permit has been issued.

CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS

(99) California Fire Code, Section 5704.2.9.6.1 is amended to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

(100) California Fire Code, Section 5706.2.4.4 is amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

(101) California Fire Code, Section 5707 is deleted.

CHAPTER 58 FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS

(102) California Fire Code, Section 5806.2 is amended to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

CHAPTER 61 LP GASES

(103) California Fire Code, Section 6103.3.1 is added to read:

6103.3.1 Seismic anchoring. An approved seismic anchoring system shall be installed on all permanently installed, propane/LPG gas containers.

CHAPTER 80 REFERENCED STANDARDS

(104) California Fire Code, Chapter 80, Referenced Standards, NFPA, Chapter 38 is added to read:

Chapter 38 Marijuana Growing, Processing, or Extraction Facilities as amended**
3901.1.1

**NFPA 1, Chapter 38, is added in its entirety with amended sections as follows:

Add new Section 38.1.1.1 as follows:

38.1.1.1 Where NFPA 1, Chapter 38 references “this code”, it is amended to reference the applicable provisions or requirements of the California Fire Code. Where NFPA 1, Chapter 38 references “the building code”, it is amended to reference the applicable provisions of the California Building Code.

Revise Section 38.1.2 as follows:

38.1.2 The use, storage and handling of hazardous materials shall comply with this chapter, and other applicable provisions of the California Building and Fire Codes.

Delete language to Sections 38.1.5 through 38.4 and reserve section numbers.

Revise Section 38.5.3.1 as follows:

38.5.3.1 Interior finish, including the use of any plastic, mylar, or other thin film sheeting to enclose rooms or cover any walls or ceilings shall be in accordance with the California Building Code.

Revise Section 38.6.1.1.2 as follows:

38.6.1.1.2 For other than CO₂ and nonhazardous extraction process, the marijuana extraction equipment and process shall be located in a room or enclosure of noncombustible construction dedicated to the extraction process and the room or enclosure shall not be used for any other purpose.

Delete language to Sections 38.6.1.1.3 and reserve section number.

Revise Section 38.6.1.5.1.3 as follows:

38.6.1.5.1.3 In addition to the requirements in 38.6.1.5, systems, equipment, and processes shall also comply with Chapter 50 of the California Fire Code, the California Building Code, and NFPA 90A.

Revise Section 38.6.1.5.2.2 as follows:

38.6.1.5.2.2 Refrigerators, freezers, and other cooling equipment used to store or cool flammable liquids shall be listed for the storage of flammable/combustible liquids or be listed for Class I Division I locations, as described in Article 501 of the California Electrical Code.

Revise Section 38.6.1.5.2.3 as follows:

38.6.1.5.2.3 LPG tanks shall comply with Chapter 61 of the California Fire Code.

Delete language to Sections 38.6.1.5.3 through 38.6.1.5.6 and reserve section numbers.

Revise Section 38.6.2.3.5 as follows:

38.6.2.3.5 An automatic emergency power system shall be provided for the following items, when installed:

- (1) Extraction room lighting
- (2) Extraction room ventilation system
- (3) Solvent gas detection system

Exception: Extraction room ventilation systems in existing facilities are not required to have a secondary power source, such as emergency power or standby power until such time that the medium of extraction or solvent is changed.

Delete language to Sections 38.6.3.2.1 through 38.6.3.2.2 and reserve section numbers.

Revise Section 38.6.3.3 as follows:

38.6.3.3 Storage and Handling. The storage, use, and handling of flammable liquids shall be in compliance with this chapter and the California Fire Code.

Delete language to Sections 38.6.4.3.1 through 38.6.4.3.3 and reserve section numbers.

Delete language to Sections 38.7 and reserve section number.

(105) California Fire Code, NFPA, Section 13-16, Section 25.2.1 is amended as follows:

25.5.1 The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means. Such signs shall be placed at the alarm valve, dry pipe valve, preaction valve, or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be provided with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

(106) California Fire Code, NFPA, Section 13D-16, Section 5.1.1.2 is added to read:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

(107) California Fire Code, NFPA, Section 13D-16, Section 5.1.1.2.1 is added to read:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

(108) California Fire Code, NFPA, Section 13D-16, Section 5.1.1.2.2 is added to read:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

(109) California Fire Code, NFPA, Section 13D-16, Section 5.1.1.3 is added to read:

5.1.1.2.3 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

(110) California Fire Code, NFPA, Section 13D-16, Section 6.2.1 is added to read:

6.2.1 Where a pump is the source of pressure for the water supply for a fire sprinkler system but is not a portion of the domestic water system, the following shall be met:

- (1) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler K-factor on the system.
- (2) Pump motors using ac power shall be rated for 240 V and wired in accordance with the NEC (NFPA 70).
- (3) Any disconnecting means for the pump shall be approved.
- (4) The pump shall be located not less than 1 ½ inch off the floor.
- (5) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

(111) California Fire Code, NFPA, Section 13D-16, Section 6.2.2 is amended to read:

6.2.2 Where a well, pump, tank or combination thereof is the source of supply for a fire sprinkler system, the configuration for the system shall be one of the following:

- (1) The water supply shall serve both domestic and fire sprinkler systems.
 - (a) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
 - (b) Any disconnecting means for the pump shall be approved.

- (c) A method for refilling the tank shall be piped to the tank.
 - (d) A method of seeing the water level in the tank shall be provided without having to open the tank.
 - (e) The pump shall be located not less than 1 ½ inch off the floor.
 - (f) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.
- (2) A stand-alone water supply for fire sprinkler system is permitted if the following conditions are met:
- (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer), or have a power failure alarm installed acceptable to the Authority Having Jurisdiction that provides an audible and visual signal within the residence at an approved location. The alarm and components shall be listed by an approved agency.
 - (b) The pump shall be a stainless steel 240-volt pump,
 - (c) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
 - (d) A sign shall be provided stating: “Valve must be opened monthly for 5 minutes.”
 - (e) A means for automatically refilling the tank level, so that the tank capacity will meet the required water supply duration in minutes, shall be provided.
 - (f) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
 - (g) Any disconnecting means for the pump shall be approved.
 - (h) A method for refilling the tank shall be piped to the tank.
 - (i) A method of seeing the water level in the tank shall be provided without having to open the tank.
 - (j) The pump shall be located not less than 1 ½ inch off the floor.
 - (k) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

(112) California Fire Code, NFPA, Section 13D-16, Section 7.6 is added to read:

7.6 A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

(113) California Fire Code, NFPA, Section 13D-16, Section 8.3.4 is amended to read:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

(114) California Fire Code, NFPA, Section 13D-16, Section 8.3.5.2 is added to read:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

(115) California Fire Code, NFPA, Section 13R-16, Section 6.6.6.1 is added to read:

6.6.6.1 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

(116) California Fire Code, NFPA, Section 72-16, Section 7.5.6.1 is added to read:

7.5.6.1 The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

(117) California Fire Code, NFPA, Section 72-16, Section 7.6.6 is added to read:

7.6.6 The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

(118) California Fire Code, NFPA, Section 72-16, Section 14.7 is added to read:

14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

1. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance

7. Space of line for signature of person performing or supervising the servicing shall be placed on the tag or label.

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4th edition, 1995, which is hereby incorporated by reference.

APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

(119) California Fire Code Section Appendix B, Section B101.1 is amended to read:

B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this Appendix. This Appendix does not apply to structures other than buildings. This section applies to residential and commercial developments. One- and two-family residential dwellings in unincorporated areas shall comply with Sonoma County Fire Safe Standards. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

(120) California Fire Code Section Appendix B, B103.3 is amended to read:

B103.3 Areas without water supply systems. For information regarding water supplies for firefighting purposes in rural and suburban areas in which adequate water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142, the International Wildland-Urban Interface Code or the Sonoma County Fire Safe Standards.

APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION

(121) California Fire Code Section Appendix C, Section C101.1 is amended to read:

C101.1 Scope. In addition to the requirements of Section 507.5.1 of the California Fire Code fire hydrants shall be provided in accordance with this Appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. This section applies to residential and commercial developments. One- and two-family residential dwellings and buildings accessory to one- and two-family residential dwellings in rural areas may comply with the Sonoma County Fire Safe Standards. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

Exception: Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety Roadside Rest Areas (SRRA), public restrooms.
3. Truck Inspection Facilities (TIF), CHP office space, and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.
5. Volunteer fire facilities, including office space and vehicle storage bays.

(122) California Fire Code Section C103.1 is amended to read as follows:

Section C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be approved by the fire code official.

(123) California Fire Code Section C103.2 is deleted.

(124) California Fire Code Section C103.3 is deleted.

APPENDIX D FIRE APPARATUS ACCESS ROADS

(125) California Fire Code Section Appendix D, Section D101.1 is amended to read:

D101.1 Scope. Fire apparatus access roads shall be in accordance with this Appendix as amended and all other applicable requirements of the California Fire Code. This section applies to residential and commercial developments. Design and construction shall be in accordance with the following sections unless otherwise

authorized by the fire code official in accordance with 104.9 Alternative Materials and Methods.

Exception: One- and two-family residential dwellings; detached U occupancy buildings less than 1,000 square feet in area accessory to a one- or two-family dwelling; and agricultural exempt buildings less than 8,000 square feet in area may comply with the fire apparatus access road requirements of the Sonoma County Fire Safe Standards.

(126) California Fire Code Section Appendix D, Section D102.1 is amended to read:

D102.1 Access and loading commercial. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds or as approved by the fire code official.

(127) California Fire Code Appendix D Section D103.1 is deleted.

(128) California Fire Code Appendix D Section D103.2 is amended to read as follows:

D103.2 Grade. Fire apparatus access roads shall be in accordance with the Sonoma County Fire Safe Standards or as approved by the fire code official.

(129) California Fire Code Appendix D Section D103.3 is amended to read as follows:

D103.3 Turning radius. The minimum turning radius shall be determined by Sonoma County Fire Safe Standards or as approved by the fire code official.

(130) California Fire Code Appendix D Section D103.4 is amended to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) shall be provided with width and turnaround provisions in accordance with the Sonoma County Fire Safe Standards or as approved by the fire code official.

(131) California Fire Code Appendix D Table D103.4 is deleted.

(132) California Fire Code Appendix D Section D103.6 is amended to read as follows:

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with the California Vehicle Code.

(133) California Fire Code Appendix D Section D103.6.1 is deleted.

(134) California Fire Code Appendix D Section D103.6.2 is deleted.

(135) California Fire Code Appendix D Section D104.3 is amended to read

D104.3 Remoteness. Where two fire apparatus 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 unless otherwise approved by the fire code official.

(136) California Fire Code Appendix D Section D106.1 is amended to read and the exception deleted as follows:

D106.1 Projects having more than 50 dwelling units. Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

(137) California Fire Code Appendix D Section D106.2 is deleted.

(138) California Fire Code Appendix D Section D106.3 is amended to read

D106.3 Remoteness. Where two fire apparatus 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 unless otherwise approved by the fire code official.

(139) California Fire Code Appendix D Section D107.1 exceptions #1 and #2 are deleted

(140) California Fire Code Appendix D Section D107.2 is amended to read

D107.2 Remoteness. Where two fire apparatus 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 unless otherwise approved by the fire code official.

SECTION II. Chapter 13, Articles V-X of the Sonoma County Code are hereby amended as follows:

Article V. Fire Safe Standards

Division A. In General.

Sec. 13-21. Findings.

The board of supervisors makes the following findings pertaining to the conditions and requirements contained in this article:

(a) The conditions and requirements contained in this article are consistent with and in furtherance of the goals, objectives and policies of the public safety element of the general plan.

(b) The conditions and requirements contained in this article are necessary because the failure to adopt them would place residents and property within the unincorporated area of the county in a condition perilous to health or safety, or both.

(c) The conditions and requirements contained in this article are necessary to comply with the requirements of Public Resources Code section 4290 and California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations.

(d) The conditions and requirements contained in this article are necessary because growth and development within the unincorporated area of the county has increased the potential for significant losses from wildland and structure fires and adversely impacted rural and wildland fire fighting resources.

(e) The conditions and requirements contained in this article are necessary because wildland fires are becoming an increasing threat to structures and loss of life, where in the past the only threat was to wildland resources.

(f) The conditions and requirements contained in this article are necessary because structure fires are escaping to the surrounding wildlands and destroying other structures as well as wildland resources.

(g) The conditions and requirements contained in this article are necessary because there are not enough firefighting resources available, even with mutual aid, to protect both wildland resources and the structures intermingled amongst such resources and it is financially infeasible to increase firefighting resources to the level necessary to provide such protection.

(h) The conditions and requirements contained in this article are necessary because they represent a cost effective alternative to increasing firefighting resources.

(i) The conditions and requirements contained in this article will ensure that all new development within the unincorporated area of the county will provide a basic level of fire protection around itself making it easier and safer for firefighters to fight wildland and structure fires.

(j) The conditions and requirements contained in this article will not totally prevent losses from wildland and structure fires, but will reduce the severity of the losses that do occur through built-in fire protection and better fire response infrastructure.

(k) The conditions and requirements contained in this article will create an opportunity for firefighters to defend a structure from a threatening wildland fire and protect the wildlands from an escaping structure fire.

(l) The conditions and requirements contained in this article will increase the safety of firefighters protecting lives, structures and wildland resources.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations

Sec. 13-22. – Title

This article shall be known and may be cited as the “Sonoma County Fire Safe Standards” or the “SRA Fire Safe Regulations.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1270.00

Sec. 13-22.01 Purpose.

This article is adopted for the purpose of establishing minimum fire safe standards for development within the unincorporated area of the county located in the State Responsibility Area subject to the provisions of California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations verbatim, or certified and the Local Responsibility Area (LRA) when authorized by Sonoma County Fire Code as amended when not subject to other regulated building standards. Where a development subject to the provisions of this article cannot meet a specified standard, an exception to the standard may be applied for pursuant to Section 13-23. This article is not intended to restrict or otherwise limit the authority or discretion of the County to impose additional requirements when reviewing applications for development. Nothing in this article is intended to supersede

more restrictive provisions of this Code and where another provision of this Code establishes a more stringent requirement, that requirement shall control.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1270.01.

Sec. 13-23 – Compliance with standards required – exceptions to standards.

(a) All development subject to the provisions of this article shall be constructed and maintained in compliance with the standards specified in this article. Approvals and permits for any development may be withheld or refused until adequate provision has been made to ensure such compliance.

(b) Exceptions to the standards specified in this article and mitigated practices may be allowed where the exception or mitigated practice provides the same overall practical effect as the specified standards.

(c) Application for an exception or mitigated practice shall be made in writing by an applicant for development or the applicant's authorized representative. The application shall state the specific section or sections of this article for which an exception or mitigated practice is proposed, material facts supporting the contention of the applicant, the details of the exception or mitigated practice proposed, and a map showing the proposed location and setting of the exception or mitigated practice. The burden of proving that a proposed exception or mitigated practice is warranted shall be on the applicant.

(d) The County Fire Warden / Fire Marshal shall determine whether to grant, deny, or modify any application for an exception or mitigated practice filed in connection with the issuance of any building permit. The planning commission, board of zoning adjustments, project review and advisory committee, or design review committee shall determine whether to grant, deny, or modify any application for an exception or mitigated practice filed in connection with any development approval under their respective jurisdictions. Modification of an application for an exception or mitigated practice by the County Fire Warden / Fire Marshal, planning commission, board of zoning adjustments, project review and advisory committee, or design review committee shall be limited to the alternate fire protection measures specified in Section 13-62.

(e) Where an application for an exception or mitigated practice is denied or modified, the applicant may appeal such denial or modification. Appeal from a denial or modification by the County Fire Warden / Fire Marshal shall be made pursuant to Article III of this chapter. Appeal from a denial or modification by the planning commission, board of zoning adjustments, project review and advisory committee, or design review committee shall be made pursuant to Chapter 25 or Chapter 26 of this Code, as appropriate. In order to grant an appeal, the body hearing the appeal must find that the exception or mitigated practice proposed meets the intent of this article.

(f) A written copy of any decision granting an appeal within a State Responsibility Area shall be provided to the director of Forestry and Fire Protection within ten (10) days after the decision is final.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1270.06.

Sec. 13-24 Scope.

(a) Except as otherwise provided in Section 13-25, the provisions of this article shall apply to all development on all lands within the unincorporated area of the county.

(b) Except as otherwise provided in this article, all applications for development approvals shall be accompanied by plans, engineering calculations, and other data necessary to determine compliance with the provisions of this article.

(c) Except as otherwise provided in this article, compliance with the provisions of this article shall occur prior to the commencement of construction of any structure unless otherwise authorized by the County Fire Warden / Fire Marshal.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1270.02.

Sec. 13-25. Exemptions.

The provisions of this article shall not apply to any of the following, except to the extent provided for herein:

(a) Any building granted an agricultural exemption pursuant to Chapter 7 of this Code, provided that the building does not exceed 8,000 square feet in size and is not located in a State Responsibility Area.

(b) Any road or bridge used exclusively for access to an agricultural operation; or an agricultural exempt structure; or a Group U occupancy, less than 1,000 square feet in area, accessory to a one- or two-family residential dwelling, as defined in the County Building Code.

(c) Any road or bridge used exclusively for the management and harvesting of wood products.

(d) Any new building having a floor area of less than six hundred forty (640) square feet and containing an occupancy other than a detached Group U occupancy as defined in the County Building Code, except that the provisions of Divisions C and E of this article shall apply to all such buildings.

(e) Any new building accessory to a one- or two-family residential dwelling with a floor area of less than one thousand (1,000) square feet and containing a detached Group U occupancy as defined in the County Building Code, except that the provisions of Divisions C and E of this article shall apply to all such buildings.

(f) Any existing road that provides year-round unobstructed access to conventional drive vehicles, including sedans and fire engines, which was constructed and serving a legal parcel prior to January 1, 1991, except that (1) the provisions of Division C of this article shall apply to all such roads, and (2) all of the other provisions of this article shall apply to any such road if it is extended, reconstructed or improved pursuant to a development approval, but only to the portion of the road that is extended, reconstructed or improved.

(g) Any road required as a condition of any development approval granted prior to January 1, 1991, except that (1) the provisions of Division C of this article shall apply to all such roads, and (2) all of the other provisions of this article shall apply to any such road if it is extended, reconstructed or improved pursuant to a new development approval, but only to the portion of the road that is extended, reconstructed or improved.

(h) Any driveway serving a legally constructed residential building prior to January 1, 1991, except that (1) the provisions of Division C of this article shall apply to all such roads, and (2) all of the other provisions of this article shall apply to any such driveway if it is extended, reconstructed or improved pursuant to a new development approval, but only to the portion of the driveway that is extended, reconstructed or improved.

Exception:

Any driveway serving a rebuilt structure, or change of use structure shall be provided with, but not limited to, additional turnouts, turnarounds.

(i) Any legal or legal non-conforming building constructed prior to January 1, 1991, or any building for which a building permit was issued or an application for a building permit was accepted as complete for filing prior to January 1, 1991; except that the provisions of this article shall apply to any such building if the occupancy is changed, altered, or otherwise converted to any Group R, Division 3 occupancy as defined in the County Building Code.

(j) Any addition to an existing building adding a floor area less than six hundred forty (640) square feet including a detached Group U occupancy as defined in the County Building Code, except that the provisions of Divisions C and E of this article shall apply to all such buildings.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1270.02

Sec. 13-26 Administration and enforcement – inspections.

(a) The administration and enforcement of the provisions of this article shall be the shared responsibility of the County Fire Warden / Fire Marshal and the Director of Permit and Resource management.

(b) Inspections to determine compliance with the provisions of this article shall be the responsibility of the County Fire Warden / Fire Marshal or the Director of Permit and Resource Management, as appropriate. The County Fire Warden / Fire Marshal or the Director of Permit and Resource Management may authorize a local fire chief to conduct inspections within a local fire protection district under the direction of the County Fire Warden / Fire Marshal or the Director of Permit and Resource Management. In such cases, inspection results shall be provided to the County Fire Warden / Fire Marshal or the Director of Permit and Resource Management promptly after completion of the inspection.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations 1270.05.

Sec. 13-27. Distance measurements.

All distances specified or referenced in this article shall be measured horizontally unless otherwise stated.

Division B. Emergency Access

Sec. 13-28 – Intent

This division establishes minimum emergency access requirements to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire emergency.

Sec. 13-29 – Availability of emergency access.

All buildings shall be accessible to emergency fire equipment by a road or driveway constructed to within one hundred fifty feet (150') of any portion of an exterior wall of the first story of the building or such closer distance as the Director of Permit and Resource Management deems necessary to provide adequate access for emergency fire equipment.

Reference: Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1273.00.

Sec. 13-30 Road and driveway surfaces.

All roads and driveways shall have all-weather driving surfaces. All structural sections shall be constructed so as to support a minimum of seventy-five thousand (75,000) pounds or exceed the following standards:

- (a) On level areas and grades of less than five percent (5%), roads and driveways shall have a gravel surface. The structural section of the road or driveway shall be at least one foot (1') of compacted Class 2 Aggregate Base.
- (b) On grades of between five percent (5%) and ten percent (10%), roads and driveways shall have a double seal coat surface. The structural section of the road or driveway shall have an armor coat surface, constructed according to CalTrans Standard Specifications Section 37 Bituminous Seal Double Application, and the base portion of the road or driveway shall be at least one foot (1') of compacted Class 2 Aggregate Base.
- (c) On grades of greater than ten percent (10%), roads and driveways shall have an asphalt concrete surface. The structural section of the road or driveway shall be asphalt concrete of at least two-tenths of a foot (0.2') thick. The base portion of the structural section shall be at least five tenths of a foot (0.5') of compacted Class 2 Aggregate Base.
- (d) In lieu of the prescriptive structural sections required by subsections (a), (b) and (c), a design of the section may be prepared by a licensed civil engineer using a soils investigation that provides soil R-value and expansion index. Alternatively, the engineer may use an R-value of 5 and waive the soil report unless a soil engineering report is required because of specific site conditions. The traffic index to be used for the design shall not be less than 3.5.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1273.02.

Sec. 13-31. Road and driveway grades.

(a) No road or driveway shall have a maximum grade in excess of sixteen percent (16%), without the approval of the County Fire Warden / Fire Marshal. In granting such approval, the County Fire Warden / Fire Marshal may require such additional fire protection measures under Section 13-63 as he or she deems necessary to mitigate access constraints. A road or driveway may include grades up to twenty percent (20%) unless sufficient grade reductions are provided to allow for vehicle cool down period as approved by the fire code official.

(b) A vertical curve shall be required for any road or driveway when the algebraic difference in grade exceeds three percent (3%) for driveways, and two percent (2%) for private roads. The length of any vertical curve shall not be less than one hundred feet (100').

(c) The maximum surface cross slope shall be five percent (5%) for all surface types unless a greater cross slope is required to meet super elevation requirements. The minimum surface cross slope for all surface types shall be two percent (2%).

(d) Turnarounds shall have a maximum longitudinal slope of eight percent (8%). The longitudinal slope is defined as the slope corresponding to the long axis of a vehicle as it travels into, out of, and through a turnaround. This slope shall be maintained beginning and ending at the point of tangency of the edge of pavement curves for the turnaround. The cross slope perpendicular to the longitudinal slope shall not exceed five percent (5%).

(e) Fire apparatus cool down areas shall have a minimum width of twenty-two feet wide (22') and thirty feet (30') long with a minimum taper of twenty-five feet (25') on each end. The length of the turnout shall be measured along the roadway or driveway centerline. Cool down area shall be provided with minimum curves set in Section 13-32 and shall be located on a maximum grade not exceeding five percent (5%). Cool down turnout shall not be allowed on the inside of the horizontal curves without approval of the fire code official.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1273.03, 1273.04

Sec. 13-32. Road and driveway horizontal curves and intersections.

(a) No road or driveway shall have a horizontal inside radius of curvature of less than fifty feet (50'). If the roadway or driveway width is less than twenty-four feet (24'), then additional roadway or driveway widths shall be required as follows:

(1) Four feet (4') of additional width for curves with a horizontal inside radius of fifty feet (50') to one hundred feet (100') and a central angle greater than forty-five (45°) degrees; and

(2) Two feet (2') of additional width for curves with a horizontal inside radius of one hundred feet (100') to two hundred feet (200') and a central angle greater than forty-five (45°) degrees.

The road shall have the full width widening beginning at the point of tangency of the curve requiring the widening to the end point of tangency of that curve or subsequent curves requiring widening (if reverse curves are used). A five-to-one (5:1) taper shall be used to transition from the base width into and out of the widened width.

(b) Unless otherwise approved by the County Fire Warden / Fire Marshal, where a private road, with a throat width equal to or greater than eighteen feet (18') as measured thirty feet (30') from the edge of pavement, intersects a public road, the edge of pavement radius shall begin with a line a minimum of twelve feet (12') from and parallel to the physical centerline of the public road and a minimum radius of twenty-five feet (25') shall be provided from this point to the point of tangency with the edge of pavement of the private road. A taper of not less than ten-to-one (10:1) shall be provided along the public road when the public road is less than twenty-four feet (24') wide.

(c) Where a private road, with a throat width measuring equal to or greater than twelve feet (12') and less than eighteen feet (18') or a driveway with a throat width equal to or greater than ten feet (10') as measured thirty feet (30') from the edge of pavement, intersects a public or private road, the edge of pavement radius shall begin with a line a minimum of twelve feet (12') from and parallel to the physical centerline of the public or private road and a minimum radius of twenty-five feet (25') shall be provided from this point to the point of tangency with the edge of pavement of the private road or driveway. A taper of not less than ten-to-one (10:1) shall be provided along the public or private road when the public or private road is less than twenty-four feet (24') wide. In lieu of a ten-to-one (10:1) taper connecting private road or driveway to private road only, a radius of forty feet (40') may be used.

(d) Where a driveway, with a throat width measuring equal to or greater than ten feet (10') and less than eighteen feet (18') as measured thirty feet (30') from the edge of pavement, intersects a private road, the edge of pavement shall be a minimum radius of forty feet (40'). Any driveway with a throat width greater than eighteen feet (18'), as measured thirty feet (30') from the edge of the pavement, that intersects a private road, shall comply with the private road/public road requirements set forth in subsection (b) of this section.

(e) Road and driveway horizontal curves and intersections may be reduced when proven by scientific method of a recognized vehicle modeling program. The method shall be performed based on the length, width, wheel base and turning radius of a standard Type 1 Fire Apparatus.

(f) Turnouts shall not be located in a horizontal curve unless additional width is provide. Width shall exceed the minimums set in subsection (a) in addition to the minimum width of the required turnout.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1273.02.

Sec. 13-33. Roadway and driveway structures (bridges).

(a) All roadway and driveway structures shall be designed, constructed, and maintained in accordance with applicable sections of the County Building Code, the

Standard Specifications for Highway Bridges, and any administrative regulations adopted pursuant to Section 13-2, and shall have a minimum designed live-load capacity of HB-17. All roadway and driveway structures shall be constructed pursuant to a valid building permit. All roadway and driveway structures shall be inspected according to the administrative and inspection provisions of the county building code.

(b) All roadway and driveway structures shall have appropriate signing identifying structure capability, including weight and vertical clearance limits, installation and certification date and any one-way road or single traffic lane conditions.

(c) All roadway and driveway structures having only one traffic lane shall be constructed to provide a minimum unobstructed width of twelve feet (12') and an unobstructed vertical clearance of fifteen feet (15') along the entire length of the structure. It shall provide for unobstructed visibility from one end to the other and shall have turnouts at both ends. Any structure with a minimum unobstructed width of twelve feet (12') shall not exceed sixty-five feet (65') in length.

(d) All structures not meeting subsection (c), shall be constructed to provide a minimum traffic lane as required in other sections of this code and an unobstructed vertical clearance of fifteen feet (15') along the entire length of the structure.

(e) Any road or driveway structure required to have a turnaround may have either a hammerhead/T, a stub out, or terminus bulb. All turnarounds shall have a minimum turning radius of forty feet (40'), bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

(f) Any road or driveway structure required to have a turnout, shall have a turnout that is a minimum of twenty two feet (22') wide, including the roadway and the turnout, and thirty feet (30') long with a minimum taper of twenty-five feet (25') on each end. The length of the turnout shall be measured along the roadway or driveway centerline.

(g) All new bridge structures shall meet a minimum standard of HS-20 unless approved by the Building and Fire Code Official.

(h) All existing private bridges and elevated surfaces that are a part of the fire department access roadway shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for safety and weight rating, in accordance with American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," Second Edition, or other approved standard.

Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire department access shall be inspected or maintained when directed by the fire code official.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1273.07.

Sec. 13-34. Two-way roads.

In addition to meeting the applicable standards in the preceding sections, all two-way roads shall have a right-of-way of not less than twenty-five feet (25') and shall be constructed to provide a roadway with a minimum of two (2) ten-foot (10') traffic lanes providing two-way traffic flow.

Exceptions:

- a. When permitted in a subdivision's conditions of approval and approved by the appropriate county departments, as identified in the subdivision's conditions of approval, the subdivision may have a two-way road of not less than twelve feet (12') with two-foot (2') shoulders on each side and turnouts and turnarounds. Spacing of the turnarounds and turnouts shall be as set forth in the subdivision's conditions of approval.
- b. If the subdivision's conditions of approval do not set forth spacing requirements, then turnarounds shall be at a minimum interval of one thousand three hundred and twenty feet (1,320'). Turnouts shall be a minimum of five hundred feet (500') and shall not be located on the inside of horizontal curves without approval from the fire code official.
- c. The Fire Code Official is authorized to request the installation of turnarounds and turnouts as part of a development approval at locations necessary to provide two-way traffic flow.
- d. A minimum of six feet (6'-0") clear space shall be provided per Chapter 25 of the Sonoma County Subdivision Ordinance Section.

(b) Any road or driveway structure required to have a turnaround may have either a hammerhead/T, a stub out, or terminus bulb. All turnarounds shall have a minimum turning radius of forty feet (40') bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum

width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

(c) Any road or driveway structure required to have a turnout shall have a turnout that is a minimum of twenty two feet (22') wide, including the roadway and the turnout and thirty feet (30') long with a minimum taper of twenty-five feet (25') on each end. The length of the turnout shall be measured along the roadway or driveway centerline.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations 1273.01, 1273.05, 1273.06.

Sec. 13-35. One-way roads.

In addition to meeting the applicable standards in the preceding sections, all one-way roads shall comply with the following requirements:

(a) All one-way roads shall have a right-of-way of not less than twenty five feet (25') and shall be constructed to provide a roadway with a minimum of one (1) twelve foot (12') traffic lane and 1 foot (1') shoulders on each side providing one-way traffic flow. The Fire Code Official is authorized to request the installation of turnouts as part of a development approval at locations necessary to provide two-way traffic flow.

(b) All one-way roads shall connect to a two-way road at both ends, and shall provide access to an area zoned for no more than ten (10) dwelling units.

(c) All one-way roads exceeding five hundred feet (500') in length shall have a turnout constructed at approximately the midpoint of the road. Any one-way road exceeding one thousand feet (1,000') in length shall also have turnouts constructed approximately every five hundred feet (500') along the entire length of the road.

(d) No one-way road shall exceed two thousand six hundred forty feet (2,640') in length.

(e) Any road or driveway structure required to have a turnout, shall have a turnout that is a minimum of twenty two feet (22') wide, including the roadway and the turnout and thirty feet (30') long with a minimum taper of twenty-five feet (25') on each end. The length of the turnout shall be measured along the roadway or driveway centerline.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1273.01, 1273.05, 1273.06.

Sec. 13-36. Dead-end roads.

In addition to meeting the applicable standards in the preceding sections, all dead-end roads shall comply with the following requirements:

(a) All dead-end roads shall have a maximum length, including any dead-end roads accessed from the original dead-end road, not exceeding the following cumulative lengths regardless of the number of parcels served:

- (1) Parcels zoned for less than one (1) acre - eight hundred feet (800');
- (2) Parcels zoned for 1 acre to 4.99 acres - one thousand three hundred twenty feet (1,320');
- (3) Parcels zoned for 5 acres to 19.99 acres - two thousand six hundred forty feet (2,640'); and
- (4) Parcels zoned for 20 acres or larger - five thousand two hundred eighty feet (5,280').

All lengths shall be measured from the edge of the roadway at the intersection that begins the dead-end road to the farthest point on the dead-end road. Where a dead-end road crosses areas of differently zoned parcels, requiring different length limits, the average size of the parcels served shall determine the maximum allowable length of the road.

(b) All dead-end roads serving parcels five (5) acres or larger shall have turnarounds constructed approximately every one thousand three hundred twenty feet (1,320') along the entire length of the road.

(c) All dead-end roads shall have a turnaround constructed at the terminus of the road. Any road or driveway structure required to have a turnaround may have either a hammerhead/T, a stub out, or terminus bulb. All turnarounds shall have a minimum turning radius of forty feet (bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius. If a hammerhead/T is used, the top-of the "T" shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1273.05, 1273.08.

Sec. 13-37. Driveways.

In addition to meeting the applicable standards in the preceding sections, all driveways shall comply with the following requirements:

(a) All driveways shall be constructed to provide a minimum of one (1) twelve foot (12') traffic lane and an unobstructed vertical clearance of fifteen feet (15') along the entire length of the driveway.

(b) All driveways exceeding one hundred fifty feet (150') in length shall have a turnout constructed at approximately the midpoint of the driveway. Any driveway exceeding eight hundred feet (800') in length shall have turnouts constructed approximately every four hundred feet (400') along the entire length of the driveway. Driveways required to have a turnout, shall have a turnout that is a minimum of twenty two feet (22') wide, including the roadway and the turnout and thirty feet (30') long with a minimum taper of twenty-five feet (25') on each end. The length of the turnout shall be measured along the roadway or driveway centerline and shall not be located on the inside of horizontal curves without approval from the fire code official.

(c) All driveways exceeding one hundred fifty feet (150') in length shall have a turnaround. All driveways exceeding three hundred feet (300') shall have the turnaround constructed within fifty feet (50') of the residential building served by the driveway and shall have additional space provided for parking. Any driveway longer than one thousand three hundred twenty feet (1320') shall have additional turnarounds located at intervals no less than one thousand three hundred twenty feet (1320') unless approved by the County Fire Warden / Fire Marshal. Parking shall not be allowed in the approved turnaround location

(d) Any road or driveway structure required to have a turnaround may have either a hammerhead/T, a stub out, or terminus bulb. All turnarounds shall have a minimum turning radius of forty feet (bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius.) If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1273.01 12730.5, 1273.06.

Sec. 13-38. Gate entrances.

- (a) All new and rebuilt gate entrances and similar structures shall be at least two feet (2') wider than the width of the traffic lane(s) serving the gate or structure.

Exception:

- (1) All existing gate entrances shall conform to section 13-38 (a) when the width of an existing road or driveway is increased.

(b) All gates providing access from a public road to a private road or private driveway shall be located at least thirty feet (30') from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the roadway.

(c) Where a gated entrance is locked, a lock box or other emergency release device approved by the County Fire Warden / Fire Marshal shall be provided for emergency access.

(d) All new gates installed on private roads where the distance from the gate to the intersection of a public or private road is greater than three hundred feet (300'-0") shall be provided a turnaround in a location approved by the Fire Code Official. All turnarounds shall have a minimum turning radius of forty feet (bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1273.09

Division C. Signing and Building Numbering.

Sec. 13-39. Intent.

This division establishes minimum signing and building numbering requirements to facilitate locating a fire and to avoid delays in response.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1274.00.

Sec. 13-40. Names of roads.

(a) All roads serving more than two (2) parcels shall be identified by a road name.

(b) All public roads requiring a road name shall be approved by the board of supervisors pursuant to procedures established by resolution or ordinance of the board of supervisors. Any public road having a road name may be renamed using the procedures for naming a public road.

(c) All private roads requiring a road name shall be named by the Director of Permit and Resource Management or Sonoma County Fire Prevention Division pursuant to procedures established by resolution or ordinance of the Board of Supervisors. Any private road having a road name may be renamed using the procedures for naming a private road.

(d) When naming or renaming any road, the board of supervisors or the Director of Permit and Resource Management, as the case may be, shall use the following standards:

(1) Road names shall not be greater than eighteen (18) characters in length, exclusive of road digits and suffixes.

(2) Road names shall have simple spelling and easy pronunciation.

(3) Road names shall be compatible with road and street names in cities and other counties where appropriate.

(4) Road names shall not duplicate or cause confusion with existing road names. Road names shall be deemed to be duplicates if they have different suffixes, but are otherwise the same.

(5) Road names that are numbers or letters shall be avoided.

(6) Road names that are geographically misleading shall be avoided.

(7) Road names that are inappropriate or offensive shall be prohibited.

(8) A road having a continuous alignment shall bear the same name.

(9) Road extensions shall bear the same name as the existing road.

(10) Roads or portions of roads to be connected in the future into a continuous alignment shall bear the same name.

(11) Roads intersecting one another, or forming a deflection angle of greater than ninety (90) degrees shall generally have different names.

(12) A cul-de-sac road may bear the same name as the road it intersects, provided that the suffix is court or place.

(13) No road shall be named such that it will intersect itself or create an intersection with a road having a duplicate name.

(14) Any other standards established by resolution or ordinance of the board of supervisors.

(15) All road names shall be approved by the area 911 coordinator and local fire chief within 10 days of notification.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1274.01

Historical Reference: Ord 97-0827, § 1997 Res 02-0212, § 2002

Sec. 13-41. Size of letters, numbers and symbols for road signs.

All letters, numbers and symbols designating names on road signs shall be according to county road standards.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1274.02

Sec. 13-42. Visibility and legibility of road signs.

All road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred feet (100'). All road signs shall indicate the road name and whether the road is public or private in each direction of vehicle travel in conformance with county road standards.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1274.02.

Sec. 13-43. Orientation and height of road signs.

All road signs shall have an orientation and height in conformance with county road standards.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1274.02

Sec. 13-44. Placement of road signs identifying intersecting roads.

All road signs identifying intersecting roads shall be placed at the intersection of such roads.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1274.02

Sec. 13-45. Signs identifying traffic access limitations.

All road signs identifying traffic access or flow limitations, including but not limited to, weight or vertical clearance limits, dead-end roads, one-way roads or single traffic lane conditions, shall be placed as follows:

- (a) At the intersection preceding the traffic access limitation; and
- (b) No more than one hundred feet (100') before such traffic access limitation.

Sec. 13-46. Addresses for buildings.

All buildings shall be identified by an address issued by the Director of Permit and Resource Management. When issuing addresses, the Director of Permit and Resource Management shall use the following standards:

- (a) Addresses shall be compatible with addresses in cities and other counties where appropriate.
- (b) Addresses shall be assigned to reflect the road from which the primary driveway originates.
- (c) Addresses shall be issued in sequential order and have even numbers on one side of the road and odd on the other. In general, the even numbers shall be on the north and east sides of roads and/or on the right when facing in the direction of increasing magnitude. Existing addresses for roads requiring a road name change that do not conform to the provisions of this subsection may be accepted if the sequence is in logical order and the addresses are approved by the Director of Permit and Resource Management and the County Fire Warden / Fire Marshal.
- (d) All buildings other than accessory buildings shall be assigned separate addresses. Individual units within residential and commercial buildings may be assigned subsidiary numbers or letters (e.g., apartment 10; suite A). Where possible individual units in multiple story buildings shall be assigned numbering sequences that identify the floor by the leading digit(s).
- (e) Any other standards adopted by resolution or ordinance of the board of supervisors or by administrative regulation of the Director of Permit and Resource Management.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1274.03.

Sec. 13-47. Size of letters, numbers and symbols for addresses.

(a) Numbers for one- and two- family dwellings. Numbers for one- and two-family dwellings shall be a minimum of four inches (4") high with a minimum stroke width of 0.5 inches (0.5"). 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.

(b) Numbers for other than one- and two- family dwellings. Numbers for other than one- and two- family dwellings shall be a minimum of 12 inches (12") high with a minimum stroke width of one inch (1"). Suite numbers for other than one- and two-family dwellings shall be a minimum of six inches (6") high and 0.5 inches (0.5") stroke.

Exceptions:

1. These requirements may be modified with the approval of the fire code official.

2. Illuminated address numbers are not required for existing buildings where approved; reflective numbers are to be installed.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1274.01, 1274.03, 1274.04.

Sec. 13-48. Installation, location and visibility of addresses.

(a) All buildings shall have a permanently posted address, which shall be placed on building and shall be plainly visible and legible from the road on which the address is located or the primary driveway. The numbers shall contrast with their background.

(b) All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and shall be visible and legible from both directions of travel along the road on which the address is located.

Exception: An approved internally lighted building address device may be used when such building address device is located on the building and the building is located within thirty feet (30') of the edge of the road on which the address is located.

(c) All address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

(d) Where multiple addresses are required at a single driveway, such addresses shall be mounted on a single approved post.

(e) Where a road provides access solely to a commercial building, the address sign shall be placed at the nearest road intersection providing access to the site.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1274.04.

Division D. Emergency Water Supply.

Sec. 13-50. Intent.

This division establishes minimum emergency water supply requirements to ensure a supply of water to attack a fire or defend property from a fire.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1275.00.

Sec 13-50.1 Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction having authority or when a building permit is applied for unless exempted per section 13-25.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1275.01

Sec. 13-51. Emergency water supply.

(a) All buildings shall have a permanent emergency water supply approved by the County Fire Warden /Fire Marshal, which shall be installed, maintained and available for use as follows:

(1) Except as otherwise provided in subsection (a)(3), where water is provided by a public water system, the permanent emergency water supply shall be installed and available for use prior to the completion of road construction;

(2) Except as otherwise provided in subsection (a)(3), where water is provided by a water system other than a public water system, the permanent emergency water supply shall be installed and available for use prior to the commencement of construction of any permanent structure;

(3) When authorized by the County Fire Warden / Fire Marshal , an interim emergency water supply acceptable to the County Fire Warden / Fire Marshal may be substituted for the permanent emergency water supply provided the permanent

emergency water supply is installed and available for use prior to issuance of an occupancy permit or final inspection;

(4) When authorized by the County Fire Warden / Fire Marshal and local fire chief, the emergency water supply requirements may be waived when sufficient evidence is proven the intent to Title 14 of the Natural Resources Code, Division 1.5, Article 4 - Emergency Water Standards have been met.

(b) If the water supply to the parcel is provided by a public or community water system (urban parcel - see definitions) the emergency water supply for residential buildings shall consist of a permanent hydrant located on the road within two hundred fifty feet (250') of the driveway or as provided in Appendix C of the California Fire Code measured from where the driveway intersects with the public or private road. Distance measurements shall be determined by hose lay along the road, not horizontal distance.

(c) If the water supply to the parcel is provided by a private water well (non-urban parcel - see definitions) an emergency water storage of not less than two thousand five hundred (2,500) gallon capacity shall be provided. A single two-thousand five-hundred (2,500) gallon tank may serve more than one building on the same parcel, provided all hydrants are located in accordance with Section 13-52. When multiple tanks are utilized to achieve the required volume of water, the connection between the tanks shall be an approved minimum four-inch (4") diameter water line.

(d) Water tanks for emergency water supply placed inside the minimum setback requirement of Section 13-55 shall be constructed of non-combustible material. A flammable vegetation clearance of not less than twenty feet (20') shall be maintained around all poly-plastic or similar water tanks.

(e) All permanent emergency water supplies for commercial buildings shall meet the requirements of the California Fire Code if the building is served by a public water system or NFPA 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting" if the building is served by a water system other than a public water system.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1275.02

Sec. 13-52. Hydrants.

(a) All buildings shall be protected by hydrants. The location, number, and type of hydrants for any building shall be as required and approved by the County Fire Warden / Fire Marshal or the Director of Permit and Resource Management.

(b) All hydrants for non-urban parcels shall comply with the following requirements:

(1) Hydrant outlets shall be a minimum of eighteen inches (18") and a maximum of twenty-four inches (24") above grade, eight feet (8') from flammable vegetation, no closer than six feet (6') nor farther than twelve feet (12') from the edge of the road or driveway, and in a location where emergency fire equipment using it will not block the roadway. The hydrant serving any residential building shall be located at a turnout or turnaround, along the driveway to the building, or along the road that intersects with the driveway. The hydrant serving any residential building shall be connected to the emergency water supply by an approved minimum four inch (4") diameter water line.

(2) All hydrants shall be located between sixty feet (60') and one hundred fifty feet (150') from the residential building. The fire hydrant shall be installed so that a fire engine utilizing the hydrant may maintain a minimum distance of sixty feet (60') from the residential building. Distance measurements shall be determined by hose lay along a road or driveway, not horizontal distance.

Exceptions:

1. The distance to the hydrant, on a non-urban parcel with exclusively residential buildings on it, may exceed one hundred fifty feet (150') by one hundred fifty feet (150') for each additional five hundred (500) gallons of water storage capacity up to a maximum of two thousand five hundred and fifty feet (2,550') from the residential building as allowed by Table 13-52a.

a. All hydrants shall have at least one (1) two and one-half inch (2½") outlet with male National Hose Threads and a cap. On water systems of greater than ten thousand five hundred (10,500) gallons, there shall also be at least one (1) four and one-half inch (4½") outlet with male National Hose Threads and a four and one half inch (4½") by two and one half inch (2½") reducer with a cap.

b. All hydrants shall be a wet barrel hydrant or a draft hydrant as required by the delivery system and shall have suitable crash protection. The maximum height differential between the water source and the draft hydrant outlet shall be 10 feet (10'). Draft hydrants shall be supplied by six inch (6") minimum pipe size, and be equipped with a four and one-half inch (4½") National Hose male thread fitting with a cap.

c. Crash protection shall be per California Fire Code, Chapter Three, Section 312.

2. A public fire hydrant can be used for the emergency water supply as allowed by Table 13-52b, for non-urban parcels with exclusively residential buildings on them.

Table 13-52a¹
Distance to hydrants based on volume of storage

**Distance is from structure to hydrant
Gallons of Storage/Distance to Hydrant**

2,500/150'	7,000/1,500'
3,000/300'	7,500/1,650'
3,500/450'	8,000/1,800'
4,000/600'	8,500/1,950'
4,500/750'	9,000/2,100'
5,000/900'	9,500/2,250'
5,500/1,050'	10,000/2,400'
6,000/1,200'	10,500/2,550'
6,500/1,350'	

Note:

¹This table applies only to parcels that have exclusively residential buildings on them.

**Table 13-52b⁽¹⁾
Exception to hydrant ^{distance(2)}**

Distance is measured from driveway entrance to the public hydrant

Road Distance	Flow Rate	Minimum Residual Pressure
1 Mile	500 GPM	20 PSI
1.5 Miles ⁽³⁾	1,000 GPM	20 PSI
1.75 Miles ⁽³⁾	1,500 GPM	20 PSI
2 Miles ⁽³⁾	2,000 GPM	20 PSI
3 Miles ⁽³⁾	2,500 GPM	20 PSI

Notes:

⁽¹⁾This table applies only to parcels that have exclusively residential buildings on them.

⁽²⁾Distances within these ranges can be prorated based on volume of flow available.

⁽³⁾ This Distance can be used when a letter is on file from the local Fire Chief and the department has a minimum of one 500 gpm water tender in inventory

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1275.03

Sec. 13-53. Signing of water sources.

Each hydrant or access to water for any residential or commercial building shall be identified as follows:

(a) If located along a driveway, a reflective blue marker, with a minimum dimension of three inches (3"), shall be located on the driveway address sign and mounted on a fire retardant post; or

(b) If located along a road either of the following is acceptable:

(1) A reflective blue marker, with a minimum dimension of three inches (3"), shall be mounted on a fire retardant post. The sign post shall be within three

feet (3') of the hydrant, with the sign no less than three feet (3') nor greater than five feet (5') above ground, aimed toward headlights, in a horizontal position and visible from the driveway, or

(2) As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1275.04.

Division E. Fuel Modification.

Sec. 13-54. Intent.

This division establishes minimum fuel modification requirements to reduce the possibility and intensity of a wildfire, to provide increased safety for emergency fire equipment, personnel and evacuating civilians, and to provide a point of attack against or defense from a wildfire.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1276.00

Sec. 13-55. Setback for building defensible space.

(a) On all parcels located in the State Responsibility Area, all new buildings and accessory buildings shall have setbacks to the property line and/or exterior wall protection according 14 CCR 1276.01.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1276.01.

Sec. 13-56. Flammable vegetation clearance areas for roads and driveways.

All roads and driveways shall have a flammable vegetation clearance area on each side of the road or driveway of not less than ten feet (10') unless otherwise authorized by the Fire Prevention Division of Permit and Resource Management.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1276.02

Sec. 13-57. Setbacks for planted vegetation from electric power lines – installation of new power lines.

All electric utility companies shall make every reasonable effort to select routes and types of conductors that minimize the risk of fire when installing new overhead electric utilities.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1276.03.

Sec. 13-58. Disposal of flammable vegetation and fuels.

All disposal, including chipping, burying, burning or removal to a landfill site, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, or fuel modification shall be completed prior to completion of road or driveway construction, or foundation inspection for a building permit, whichever occurs first.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1276.03

Sec. 13-59. Greenbelts.

Any development which designates a facility or land use as a greenbelt shall locate the greenbelt strategically, as a separation between wildland fuels and buildings. The Director of Permit and Resource Management shall approve the location of any greenbelt.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1276.04

Sec. 13-59.5. Defensible Space.

(a) A Fire Protection Plan shall be required for any new residential or commercial building within a state responsibility area (SRA) located in a high and very high severity zone. The plan shall be prepared by a qualified professional and shall be approved by the County Fire Warden / Fire Marshal. The plan shall include, at a minimum, defensible space zones, identification of vegetation types, replacement of non-native flammable vegetation with approved fire-resistive vegetation, and a maintenance program for all vegetation. When required by the code official, the property owner shall record a covenant, in a form satisfactory to county counsel, which ensures that the approved plan will be implemented and maintained.

(b) The fire protection plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

(c) A copy of the fire protection plan shall be retained by the property owner.

(d) The cost of fire protection plan preparation and review shall be the responsibility of the applicant. All existing buildings shall meet the requirements of Public Resources Code (PRC 4291) for defensible space.

(e) All existing buildings shall meet the requirements of the California Fire Code, Chapter 49, Section 4906 and 4907.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations, 1276.01.

Sec. 13-60. Roofing.

All structures regulated by the county building code shall have roof coverings that comply with the requirements of Chapter 7 of this code.

Division F. Other Fire Protection Measures.

Sec. 13-61. Intent.

This division establishes alternate fire protection measures for use in place of standards specified in this article which cannot be met and additional fire protection measures to mitigate parcel specific fire protection problems.

Reference: California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5, SRA Fire Safe Regulations.

Sec. 13-62. Alternate fire protection measures.

When authorized, pursuant to Section 13-23, any of the following alternate fire protection measures may be used as exceptions to the standards specified in this article or as mitigated practices. The County Fire Warden / Fire Marshal may request additional fire protection measures pursuant to Section 13-63(a) through (c).

1. Increased emergency water supply requirements; and
2. Installation of a sprinkler system that meets the requirements of the National Fire Protection Association and any one of the following:
 - a) Increased flammable vegetation clearance areas for buildings;
 - b) Increased flammable vegetation clearance areas for roads and driveways;
 - c) Use of fire-resistive vegetation;
 - d) Installation of fire-resistive exterior siding;

- e) Use of fire-resistive deck and eave construction;
- f) Construction of additional turnouts and turnarounds;
- g) Creation of areas of safe refuge;
- h) Installation of a centrally monitored fire alarm system;
- i) Provision of a secondary means of ingress and egress to the parcel; and
- j) Increased width and surface for emergency vehicle access.

Sec. 13-63. Additional fire protection measures.

When the County Fire Warden / Fire Marshal determines that access constraints, hazard severity or topography and terrain adversely affect the ability of emergency fire equipment and personnel to respond to an emergency on a parcel, the County Fire Warden / Fire Marshal may require additional fire protection measures as follows:

(a) Where conditions delay, limit or prohibit access by emergency fire equipment and personnel to a parcel, the County Fire Warden / Fire Marshal may require any of the following fire protection measures in addition to the other standards specified in this article:

- (1) Increased emergency water supply;
- (2) Installation of an automatic sprinkler system that meets the requirements of the national fire codes;
- (3) Increased flammable vegetation clearance areas for buildings;
- (4) Use of fire-resistive vegetation;
- (5) Use of fire-resistive deck and eave construction;
- (6) Installation of fire-resistive exterior siding;
- (7) Installation of a centrally monitored fire alarm system;
- (8) Creation of areas of safe refuge;
- (9) Vegetation management plan.

(b) Where a parcel is located within a very high fire hazard severity zone as defined by the California Department of Forestry and Fire Protection, the County Fire Warden / Fire Marshal may require any of the following fire protection measures in addition to the other standards specified in this article:

- (1) Any of the fire protection measures specified in subsection (a);
- (2) Construction of additional turnouts and turnarounds;
- (3) Provision of a secondary means of ingress and egress to the parcel;
- (4) Vegetation management plan.
- (5) Non-combustible construction.

(c) Where features of topography or terrain create conditions on a parcel which the County Fire Warden / Fire Marshal determines warrant additional fire protection measures, the County Fire Warden / Fire Marshal may consider the parcel to be an area of high or very high fire hazard severity and require any of the fire protection measures specified in subsection (b) in addition to the other standards specified in this article.

Article VI. Fireworks.

Sec. 13-66. Sale, use or discharge of fireworks prohibited--Exception.

(a) Except for public displays of fireworks authorized pursuant to this section, it is unlawful for any person to possess, store, offer or expose for sale, sell at retail, give away or in any manner dispose of any fireworks, or to use, explode, or otherwise discharge any fireworks within the unincorporated area of the county.

(b) Any person or group desiring to perform a public display of fireworks within the unincorporated area of the county shall first make written application for a permit to the local fire chief, if the display is to be held within a local fire protection district, and the County Fire Warden / Fire Marshal as appropriate, pursuant to Title 19 of the California Code of Regulations. Any permit for a public display of fireworks may be suspended or revoked at any time by the local fire chief or the County Fire Warden / Fire Marshal, as appropriate.

(c) If the display is to be held within a portion of the unincorporated area of the county not in a local fire protection district. Application for a permit shall be made in writing at least twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the County Fire Warden / Fire Marshal, as appropriate, pursuant to Title 19 of the California Code of Regulations. Any permit for a public display of fireworks may be suspended or revoked at any time by the County Fire Warden / Fire Marshal as appropriate.

(d) If the display is located in a state responsibility area, Cal Fire (California Department of Forestry and Fire Protection) shall have the authority to revoke or amend a permit when weather conditions warrant the delay or cancelation of the display.

Article VII. Open Burning.

Sec. 13-71. Burning permits required.

It is unlawful for any person to undertake or authorize the undertaking of any open burning within the unincorporated area of the county at any time between May 1st and the date the director of Forestry and Fire Protection declares, by proclamation, that the hazardous fire conditions have abated for that year or at any other time when the director of Forestry and Fire Protection has declared, by proclamation, that unusual fire hazard conditions exist within the region wherein the County is located without first obtaining a written burning permit as follows:

(a) Within those portions of the unincorporated area of the county in a fire protection district, burning permits shall be obtained from the fire protection district. If a fire protection district does not require a burning permit then subsection (c) shall apply to such areas by obtaining a permit from the appropriate air quality control district.

(b) Within those portions of the unincorporated area of the county in a state responsibility area, burning permits shall be obtained first from the California Department of Forestry and Fire Protection or, if the location of the open burning is also in a fire protection district and the district is authorized by the California Department of Forestry and Fire Protection to issue such permits, from the fire protection district.

(c) Within those portions of the unincorporated area of the county not in a fire protection district or State Responsibility Area, burning permits shall be obtained from the Northern Sonoma County Air Pollution Control District, and the Bay Area Air Quality Management District.

Sec. 13-72. Hours and days for burning.

All burning permits issued pursuant to this article shall restrict open burning to the hours and days specified by the air pollution control district having jurisdiction.

(Ord. No. 5373 § 2, 2002; Ord. No. 4905 § 1, 1995.)

Sec. 13-72.1 Suspension.

(a) If the County Fire Warden / Fire Marshal determines that conditions of high fire hazard exist within any or all of the unincorporated area of the county, the County Fire Warden / Fire Marshal may suspend the issuance of any burning permit authorized by section 13-71 or stay the effect of any such permit already issued or both for such period as the County Fire Warden / Fire Marshal deems necessary, not to exceed one hundred fifty (150) days. The County Fire Warden / Fire Marshal shall notify the

board of supervisors of any such suspension or stay by memorandum within twenty-four (24) hours following its commencement.

- (b) A burn suspension in the State Responsibility Area (SRA) shall also apply to all areas in the unincorporated area of Sonoma County known as Local Response Area (LRA). This shall be made effective twenty-four (24) hours following its commencement in the SRA.

Historical Reference (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-73. Burning of land of another.

No burning permit shall be issued pursuant to this article for open burning by the applicant upon land owned by another person unless the applicant has the written consent of the owner, lessee or other person in charge or control of the land on which the open burning is to be done.

(Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-74. Effect of article on fire protection districts and state responsibilities.

Nothing in this article shall be construed as preventing any fire protection district within the county from adopting an ordinance or ordinances regulating burning containing more restrictive regulations, nor shall anything herein be construed as limiting or releasing the state or the California Department of Forestry and Fire Protection of any responsibility for fire prevention and suppression under the laws of this state.

(Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-75. Effect of issuance of permit.

The issuance of any burning permit pursuant to this article shall not be deemed to be a waiver of noncompliance within or authorize violation of any zoning or other law whatsoever or constitute a sanction of or permit for any public or private nuisance.

(Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-76. Burning to be under supervision of responsible person.

All burning for which a permit is required pursuant to this article shall be done under the direction and constant surveillance of a responsible person.

(Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Article VIII. Fees and Charges.

Sec. 13-81. Schedule of fees and charges.

(a) The board of supervisors may from time to time establish a schedule of fees and charges following the procedure set forth in California law (currently Government Code Section 66016 et seq.) to recover the reasonable cost of providing services, issuing permits and enforcing regulations pursuant to this chapter.

(b) The board of directors of any fire protection district may from time to time establish a schedule of fees and charges following the procedure set forth in California Law to recover the reasonable cost of providing services, issuing permits and enforcing regulations pursuant to this Chapter. Pursuant to Health and Safety Code Section 13916, no such fee or charge on new construction or development shall be for construction of public improvements or facilities or the acquisition of equipment.

(Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Article IX. Enforcement.

Sec. 13-86. Responsibility for enforcement.

Except as otherwise provided herein, the County Fire Warden /Fire Marshal shall be responsible for enforcing the provisions of this chapter.

(Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-87. Issuance of citations.

The County Fire Warden / Fire Marshal, Director of Permit and Resource Management, and local fire chiefs may, pursuant to Section 836.5 of the California Penal Code, arrest a person without a warrant whenever they have reasonable cause to believe that the person to be arrested has committed a misdemeanor in their presence which is a violation of this chapter or any other ordinance or statute which they have a duty to enforce, and to issue a written notice to appear and to release such person on his or her written promise to appear in court, as prescribed by Chapter 5C (commencing with section 853.6) of the California Penal Code.

(Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Article X. Violations.

Sec. 13-91. Violation--Penalty.

Any person who violates or fails to comply with any provision of the California Fire Code, the California Fire Code Standards, or the National Fire Codes, as adopted, or this chapter, or who violates or fails to comply with any order or regulation made thereunder, or who acts in violation of any detailed statement of specifications or plans submitted and approved thereunder, or who violates any provisions of a certificate or

permit issued thereunder, is guilty of a misdemeanor, punishable as provided by law. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified in any citation or notice of violation, each day or portion thereof that prohibited conditions are maintained shall constitute a separate offense. The application of the provisions of this section shall not be held to prevent the enforced removal of prohibited conditions.

(Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

SECTION III. Pursuant to Health and Safety Code sections 13143.5 and 17958.7, the Board of Supervisors expressly finds that this ordinance and the changes or modifications made herein to the 2019 edition of the California Building Standards Code including the amendment to the existing fire protection sprinkler and fire safe roofing standards, and the minimum Fire Safe Standards for development within the unincorporated area of the county are reasonably necessary because of local climatic, geological, and topographical conditions. The Board of Supervisors further finds in connection therewith as follows:

1. **Climatic Conditions.** Sonoma County has unique climatic conditions. The County is subject to year-round coastal winds. Average yearly rainfall for the County is approximately 30 inches. This rainfall generally occurs during October to April. During the summer months (July, August, September), the prevalent Pacific High Cell creates early morning fog, which assists the natural vegetation in growth. During the summer months, dry winds and vegetation mix to create a hazardous fuel condition. This condition causes grassland and brushland fires each year. While normal temperatures do not exceed 85-90 Fahrenheit degrees during the summer months, temperatures can exceed 110 Fahrenheit degrees in parts of the County. Particularly during times of high temperatures and low humidity, a fire can move quickly through the County.

Several years of drought conditions have previously occurred in the County, thus reducing available water. Groundwater as well as surface supplies have been affected. This condition has created a situation where lowered water tables, water contamination and increased demand on water systems due to population growth have all negatively impacted water availability for fire protection. These impacts degrade the quality of fire protection and fire suppression activities.

2. **Geological Conditions.** Sonoma County has geological and geographic characteristics which have scenic appeal for residents and visitors. The County is situated in a primarily rural setting with a rugged coastline forming its western boundary and mountainous areas forming its northern and eastern boundaries. Forested areas and grasslands are located throughout the County. These features create barriers to accessibility for emergency fire equipment and personnel.

The forested areas in the County also contribute to potential fire hazards, particularly when decayed trees, branches, needles and leaves drop to the ground. The dry

vegetation and low water availability also cause problems for emergency fire equipment and personnel. The grassland areas in the County have easily ignitable fuels which are subject to high winds. A southern exposure and unbroken fuel create a potential for major conflagrations.

Further compounding the potential fire hazards, the County has active seismic faults within its boundaries (including the San Andreas Fault). Large portions of the County are within the Alquist-Priolo Special Study Zones. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been able to reliably predict fault activity. New construction may be limited by their respective distances to faults, however, existing structures and replacement of those structures could present a serious problem.

Moreover, the mixture of developed and undeveloped areas within the County creates hazardous conditions when fallen trees, landslides or flooding block access by emergency fire equipment and personnel. The mixture of developed and undeveloped areas within the county creates hazardous conditions when a storm of gale force winds causes trees to fall onto roadways used for access by emergency fire equipment and personnel. In addition, flooding occurs in certain areas of the county during heavy winter storms limiting or eliminating access for emergency fire equipment and personnel.

Landslides have been experienced in various areas of the county. While stabilization can sometimes be provided, heavy winter storms cause failures. These failures have closed roadways within the county making access for emergency fire equipment and personnel impossible until properly cleared.

3. Topographical Conditions. The sources of water within the County are directly affected by its topographical layout. The water sources consist of on-site water storage tanks, lakes, pools, wells, mutual water systems and the Sonoma County Water Agency distribution network. Water supplies within the County vary from less than ten (10) gallons per minute to flows in excess of four thousand (4000) gallons per minute. This wide variation causes major problems to fire suppression forces. The roadway system through most of the County is designed around the topographical lay of the land and consists in many cases of narrow, winding roads, steep grades and overhanging tree branches. The grades on roadway surfaces sometimes exceed twenty-five percent (25%), and widths of less than twelve (12) feet are not uncommon.

The topographical conditions also make construction more restricted to the level and semi-level portions of the County. The high concentration of commercial, industrial and residential structures in these areas has the potential to become a significant fire hazard. The exposure created by these structures poses a significant problem. For practical and cost reasons, these structures are built of wood (Type V) construction. The potential of conflagration exists with the high buildout of certain areas in the

county. The concentrated commercial, industrial, and residential occupancies in these areas cause concern when considering the "exposure" of building-to-building and building-to-grassland areas of the county.

The topographical nature of the County also lends itself to power failures caused when fallen trees and limbs tear out sections of electrical transmission lines which run throughout the County. Power failures also are caused by Pacific Gas and Electric Company's public safety power shutoffs (PSPS). These power failures cause electrical pumps to become inactive, and thus, water supplies are interrupted. Vehicular accidents also have been known to interrupt this pumping operation. Narrow roads and heavy congestion increase the risk of vehicular accidents that cause such interruptions. Due to the narrow roads which are congested with residents and visitors alike, this situation occurs more than could be normally expected.

4. The preceding findings identify the local climatic, geological and topographical conditions which this Board has considered in adopting this ordinance. The Board finds that these conditions make the modifications as set forth herein reasonably necessary as such modifications will assist in mitigating the local climatic, geological and topographical conditions. These findings are intended to support each of the amendments made as part of this ordinance based on local conditions.
5. Additional findings as to building standards and administrative changes.

Agricultural building exemption permit - Sonoma County includes many acres of rural, agricultural property. Crops are grown and livestock is raised throughout the County, and the preservation of agricultural land, farming, and the right to farm is an important goal of County government. Exemption from building permit requirements saves farmers the unnecessary cost of building permits and the inevitable delays in the construction process which are caused by permits and inspections, and helps to preserve the tradition of family farms, dairies, vineyards, and stables. Agricultural buildings are still required to conform to building standards notwithstanding this administrative exemption.

SECTION IV. Except as added, revised, amended or deleted herein, the remaining provisions of Chapter 13 as previously adopted shall remain in full force and effect.

SECTION V. The County Fire Warden / Fire Marshal is directed to file a copy of this Ordinance with the State Fire Marshal, California Building Standards Commission of the State of California and California Department of Forestry and Fire Protection.

SECTION VI. The provisions of this Code shall not be construed as imposing upon the County of Sonoma any liability or responsibility for damages to persons or property resulting from defective work, nor shall the County of Sonoma, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the

review or inspection authorized by the provisions of this Code of any permits or certifications issued under this Code.

SECTION VII: Environmental Review. The Board has considered the application of CEQA to this ordinance, including the proposed California State Building Standards and local amendments thereto, and the California Department of Forestry and Fire Protection's Fire Safe Regulations (California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2, Article 1-5) that has been incorporated into this ordinance through Chapter 13, Article V, and is awaiting certification by the California Department of Forestry and Fire Protection to certify pursuant to 14 CCR §1270.04 that the local regulations contained in Chapter 13, Article V equal to or exceed the state standards as they have the same practical effect. The Board of Supervisors has concluded that this action of adopting this ordinance does not meet the definition of a project pursuant to Public Resources Code §21065 and is exempt from CEQA. The proposed local amendments are simply amendments to existing state regulations which are already substantially in extant and in practice and required by state law and are intended to continue local regulations, improve clarity, update existing standards to reflect modern fire prevention policy and equipment requirements and ensure consistency. Even if this were considered a project, the Board finds this ordinance exempt pursuant to CEQA Guidelines 15307 and 15308 in that the standards set forth in the ordinance are authorized by state law to assure the maintenance, restoration, enhancement or protection of natural resources and the environment. In addition, the Board of Supervisors finds and determines that this ordinance is exempt from CEQA pursuant to the common-sense exemption Section 15061(b)(3) of the State CEQA Guidelines as it can be seen with certainty that there is no possibility that the proposed modifications and clarifications to construction and fire safety policy and standards, which are already substantially in extant and in practice and required by state law, may have a significant effect on the environment. This finding and determination is based on the environmental determination of the Permit and Resource Management Department for this ordinance. The Director of Permit and Resource Management Department is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

SECTION VIII. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION IX. This ordinance shall take effect on January 1, 2020, after its adoption and pursuant to Ordinance No. _____, published in summary format prior to adoption and within fifteen (15) days after its adoption, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California. Chapter 13, Article V (Sonoma County Fire

Safe Standards) of this ordinance shall take effect on January 1, 2020 or when certified by the California Department of Forestry and Fire Protection, whichever date is later.

In regular session of the Board of Supervisors of the County of Sonoma introduced and considered at a public workshop on the 12th day of November, 2019, again considered at a public hearing on the 18th of November and finally passed and adopted this 2nd day of December, 2019, on roll call of the members of said Board by the following vote:


SUPERVISORS:

Gorin: Aye Zane: Aye Gore: Aye Hopkins: Aye Rabbitt: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0


WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.



Chair, Board of Supervisors
County of Sonoma

ATTEST:



Sheryl Bratton,
Clerk of the Board of Supervisors

Resolution No: 2019/2020-12
Dated: February 11, 2020

RESOLUTION OF THE BOARD OF DIRECTORS OF THE VALLEY OF THE MOON FIRE PROTECTION DISTRICT, SONOMA COUNTY, STATE OF CALIFORNIA, ADOPTING SONOMA COUNTY BOARD OF SUPERVISORS' ORDINANCE 6296

WHEREAS, On December 2, 2019, the Board of Supervisors of the County of Sonoma passed and adopted Ordinance 6296 Amending Chapter 13 (Fire Safety Ordinance) and Adopting by Reference with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code Of Regulations, 2019 Edition Of The California Fire Code, to Amend Portions of the Fire Safe Standards, to Make Miscellaneous Other Changes to Said Chapter and Adopting Local Findings; and

WHEREAS, the full text of Ordinance 6296 is attached to Resolution 2019/2020-12 of the Board of Directors of the Valley of the Moon Fire District; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Valley of the Moon Fire Protection District hereby adopts Ordinance 6296 of the Board of Supervisors of the County of Sonoma, State of California.

IN REGULAR SESSION, the foregoing resolution was introduced by Director _____, who moved its adoption, seconded by Director _____, and passed by the Board of Directors of the Valley of the Moon Fire Protection District this 11th day of February 2020, on regular roll call vote of the members of said Board:

President Norton	Aye_____	No_____	Absent_____
Director Brunton	Aye_____	No_____	Absent_____
Director Greben	Aye_____	No_____	Absent_____
Director Brady	Aye_____	No_____	Absent_____
Director Leen	Aye_____	No_____	Absent_____
Vote:	Aye_____	No_____	Absent_____

WHEREUPON, the President declared the foregoing resolution adopted, and

SO ORDERED:

ATTEST:

William Norton, President

Brian Brady, Clerk