

RANCHO ADOBE FIRE PROTECTION DISTRICT – FIRE SAFETY ORDINANCE 2025-02

ORDINANCE NO. 2025-02

An Ordinance of the Board of Directors of the Rancho Adobe Fire District, County of Sonoma, State of California, Adopting by Reference Chapter 13 and with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 Part 9 of the California Code of Regulations, 2025 Edition of The California Fire Code.

This ordinance of the Rancho Adobe Fire Protection District, in the County of Sonoma, County Code shall read as follows:

RANCHO ADOBE FIRE PROTECTION DISTRICT FIRE SAFETY ORDINANCE

Article I. General Provisions.

Sec. 1-1. Short title.

This chapter shall be known and may be cited as the Rancho Adobe Fire Protection District Fire Safety Ordinance.

Sec. 1-2. Administrative regulations.

(a) The District fire chief 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 Fire Protection District's office and shall be mailed to every person who has filed a request for notice of such actions with the Fire Protection District fire chief. 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 Fire Protection District fire chief 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 District's offices. Each such order shall include a concise and clear summary of the action taken by the Fire Protection District fire chief 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 Protection District.

Article II. Definitions.

Article II, definitions, Section 13-6 "California Fire Code" is amended to read:

"California Fire Code" means the regulations in California Code of Regulations, Title 24, Part 9, 2025 California Fire Code, which incorporate by adoption of the 2024 Edition of the International Fire Code of the International Code Council with necessary California amendments.

Article III. Appeals.

Sec. 3-1. Board of Appeals.

The Sonoma County Board of Building Appeals shall function as the Board of Appeals under this chapter. Except where inconsistent with the provisions of Sonoma County Code Sections 7-3 and Section 13-12 of the Sonoma County Fire Safety Ordinance the duties of the Board of Appeals shall be as prescribed in Chapter 1, Division II, Section 108 of the California Fire Code.

Sec. 3-2. Appeals.

(a) Except as otherwise provided in subsection (b), any applicant, permit holder or other interested person dissatisfied with a decision of the fire chief 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 Sonoma County Code.

Article IV. District Fire Code.

Article IV, Section 4-1, County Fire Code, Section 13-15 is amended to read:

Sec 4-1. 13-15. County Fire Code designated - Administration and Enforcement – Amendment by local Fire Protection Districts.

The 2025 California Fire Code as adopted by reference and amended in this article, shall constitute the County Fire Code and the District 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 . 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 Group 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 Codes.
- (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 or 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.

Sec. 4-2. Conflicting regulations.

The provisions of this chapter shall prevail over any inconsistent provision contained in the California Fire Code or the National Fire Codes; provided, in the case of inconsistent regulations, no regulation shall prevail that is less restrictive than the regulations established by the State of California unless otherwise authorized by the State.

Article IV, Section 4-3, County Fire Code, Section 13-17 is amended to read:

Sec. 4-3. 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, 2025 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 boundary of the Rancho Adobe Fire Protection District.

(b) The California Fire Code, 2025 Edition, is hereby amended as follows:

**CHAPTER 1
SCOPE AND ADMINISTRATION**

(1) California Fire Code Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code* of the Rancho Adobe Fire Protection District, hereinafter referred to as "this Code."

(2) California Fire Code Section 101.6 is added to read as follows:

101.6 Policy manual. The Sonoma County Fire Prevention Policy Manual shall serve as a supplemental instruction and interpretation manual for this code and is hereby adopted by reference. The fire code official is responsible to amend this manual as necessary to maintain current instruction and interpretations. The information contained in the policy manual shall not be construed to make new code requirements not authorized by this ordinance.

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

103.1 Creation of Agency. The Rancho Adobe Fire Prevention Bureau is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

(4) California Fire Code Section, Division II Section 103.3.1 is added to read as follows:

103.3.1 Authority to issue citations. The fire chief, the fire code official and his or her designees who have the discretionary duty to enforce a statute or ordinance, pursuant to Section 836.5 of the California Penal Code and subject to the provisions thereof may arrest a person without a warrant whenever the fire 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 fire 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. of the California Penal Code.

(5) California Fire Code, Division II, Section 105.1.1.1 is added to read:

105.1.1.1 Permit Fees. Permit fees will be based on the Rancho Adobe Fire District's adopted fee schedule at the time of permit application

(6) California Fire Code Section, Division II Section 105.5.1 is added to read as follows:

105.4.1 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 Chief 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 Chief / 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 Chief 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 Chiefs decision to the Board of Appeals. All appeals shall be filed in writing with the Fire Chief within ten (10) calendar days of the date of the decision being appealed.

(7) California Fire Code Section 105.5.59 is amended to read as follows:

105.5.59 Additional operational permits. In addition to the operational permits required by Section 105.6, the following permits shall be obtained from the Bureau of Fire Prevention/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 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. Emergency responder radio coverage system. An operational permit is required for buildings and/or facilities with emergency responder radio coverage systems and related equipment.
7. High-rise building. An operational permit is required to operate a high-rise building as defined in the California Building Code.
8. 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
9. Organized camps. An operational permit is required to operate an organized camp (Group C

occupancy).

10. 10. Special Event Permit. An operational permit is required for any organized procession 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, outdoor markets, circus, walkathons, runs, marathons, trail rides, bicycle races, celebrations, parades and other similar activities.
11. 11. 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.
12. 12. Certified Unified Program Agency Permit. An operational permit is required to operate any facility described in Chapter 29 and shall be required by the local fire chief from the County of Sonoma CUPA Division.

(8) California Fire Code Section 105.6.26 is added to read as follows:

105.6.26 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. Vegetation Management Plan. A construction permit is required to implement and Vegetation management plan.
2. Fire Protection Plan. A construction permit is required to implement a fire protection plan.

(9) California Fire Code Section 108.7 is added to read as follows;

108.7 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 the 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 the Rancho Adobe Fire Protection District for securing such emergency shall constitute a debt of such person(s) and shall be collectable by the Rancho Adobe Fire Protection District in the same manner as in the case of an obligation under contract, expressed or implied.

(10) California Fire Code Section, Section 113.4 is amended to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, 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 (\$1000.00) Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(11) California Fire Code, Section 113.5 is added to read as follows:

113.5 Authority to issue citations. The Chief and members of the Fire Prevention Bureau who have the 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.

(12) California Fire Code Chapter 1, Division II, Section 114.4 is amended to read as follows:

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject 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

(13) California Fire Code Section 202 is amended to add the following:

OCCUPANCY CLASSIFICATION *is modified to include:*

[BG} Factory Industrial F-1 Moderate-hazard occupancy is amended to add to the list of Moderate-hazard factory industrial groups the following:

Agricultural crop production including cultivation, drying, processing and/or storage.

RECREATIONAL FIRE. An outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, portable outdoor fireplace, barbeque grill or barbeque pit for pleasure, religious, ceremonial, cooking, warmth or similar purposes.

UNWARRANTED ALARM. The giving, signaling or transition of an alarm notification to a public fire station or emergency communication center when such alarm is the result of a defective condition of an alarm system, system servicing testing, construction activities, ordinary household activities, false alarm or other cause when no such danger exists.

CHAPTER 3 GENERAL REQUIREMENTS

(14) California Fire Code Section 307.1 is amended to read as follows:

307.1 General. Open burning shall be conducted in accordance with this section and Article VII of this Code.

(15) California Fire Code Section 307.2 is amended to read as follows:

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

(16) California Fire Code Section 311.3.1 is added to read as follows:

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 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.

CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS

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

401.3.2.1 Unwarranted or Nuisance Alarm Notification. Notification of emergency responders based on an unwarranted or 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 an unwarranted or nuisance alarm notification.

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

401.3.2.2 Multiple Nuisance or Unwarranted Alarm Activations. Any occupancy that has more than four 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.

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

NUISANCE ALARM AND UNWARRANTED ALARM

(20) 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 403.2 403.4, 403.9.2.1.1, 403.10.6 through 403.12.3. Where fire safety and evacuation plans are required by Section 403.2 through 403.10.6, evacuation drills shall be in accordance with Section 405 and employee training shall be in accordance with Section 406.

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 applicable, 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 applicable, 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:

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. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.

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

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:

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:

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 on 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 thirty feet (30') 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 507.5.1.2 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.

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

507.5.7 Fire Hydrant Size and Outlets. New commercial and industrial development shall have a minimum of two 4.5 inch connections and one 2.5 inch connection per Appendix D 104 unless otherwise approved by the fire code official.

(45) California Fire Code Section 507.5.8 is added to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with the County standards or as approved by the fire code official, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

CHAPTER 9

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

(46) California Fire Code Sections 901.7.7 - 901.7.7.2 are 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 system. 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) 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.

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

SUBSTANTIAL IMPROVEMENT (*Sonoma County Code 7-19*)

(48) 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 903.2.12 and sections 903.2.14 through 903.2.21. 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 (See California Residential Code).
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached group U occupancies not greater than 3,000 square feet (279m²), OR WHEN APPROVED BY THE Fire Code Official where the entire structure is not to exceed 5,500 sq ft (510m²).
5. Special occupancy aircraft hangar shade structures as approved by the fire code official, unless required in NFPA-409.

(49) 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 1,500 square feet or when required per 903.2.1.1 through 903.2.1.6.

(50) California Fire Code Section 903.2.1.6 is amended to read:

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.

(51) California Fire Code Section 903.2.1.7 is amended to read.

903.2.1.7 Multiple Fire Areas. An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 100 or more.

(52) California Fire Code Section 903.2.2 is amended to read.

903.2.2 Group B. An automatic sprinkler system shall be provided in Group B occupancies when the Fire Area exceeds 3000 sq ft or as required in 903.2.2.1 and 903.2.2.2

(53) California Fire Code Section 903.2.2.1 is amended to read:

903.2.2.1 Ambulatory Care Facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

(54) 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.

(55) 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 1000 square feet (93m²).

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 are incapable of trapping heat, smoke or other byproducts of combustion.
2. Dairy milking facilities less than 12,000 feet in area.

(56) 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.

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

(58) 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 1000 square feet (93m²).

(59) 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 sprinkler 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.

(60) 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 1000 square feet (93m²).

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 NFPA-409.
4. Volunteer Fire Department vehicle storage barn not exceeding 3000 sq. ft. (279m²) or when approved by the Fire Code Official not exceeding 5,500 sq ft (510m²).

(61) California Fire Code Section 903.2.9.1 is amended to read

903.2.9.1 Repair Garages. An automatic sprinkler system shall be installed throughout all buildings used as repair garages in accordance with Section 406.8 unless otherwise approved by the fire code official.

(62) California Fire Code Section 903.2.9.4 Exception is amended to read.

903.2.9.4 Exception: Self-service storage facilities not greater than 1 story above grade plane where all storage spaces can be accessed directly from the exterior can meet the following.

1. Fire Apparatus access is within 150 feet to all sides of the structure
2. Fire area is less than 3000 sq. ft. and of non-combustible construction
3. Is provided Fire Flows in accordance with Appendix B or NFPA 1142 for non-sprinklered buildings

(63) California Fire Code Section 903.2.10 is deleted.

(64) California Fire Code 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 903.2.11.9.

(65) California Fire Code Section 903.2.11.3 exception is deleted.

(66) California Fire Code Section 903.2.11.7 is added to read:

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

(67) 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 .3 gallons per minute per square foot over a minimum design area of 2,000 square feet.

(68) California Fire Code, Section 903.6 is amended 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 as defined by CBC Chapter 2 in accordance with 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.

(69) 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 California Wildland Urban Interface Code Title 24 Part 7) exceed 640 sq. ft. in gross floor area.

^(d) Remodels that are greater than 50% of the original gross floor area.

(70) California Fire Code, Section 905.3.1 is amended to read:

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 standpipes are allowed in Group B and E occupancies.
3. Class I standpipes are allowed in parking garages.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.
6. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 6.1. Recessed loading docks for four vehicles or less.

6.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

7. When determined by the Fire Code Official a standpipe system is not warranted in three-story buildings.

(71) California Fire Code, Section 912.2 is amended to read:

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.

(72) California Fire Code, Sections 914.12 through 914.12.2 are added to read:

914.12 Type 3 winery caves as defined in Section 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 system shall be installed in accordance with 903.3.1.1 in all new Type 3 winery caves when the occupant load exceeds 100 or more, or existing winery caves when a change of use is approved by the fire code official.

CHAPTER 33

FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

(73) California Fire Code, Section 3306.5.2 is amended to read:

3306.5.2 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.

(74) California Fire Code, Section 3306.5.3 is added to read:

3306.5.3 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.

CHAPTER 39

PROCESSING AND EXTRACTION FACILITIES

(75) California Fire Code, Section 3901.6 is added to read:

3901.6 Technical Assistance Report. A Technical Assistance Report (TAR) shall be required for all new extraction and processing facilities as set forth in Section 104.8.2 to provide a complete analysis of the facility and

operations. Additional Technical Reports are required for extraction equipment not listed in accordance with UL 1389 as set forth in Section 3904.2.

(76) California Fire Code, Section 3903.2 is amended to read:

3903.2 Prohibited Occupancies. Extraction processes utilizing flammable gasses or flammable liquids shall not be located in a building containing a Group A, E, I or R occupancy, or occupancies regulated by the California Residential Code.

(77) California Fire Code, Section 3903.3 is added to read:

3903.3 Location. The extraction equipment and extraction processes utilizing hydrocarbon solvents shall be located in a room or area dedicated to extraction. For other than CO₂ and nonhazardous extraction process, the extraction equipment and process shall be separated from other occupancies and uses with fire barriers where required by CBC Section 508.4.

(78) California Fire Code, Section 3903.5 is amended to read:

3903.5 Use of Flammable and Combustible Liquids. Extraction and post oil processing operations using flammable liquids or combustible liquids heated above their flashpoint, including dispensing of flammable liquids between containers, shall be performed in one of the following locations:

1. An exhausted chemical fume hood installed in accordance with the California Building Code and California Mechanical Code.
2. A room or approved exhausted enclosure with an approved exhaust system installed in accordance with the California Mechanical Code.

Electrical equipment used within the chemical fume hood shall be rated for use in flammable atmospheres. Heating of flammable or combustible liquids over an open flame is prohibited.

Exceptions:

1. The use of a heating element not rated for flammable atmospheres, where documentation from the manufacture, or approved testing laboratory indicates the element is rated for heating of flammable liquids.
2. Unheated processes at atmospheric pressure using less than 16 oz. (473 ml) of flammable liquids shall not be required to comply with 3903.5(1) or 3903.5(2).

(79) California Fire Code, Section 3903.5.1 and 3903.5.2 are added to read:

3903.5.1 Electrical Components. All electrical components within the chemical fume hood, room, or exhausted enclosure shall be approved permanent wiring, interlocked such that the exhaust system shall be in operation for lighting and components to be used.

3903.5.2 Refrigerators, Freezers, and Cooling Equipment. Refrigerators, freezers, and other cooling equipment used to store of cool flammable liquids shall be listed for the storage of flammable/combustible liquids or shall be listed for Class I, Division 1 locations, as described in the California Electrical Code.

(80) California Fire Code, Section 3903.6 is amended to read:

3903.6 Liquefied Petroleum Gas. Liquefied petroleum gases (LPG) shall not be released to the atmosphere except when released in accordance with Section 7.3 of NFPA 58. LPG liquid piping systems shall be in compliance with California Fire Code Chapter 61.

(81) California Fire Code, Section 3903.6.1 is added to read:

3903.6.1 Exhaust. An approved exhaust system shall be provided for LPG extractions.

(82) California Fire Code, Section 3903.6.1.1 is added to read:

3903.6.1.1 Installation. The exhaust systems shall be installed and maintained in accordance with the California Mechanical Code.

(83) California Fire Code, Section 3903.6.1.2 is added to read:

3903.6.1.2 Processes. All LPG extraction operations, including processes for off-gassing spent plant material and oil retrieval, shall be conducted within a chemical fume hood, enclosure, or room in compliance with the California Mechanical Code.

(84) California Fire Code, Section 3903.6.2 is added to read:

3903.6.2 Electrical Systems. Electrical equipment shall be in accordance with Section 3903.6..2.1 through 3906.2.5.

(85) California Fire Code, Section 3903.6.2.1 is added to read:

3903.6.2.1 Electrical Bonding and Grounding. All conductive equipment and conductive objects within the exhaust room shall be bonded and grounded in accordance with California Electrical Code.

(86) California Fire Code, Section 3903.6.2.3 is added to read:

3903.6.2.2 Classified Areas. The area within a hood or enclosure used for LPG extractions shall be classified as a Class 1, Division 1 hazardous location in accordance with the California Electrical Code. Areas adjacent to Class 1, Division 1 locations shall be classified in accordance with the California Electrical Code.

(87) California Fire Code, Section 3903.6.2.4 is added to read:

3903.6.2.4 Emergency Power. 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: Except where required by other sections of this code, extraction room ventilation systems in existing facilities are not required to have a secondary power source, such as emergency or standby power until such time that the medium of extraction or solvent is changed.

(88) California Fire Code, Section 3903.6.2.5 is added to read:

3903.6.2.5 Gas Detection Systems. Gas detection systems shall be provided with constant non-interlocked power.

(89) California Fire Code, Section 3903.7 is added to read:

3903.7 Means of Egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.
2. The door shall be provided with a self-closing or automatic closing device.
3. The door shall be equipped with panic or fire exit hardware.
4. The exit access travel distance cannot be increased as allowed in CFC Section 1017.2.2 for extraction/cultivation facilities.

(90) California Fire Code, Section 3903.8 is added to read:

3903.8 Carbon Dioxide Extraction. Carbon dioxide extraction shall comply with sections 3903.8.1, 3903.8.2, and 3903.8.3.

- (91) California Fire Code, Section 3903.8.1 is added to read:
3903.8.1 Storage and Handling. All carbon dioxide compressed gas cylinders shall be secured in approved method to prevent falling.
- (92) California Fire Code, Section 3903.8.2 is added to read:
3903.8.2 Carbon Dioxide Gas Detection. An approved, listed carbon dioxide detection system complying with CFC Section 5307.4 shall be installed in the carbon dioxide extraction room. Auto-calibrating and self-zeroing devices or detectors shall be prohibited.
- (93) California Fire Code, Section 3903.8.3 is added to read:
3903.8.3 Carbon Dioxide Discharge. The extraction equipment pressure relief devices and blow-off valves shall be piped to the exterior of the building.
- (94) California Fire Code, Section 3903.9 is added to read:
3903.9 Signage. The NFPA 704 hazard rating diamond sign, minimum 10" in size, and no smoking signs shall be posted on the exterior of the extraction room door.
- (95) California Fire Code, Section 3903.9.1 is added to read:
3903.9.1 Safety Data Sheets. All applicable safety data sheets (SDS) shall be posted in the approved location.
- (96) California Fire Code, Section 3903.9.2 is added to read:
3903.9.2 Warning Signage. Applicable hazard warning signage shall be posted throughout the facility as applicable for emergency equipment.
- (97) California Fire Code, Section 3904.2.2.3 is amended to read:
3904.2.2.3 Site Inspection. Prior to the operation of the extraction equipment, the engineer of record or approved professional, as approved in Section 3904.2, shall inspect the site of the extraction process once equipment has been installed for compliance with the technical report and the building analysis. The engineer or approved professional shall provide a report of findings and observations to the fire code official prior to the approval of the extraction process. The field inspection report authored by the engineer of record shall include the serial number of the equipment used in the process and shall confirm that the equipment installed is the same model and type of equipment identified in the technical report.
- (98) California Fire Code, Section 3904.3 is added to read:
3904.3 Change of Extraction Medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report or as required by the manufacturer, the technical report shall be revised at the cost of the facility owner and submitted for review and approval by the fire code official prior to the use of the equipment with the new medium or solvent.

CHAPTER 53 COMPRESSED GASES

- (99) California Fire Code, Section 5307.2 is amended to delete exception #1.
- (100) California Fire Code, Section 5307.3.2.1 is added to read:
5307.3.2.1 Gas Detection System. Indoor storage and use areas and storage buildings shall be provided with a gas detection system complying with Section 916

CHAPTER 56
EXPLOSIVES AND FIREWORKS

(101) California Fire Code, Section 5608.1.2 is added to read:

5608.1.2 Permit Required. A permit shall be obtained from the fire code official in accordance with this code, 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.

(102) California Fire Code, Section 5608.2 is added to read:

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 district and City of Cotati 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

(103) California Fire Code, Section 5704.2.9.6.1 is amended to read:

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.

(104) California Fire Code, Section 5706.2.4.4 is amended to read:

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.

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

CHAPTER 58
FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS

(106) California Fire Code, Section 5806.2 is amended to read:

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**

(107) California Fire Code, Section 6104.2 is amended to read:

6104.2 Maximum Capacity Within Established Limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons in any area as established by applicable land-use and zoning standards.

Exception: The capacity limit may be reduced by the fire code official, based on evaluating special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

(108) California Fire Code, Section 6107.5 is added to read:

6107.5 Anchoring. An approved anchoring system shall be installed on all permanently installed, propane/LPG gas containers.

**APPENDIX B
FIRE-FLOW REQUIREMENTS FOR BUILDINGS**

(109) 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.

(110) California Fire Code Section Appendix B Table B105.2 is amended to read:

**TABLE B105.2
Required Fire-Flow for Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses**

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the California Fire Code	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

APPENDIX C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION

(111) 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.

(112) California Fire Code Section C103.1 is amended to read:

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.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

(113) 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.

(114) 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.

(115) California Fire Code Appendix D Section D103.1 is deleted.

(116) California Fire Code Appendix D Section D103.2 is amended to read:

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.

(117) California Fire Code Appendix D Section D103.3 is amended to read:

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.

(118) California Fire Code Appendix D Section D103.4 is amended to read:

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.

(119) California Fire Code Appendix D Table D103.4 is deleted.

(120) California Fire Code Appendix D Section D103.6 is amended to read:

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.

(121) California Fire Code Appendix D Section D103.6.1 is deleted.

(122) California Fire Code Appendix D Section D103.6.2 is deleted.

(123) 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.

(124) 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.

(125) California Fire Code Appendix D Section D106.2 is deleted.

(126) 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.

(127) California Fire Code Appendix D Section D107.1 exceptions #1 and #2 are deleted.

(128) 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.

Article V. Fire Safe Standards

Article V is reserved to reference Chapter 13 of the Sonoma County Code as adopted by the County Board of Supervisors for Public Resource Code requirements areas of the Rancho Adobe Fire Protection District not within the City of Cotati boundaries.

Article VI. Chapter 13 of the Sonoma County Code as adopted by the County Board of Supervisors is added as reference:

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, or the County fire chief 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 local fire chief or County fire chief: 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 chief, as appropriate. (Ord. No. 5373 § 2, 2002; Ord. No. 4905 § 1, 1995.)

NOTE: The sale of fireworks within the City limits of the City of Cotati are prohibited by the City of Cotati Municipal Code.

Article VII. Chapter 13 of the Sonoma County Code as adopted by the County Board of Supervisors is added as reference:

Article VI - 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.

(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. 8-1. 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 the Sonoma County Fire Code.

(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.

Article IX. Enforcement.

Sec. 9-1. Responsibility for enforcement.

Except as otherwise provided herein, the fire chief shall be responsible for enforcing the provisions of this chapter.

Sec. 9-2. Issuance of citations.

The fire chief, or his/her designated representatives, 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.

Article X. Violations.

Sec.10-1. Violation--Penalty.

Any person who violates or fails to comply with any provision of the California Fire Code 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.

Article XI. Findings.

SECTION 11-1. Pursuant to Health and Safety Code, Section 13143.5 and 17958.7, the Board of Directors expressly finds that this ordinance and the changes or modifications made herein to the 2025 California Fire Code, including the adoption of fire protection sprinkler and fire alarm standards, are reasonably necessary because of local climatic, geological, and topographical conditions. The Board of Directors further finds in connection therewith as follows:

1. Sonoma County has climatic conditions which are unique in character. The county is subject to year-round coastal winds. Average yearly rainfall for the county is approximately 30 inches. This rainfall generally occurs from 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 brush land fires each year. While normal temperatures do not exceed 85-90 degrees Fahrenheit (85-90°F) during the summer months, temperatures can climb to higher than 110 degrees Fahrenheit (110°F) in parts of the county. Afternoon winds can move a fire quickly in any part of the county, particularly during times of high temperatures and low humidity.

Drought conditions occur periodically in the County and when they occur, they often last for several years. When drought conditions occur, they result in reduced available water. Groundwater as well as surface supplies are affected. When drought conditions occur, they create a situation where lowered water tables, water contamination, and increased demand on water systems due to population growth all negatively impact water availability for fire protection. These impacts degrade the quality of fixed fire protection as well as fire suppression activities.

2. Sonoma County has geological and geographic characteristics which have scenic appeal for residents and visitors alike. The County is situated in a primarily rural setting with rugged coastline forming its western boundary, rugged mountainous areas forming its northern and eastern boundaries, and forested areas and grasslands making up much of the county. These features establish the roadways and building sites in the county as well as create barriers to accessibility for emergency fire equipment and personnel.

The forested areas in the County create windbreaks from oncoming winds, but also produce fuel through the annual fall needles and leaves which drop to the ground along with decayed trees and branches which contribute to the fuel load. The dry vegetation and low water availability create a terrain which causes access problems and other 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.

The County has potentially active seismic hazards within its boundaries (the San Andreas Fault and several other fault traces have been identified within the county). Large portions of the county are within the Alquist-Priolo Special Studies Zones. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been able to predict (with reliability) the potential for activity on active faults. Seismic activity within the county occurs yearly with little or no damage although the very real potential for damage exists with the active faults within the county. While new construction may be limited by their respective distances to faults, existing structures and replacement of these structures present a serious problem.

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. Sonoma County has topographical conditions which are closely associated with the geological and geographic characteristics noted above. The topographical conditions are the result of the design and construction of development within the county based on elevation changes in the county as well as the hills, canyons, lakes and streams which exist in the county.

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 development as well as 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 25% and widths of less than twelve feet (12') are not uncommon.

The topographical conditions also make construction more restricted to the level and semi-level portions of the county, with high concentrations of building within these areas. 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. 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. 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 the Board has considered in adopting this ordinance. The Board finds that these conditions make the modifications or changes to the requirements published in the California Building Standards Code contained herein reasonably necessary. This Board further finds that it has amended the 2025 California Fire Code to assist in mitigating such conditions.

SECTION 11-2. Except as added, revised, amended or deleted herein, the remaining provisions of this code, as previously adopted shall remain in full force and effect.

SECTION 11-3. The provisions of this Code shall not be construed as imposing upon the Fire Protection District any liability or responsibility for damages to persons or property resulting from defective work, nor shall the Fire Protection District, 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 11-4. The Board of Directors finds and determines that this ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the State CEQA Guidelines as it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 11-5. 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 Directors 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 11-6. This ordinance shall be and the same is hereby declared to be in full force and effect on January 1, 2026. The ordinance shall be published once before the expiration of fifteen (15) days after its passage, with the names of the Directors voting for or against the same, in a newspaper of general circulation published and circulated in the County of Sonoma.

SECTION 11-7. This ordinance shall be and the same is hereby declared to be in full force and effect on January 1, 2026. The ordinance shall be published once before the expiration of fifteen (15) days after its passage, with the names of the Directors voting for or against the same, in a newspaper of general circulation published and circulated in the County of Sonoma.

History

(Ordinance No. 2022-01)