

Ordinance No. ~~252~~-01

AN ORDINANCE AMENDING THE FIRE CODE OF THE CORDELIA, DIXON, MONTEZUMA, SUISUN AND VACAVILLE, ~~SUISUN, CORDELIA AND MONTEZUMA~~ FIRE PROTECTION DISTRICTS AND ADOPTING BY REFERENCE

THE CALIFORNIA FIRE CODE, 202~~25~~ EDITION, TOGETHER WITH VARIOUS MODIFICATIONS, DELETIONS AND ADDITIONS TO SAID CODE

THE BOARD OF DIRECTORS OF THE CORDELIA, DIXON, MONTEZUMA, SUISUN, AND VACAVILLE, ~~SUISUN, CORDELIA AND MONTEZUMA~~ FIRE PROTECTION DISTRICTS DO HEREBY ORDAIN AS FOLLOWS:

Ordinance No. ~~1922~~-01 is hereby repealed and reenacted to read as follows:

**1 SECTION 1. ADOPTION OF THE 202~~25~~ CALIFORNIA FIRE CODE.**

*1.1 The board of directors for the Cordelia, Dixon, Montezuma, Suisun, and Vacaville, ~~Suisun, Cordelia and Montezuma~~ Fire Protection Districts hereby adopts all chapters of the 202~~25~~ California Fire Code, California Code of Regulations, Title 24, Part 9, (the "fire code"), ~~excluding non-adopted sections by the California State Fire Marshal in Chapters 3 and 8,~~ including Appendix's B, BB, C, CC, D, E, F, G, H, I, O, and ~~IP~~, as amended below, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion. The fire code is on file with the Chief Building Official of Solano County and at the Dixon Fire Department, Fire Prevention Division office 205 Ford Way, Dixon CA 95620; Vacaville Fire Protection District office 420 Vine Street, Vacaville, CA 95688; Suisun Fire Protection District office 445 Jackson Street, Fairfield, CA 94533; Cordelia Fire Protection District 2155 Cordelia Road, Fairfield, CA 94534; and Montezuma Fire Protection District 21 North 4<sup>th</sup> Street, Rio Vista, CA 94571.*

*Local Amendments to the 202~~25~~ California Fire Code are as follows:*

**1.2 FACTS AND FINDINGS**

The amendments set forth in this ordinance are reasonably necessary because of the following local climatic, geological, or topographical conditions:

A. Topographical Conditions are found in Solano County which increases the difficulty of combating fires. These include, but are not limited to, freeway rights of way that bisect surface roads and rail lines that interfere with direct access to fires. Solano County roadways are at times congested by both local and regional traffic. These features impede the ability of fire equipment to quickly travel to the source of a fire call. Accordingly, the respective Fire Protection Districts require fire access roads in order to ensure proper access to fires.

B. Climatic conditions feature very hot and dry summers, with little or no rainfall between May and October. Next to the heat, north winds are the most dangerous weather feature. Humidity is typically low during this time. Accordingly, the respective Fire Protection Districts requires adequate fire breaks in order to prevent the rapid spread of fires.

C. Geographical Conditions such as natural creeks and man-made drainage channels and State Responsibility Areas cause significant access problems for fire equipment in some portions of the Solano County. Accordingly, the respective Fire Protection Districts require adequately constructed buildings and structures for those located in a ~~State Responsibility Area~~ any Fire Hazard Severity Zone or Wildland-Urban Interface ~~and Area and~~ fire trails in all areas in order to ensure rapid access to fires.

## Amendments made in the 2022 California Fire Code

- A. **California Fire Code Section 101.1, Scope and General Requirements**, is amended as follows:

**101.1 Title.** These regulations shall be known as the Fire Code of the Dixon, Vacaville, Suisun, Cordelia and Montezuma Fire Protection Districts, hereinafter referred to as “this code.”

- B. **California Fire Code Section 102, Applicability**, 102.1(5) is added as follows:

5. Where not otherwise limited by law, the provisions of this Code shall apply to vehicles, ships, boats, and mobile vehicles when fixed in a specific location within the boundaries of Solano County.

- C. **California Fire Code Section 103.1, Code Compliance Agency**, is amended as follows:

**Section 103.1 Creation of agency.** The Prevention Division of each District is hereby created and the official in charge of each District shall be known as the fire code official. The function of the agency shall be implementation, administration and enforcement of the provisions of this code.

**D. 105.7-Hazardous Materials-CUPA Jurisdiction.**

Where the Certified Unified Program Agency (CUPA) designated by the State of California has regulatory authority within the jurisdiction of a fire department for hazardous materials management programs under California Health and Safety Code, Chapter 6.11, the following provisions shall apply:

1. The Solano County Environmental Health Division, acting as the Certified Unified Program Agency (CUPA), shall have exclusive authority to implement, administer, and enforce state-mandated hazardous materials programs including but not limited to:

- Hazardous Materials Business Plan (HMBP) program (HSC §25500 et seq.);

- California Accidental Release Prevention (CalARP) program (HSC §25531 et seq.);
- Underground Storage Tank (UST) program (HSC §25280 et seq.);
- Aboveground Petroleum Storage Act (APSA) program (HSC §25270 et seq.);
- Hazardous Waste Generator and Tiered Permitting programs

2. The Fire Code Official shall not issue separate operational permits under Section 105.6.20 (Hazardous Materials) or related sections for activities regulated and permitted under the CUPA programs listed above, where such permits would be duplicative of CUPA requirements.

3. The Fire Code Official retains authority to:

- Enforce applicable provisions of the California Fire Code, including Chapters 50 through 67, as they relate to fire and life safety;
- Review and approve plans and specifications for buildings operations involving hazardous materials to ensure compliance with the CFC;
- Require fire protection systems, signage, secondary containment, separation distances, and other fire safety measures;
- Conduct fire inspections related to hazardous materials as part of building final inspections, annual fire inspections, and emergency response readiness.

4. All facilities subject to the hazardous materials reporting thresholds of California Health and Safety Code §25507 shall provide documentation of current CUPA permit coverage as a condition of fire clearance, occupancy, or business licensing.

5. Nothing in this section shall limit the authority of the Fire Code Official to take enforcement action under the California Fire Code where an imminent fire or life safety hazard is identified.

**D.E. California Fire Code Section 107~~8~~, Fees**, is amended ~~to add Section 107.6~~ as follows:

**108.3 Fees for certain services established.** The Fire Districts Board of Directors may, by resolution, establish a schedule of non-discriminatory fees to be charged and collected for plan review, inspections, permits, false alarms and other services provided by the Fire Protection Districts to defray the Fire Protection Districts costs to conduct or provide those services. A copy of this fee schedule shall be on file in the Fire Prevention Division offices for use and examination by the public.

**108.4 Work Commencing before permit issuance.** Any person who commences work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to an investigation fee equal to three times the fire permit fee, which shall be in addition to the required permit fees.

~~107.6 Fees for certain services established.~~ The Fire Districts Board of Directors may, by resolution, establish a schedule of non-discriminatory fees to be charged and collected for plan review, inspections, permits, false alarms and other services provided by the Fire Protection Districts to defray the Fire Protection Districts costs to conduct or provide those services. A copy of this fee schedule shall be on file in the Fire Prevention Division offices for use and examination by the public.

**E. ~~California Fire Code Section 111.1, Board of appeals established,~~ is amended to add Subsection 111.1.1. As follows:**

~~111.1.1 Appeals in a State Fire Marshal regulated occupancy.~~ When a request for an alternate means of protection has been denied by the enforcing agency in an occupancy regulated by the State Fire Marshal, the applicant may file a written appeal to the State Fire Marshal for consideration of the applicant's proposal. In considering such appeal, the State Fire Marshal may seek the advice of the State Board of Fire Services. The State Fire Marshal shall, after considering all of the facts presented, including any recommendations of the State Board of Fire Services, determine if the proposal is for the purposes intended, at least equivalent to that specified in these regulations in quality, strength, effectiveness, fire resistance, durability and safety, and shall transmit such findings and any recommendations to the applicant and to the enforcing agency.

**F. California Fire Code Section 113.42.4, Violation penalties, is amended as follows:**

**1123.4 Violation penalties.** Every person who violates any provision of this Code, as adopted by reference herein, or fails 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 provision of this code, shall be guilty of a misdemeanor, punishable by a fine established by the fire jurisdiction not exceeding \$1,000 or imprisonment not exceeding 10 days, or both such fines and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**G. California Fire Code Section 202, Definitions, is amended ~~by adding the following definitions~~ as follows:**

**All-weather surface.** A finished surface with hard packed road base (AB) asphalt, concrete, or road pavers capable of supporting an imposed vehicle load of 75,000 lbs.

**Fire-break~~Firebreak~~.** A continuous strip of land upon and from which all rubbish, weeds, grass or other growth that could be expected to burn has been abated or otherwise removed in order to prevent extension of fire from one area to another.

**Fire Control Room.** A room (typically 5' x 5') directly accessible from the outside of the building to house risers, fire alarm panels, etc.

**Jurisdiction.** The Cordelia, Dixon, Vacaville, Suisun, ~~Cordelia~~, and Montezuma Fire Protection Districts.

**Ready Access.** Access from exterior door directly into a fire control room.

**Substantial Remodel.** Substantial remodel shall mean the alteration of any structure which combined with any additions to the structure, performed within any three (3) year period, affects a floor area which exceeds fifty percent (50%) of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings or exterior wall finishes.

- H. **California Fire Code Section 503.1.2, Additional access,** is amended ~~to add Section 503.1.2.1~~ as follows:

**503.1.2.1 Access to open spaces.** When access to open land/space or fire trail systems maintained for public or private use is obstructed by new development of any kind, the developer shall provide alternate acceptable access into the area(s) as approved by the fire code official for fire personnel and apparatus.

- I. **California Fire Code Section 503.2.4, Turning Radius,** is amended as follows:

**503.2.4 Minimum turning radius.** A fire department access road shall have a minimum standard turning radius of 28 feet inside and a 52 foot outside diameter.

- J. **California Fire Code Section 503.2.6, Bridges and Elevated Surfaces,** is amended ~~and to add Sections 503.2.6.1 and 503.2.6.2~~ as follows:

**503.2.6 Bridges and elevated surfaces.** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus (not less than 75,000 lbs.). Vehicle load limits shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

**503.2.6.1 Evaluation.** All existing private bridges and elevated surfaces shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for the purposes of safety and weight rating, and the vehicle load limits shall be posted at both entrances to bridges. These evaluations shall be performed at the direction of the fire code official.

**503.2.6.2 Signage Requirements.**

Signs shall meet the following specifications:

1. Signs shall be posted at both entrances to all private bridges and on both sides of culverts.

2. Signs shall be a minimum of 18"x24", ~~18-gauge~~18-gauge steel or aluminum, white in color with black lettering.
3. Letters shall be a minimum of 3-1/2 inches in height with a ~~3/8-inch~~3/8-inch stroke.
4. A reflective sign is required
5. The bridge or culvert weight limit, as determined by a qualified engineer, shall appear above the word "TONS"

**K. California Fire Code Section 503.2.7, Grade,** is amended as follows:

**503.2.7 Grade.** A fire department access road having a grade of between 12% and 16% shall be designed to have a finished surface of grooved concrete or rough asphalt to hold a ~~75,000 pound~~75,000-pound traction load. Design for grooved concrete shall be ¼ inch wide by ¼ inch deep and ¾ inch on center. Grades exceeding 16% are not permitted.

**Exception:** Other approved all weather surfaces may be used if the skid resistance is equivalent to or greater than grooved concrete as certified by a registered engineer and approved by the fire code official.

**L. California Fire Code Section 503.6 is amended as follows:**

**503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. Electric gates, barriers, or other powered access control devices across fire apparatus access roads shall comply with the following:

- 1. Fail-Open Requirement.** All Electrically operated gates shall be designed to automatically open to the full required width and remain in the open position upon loss of primary power, failure of any backup power source, or malfunction of the operator.
- 2. Battery Backup.** Gate operators shall be equipped with a standby battery power source capable of maintaining normal gate operations for not less than 12 hours during a power outage.
- 3. Automatic interior Operation.** All gates shall automatically open upon egress from the site without the use of a key, card, code, or special knowledge.
- 4. Emergency Access.** All gates shall be equipped with an approved key switch, strobe sensor, Opticom receiver, or other approved emergency override system as required by the fire code official.
- 5. Maintenance.** All gates and emergency opening features shall be maintained in an operable condition at all times.
- 6. Electric gate operators,** where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

**M. California Fire Code Section 505.1 is amended as follows:**

**505.1 Address identification.** New and existing buildings shall be provided with approved address numbers or building identification placed in a position that is plainly legible and visible from the street or road fronting the property. The address numbers shall contrast with their background and be



maintained in a clearly visible condition at all times. Address identification shall comply with all of the following:

1. **Minimum Size on Structures.** Address numbers shall be not less than 4 (four) inches in height for residential buildings and not less than 8 (eight) inches in height for commercial, industrial, or multi-family buildings. Minimum stroke width is ½ in for Residential and 1" for Commercial. Larger numbers should have a minimum stroke width 1/7 of the numeral height for readability at distance.
2. **Minimum Size on Monuments or Signs.** Where buildings are not visible from the street, address numbers shall be displayed on a monument, sign, or other approved structure at the property entrance. Such numbers shall not be less than 4 (four) inches in height for residential properties and not less than 8 (eight) inches in height for commercial or multi-family properties.
3. **Illumination.** Address numbers shall be internally or externally illuminated and visible during hours of darkness. Solar-powered lighting may be approved by the fire code official.
4. **Roadway Visibility.** For long driveways, flag lots, or multiple structures sharing a common access, additional address markers shall be installed at all roadway intersections and directional changes as required by the fire code official.
5. **Contrast.** Numbers shall be of a color that sharply contrasts with the background upon which they are placed. Reflective materials may be required by the fire code official to improve night visibility.
6. **Maintenance.** Address numbers and signs shall be maintained in a legible and visible condition at all times.

**L.N. California Fire Code Section 507.2, Type of Water Supply**, is amended as follows:

**507.2 Type of water supply.** A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow based on Appendix B.

**M.O. California Fire Code Section 901.4.7.2, Marking on access doors**, is amended as follows:

**Section 901.4.7.2 Marking on access doors.** Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 6 inches with a minimum stroke of 3/8".

**~~N. California Fire Code Section 903.2, Where Required~~**, is amended as follows:

~~**903.2 Where required.** Approved automatic sprinkler systems shall be installed in new buildings and structures as set forth in Section 903.2 as amended, on the basis of occupancy classification, type of construction and square footage. The floor areas set forth in Table 903.2 shall be the total floor area of buildings or structures. For the provisions of this section, portions of buildings separated by fire walls shall not be considered separate buildings.~~

**~~Exceptions:~~**

- ~~1. Systems which are required to mitigate deficiencies shall be installed in accordance with requirements as deemed necessary by the Fire Code Official.~~
- ~~2. In Group R-3, Single Family Dwelling occupancies, the floor area of an attached garage shall be included in the square footage calculation for determination of the total floor area of the occupancy. Attached garages are required to be protected by an automatic sprinkler system when installed in the structure.~~
- ~~3. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only no commercial, assembly or storage use.~~

**~~O. California Fire Code Section 903.2.1.1, Group A-1, is amended as follows:~~**

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

- ~~1. The fire area exceeds 3,000 square feet~~
- ~~2. The fire area has an occupant load of 300 or more.~~
- ~~3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.~~
- ~~4. The fire area contains a multiple theater complex.~~

**~~JJ. California Fire Code Section 903.2.1.2, Group A-2, is amended as follows:~~**

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

- ~~0. The fire area exceeds 3,000 square feet.~~
- ~~0. The fire area has an occupant load of 100 or more.~~
- ~~0. The fire area is located on a floor other than a level of exit discharge serving such occupancies.~~
- ~~0. The structure exceeds 3,000 square feet, contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.~~

**~~JJ. California Fire Code Section 903.2.1.3, Assembly Group A-3, is amended as follows:~~**

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

- ~~1. The fire area exceeds 3,000 square feet.~~
- ~~1. The fire area has an occupant load of 300 or more.~~
- ~~1. The fire area is located on a floor other than a level of exit discharge serving such occupancies.~~



- ~~1. The structure exceeds 3,000 square feet, contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.~~

**P. — California Fire Code Section 903.2.1.4, Assembly Group A-4,** is amended as follows:

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

- ~~—The fire area exceeds 3,000 square feet.~~
- ~~1. The fire area has an occupant load of 300 or more.~~
- ~~1. The fire area is located on a floor other than a level of exit discharge serving such occupancies.~~

**P. — California Fire Code Section 903.2.2, Ambulatory Care Facilities,** is amended as follows:

~~**903.2.2 Business Group B.** An automatic sprinkler system shall be installed throughout buildings containing a Group B occupancy where the fire area exceeds 3,000 square feet.~~

**P. — California Fire Code Section 903.2.2, Ambulatory Care Facilities,** is amended as follows to add Section 903.2.2.1:

~~**903.2.2.1 Ambulatory care facilities.** An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where any care recipients are incapable of self-preservation.~~

**P. — California Fire Code Section 903.2.3, Education Group E,** is amended as follows:

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

- ~~1. The fire area exceeds 3,000 square feet.~~
- ~~1. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.~~

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

- ~~1. The Group E fire area has an occupant load of 300 or more.~~
- ~~1. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.~~
- ~~1. Throughout any Group E structure greater than 3,000 square feet in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without opening.~~

- ~~1. For public school state funded construction projects see Section 903.2.19.  
—For public school campuses, Kindergarten through 12<sup>th</sup> grade, see Section 903.2.20~~

**~~P.—California Fire Code Section 903.2.4, Education Group F-1, is amended as follows:~~**

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

- ~~0. A Group F-1 fire area exceeds 3,000 square feet.~~
- ~~0. A Group fire area is located more than three stories above grade plane.~~
- ~~0. The combined area of all Group F-1 fire areas on all floors exceeds 3,000 square feet.~~

**~~P.—California Fire Code Section 903.2.4.4, Fabrication/Manufacturing Group F-2, is added as follows:~~**

~~**903.2.4.4 Fabrication/Manufacturing Group F-2.** An automatic sprinkler system shall be provided throughout all buildings containing Group F-2 occupancy where the fire area exceeds 3,000 square feet.~~

**~~P.—California Fire Code Section 903.2.7, Mercantile Group M, is amended as follows:~~**

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

- ~~0. The fire area exceeds 3,000 square feet.~~
- ~~0. A Group M fire area is located more than three stories above grade plane.~~
- ~~0. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.~~
- ~~0. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 3,000 square feet. See 903.2.7.2~~
- ~~0. [SFM] The structure exceeds 3,000 square feet, contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.~~

**~~P.—California Fire Code Section 903.2.8 Residential Group R. Section 903.2.8 is amended by adding Sections 903.2.8.1.1 through 903.2.8.1.3 and 903.2.8.5 as follows:~~**

~~**902.1.7.0.0 Residential fire sprinkler systems in additions and remodels of Townhouses.** An Automatic residential fire sprinkler system shall be installed throughout the building when remodels/room additions of townhouses exceeds 25% of the original square footage. (Allowance above 25% will require approval by the Fire Code Official provided an alternative system is approved in lieu of sprinklers.)~~

~~**902.1.7.0.0 Residential fire sprinkler design and installation.** Automatic fire sprinkler systems for townhouses shall be designed and installed in accordance with 903.3.1.3. The interconnected smoke alarms shall be connected to the fire sprinkler flow switch.~~

~~**902.1.7.0.0 One and two family dwelling automatic fire sprinkler systems for additions and alterations.** An Automatic residential fire sprinkler system shall be installed throughout the building when remodels/room additions of one and two family dwelling units exceeds 25% of~~

~~the original square footage. (Allowance above 25% will require approval by the Fire Code Official provided an alternative system is approved in lieu of sprinklers.) The interconnected smoke alarms shall be connected to the fire sprinkler flow switch.~~

~~**903.2.8.1.5 Fire Sprinkler Requirements in Manufactured Homes, Mobile Homes and Multi-Family Manufactured Housing containing Two or More Dwelling Units.** An automatic fire sprinkler system shall be installed in any manufactured home (MH), Mobile Home, and Multi-Family Manufactured Housing (MFMH) containing two or more dwelling units. These systems shall comply with CCR, Title 25, Division 1, Chapter 3, Article 2.5.~~

~~— California Fire Code Section 903.2.9, Storage Group S-1, is amended as follows:~~

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

- ~~0. A Group S-1 fire area exceeds 3,000 square feet.~~
- ~~0. A Group S-1 fire area is located more than three stories above grade plane.~~
- ~~0. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.~~
- ~~0. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 3,000 square feet.~~
- ~~0. A Group S-1 occupancy used for the storage of upholster furniture or mattresses exceeds 2,500 square feet.~~

~~Q. — California Fire Code Section 903.2.9.1, Repair Garages, is amended as follows:~~

~~**903.2.9.1 Repair garages.** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the California Building Code, as shown:~~

- ~~0. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 3,000 square feet.~~
- ~~0. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 3,000 square feet.~~
- ~~0. Building with repair garages servicing vehicles parked in basements.~~
- ~~0. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 3,000 square feet.~~

~~Q. — California Fire Code Section 903.2.10, Group S-2, parking garages is amended as follows:~~

~~**903.2.10 Storage Group S-2.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy where the fire area exceeds 3,000 square feet or where the enclosed parking garage is located beneath other groups.~~

~~Q. — California Fire Code Section 903.2.10.1, Commercial parking garages, is amended as follows:~~

**903.2.10.1 Commercial parking garages.** An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the fire area exceeds 3,000 square feet.

**R. — California Fire Code Section 903.2.11.3, Buildings 55 feet or more in height,** is amended as follows:

**903.2.11.3 Buildings three stories or more than 35 feet in height.** An automatic sprinkler system shall be installed in all occupancies regardless of type of construction, floor area, or occupant load if the building is three or more stories or more than 35 feet in height measured in accordance with California Building Code.

**— California Fire Code Section 903.2.18, Group U private garages and carports accessory to Group R-3 occupancies,** is amended as follows:

**903.2.18 Group U Miscellaneous.** An automatic sprinkler system shall be provided throughout all buildings containing a Group U occupancy where the fire area exceeds 3,000 square feet. 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, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D with California Amendments. Fire sprinklers shall be residential sprinklers or quickresponse sprinklers, designed to provide a minimum density of 0.05 gpm/ft<sup>2</sup> 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 obstruction with respect to sprinkler placement.

**Exceptions:** Agricultural Buildings.

**S. — California Fire Code Section 903.3.5, Water Supplies,** is amended to add subsection 903.3.5.3 as follows:

**903.3.5.3 Non-permissible water supply storage.** Swimming pools, ponds, and underground cisterns shall not be considered water storage for the purposes of Section 903.3.5 of the California Fire Code.

**Exception:** Secondary water supplies for fire pumps in commercial buildings where the primary water supply is provided by a municipal water purveyor.

**S. — California Fire Code Section 903.6, Where required in existing buildings and structures,** is amended and subsections 903.6.1 thru 903.6.3.4 are added as follows:

**Section 903.6 Where Required in Existing Buildings and Structures.** An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 and in locations described in Subsections 903.6.1 through 903.6.2.

~~903.6.1—Additions, alterations, or remodels.~~ In existing buildings any addition, alteration, or remodel which causes the total square footage to exceed 3,000 sq. ft. by more than 25 percent, shall require the entire building be protected by an automatic sprinkler system installed in accordance with Section 903.3 of the California Fire Code.

~~903.6.2—Change in use, character or occupancy classification.~~ Existing buildings which undergo a change in use, character, or occupancy classification shall require the entire building be protected by an automatic sprinkler system installed in accordance with Section 903.3 of the California Fire Code when the area of the building exceeds 3,000 sq. ft.

~~903.6.3. Additions, alterations, or remodels of Group R-3, Single Family Dwelling Occupancies.~~ For Group R-3 occupancies, additions, alterations, or remodels that increase the existing floor area by more than 25 percent shall require the entire building be protected by an automatic sprinkler system.

~~903.6.4 Maximum accumulative are increases.~~ An automatic sprinkler system shall be installed in existing Group R-3 occupancies where due to additions, alterations or remodels the accumulative total square footage exceeds 3,000 sq. ft., or when the total sq. footage of the increase exceeds 25 percent of the original building.

~~T. California Fire Code Section 1028.5, Access to a public way,~~ is amended by adding a new subsection 1028.5.1 as follows:

~~1028.5.1 Exit discharge surface.~~ Exterior exit pathway surfaces shall be suitable for pedestrian use in inclement weather.

~~U. California Fire Code Section 1103, Fire Safety Requirements for Existing Buildings,~~ is amended by adding a new subsection 1103.5.6 as follows:

~~1103.5.6 Existing non-complying conditions.~~ Existing buildings which do not conform to current California Building Code or California Fire Code requirements may be required to install an automatic fire extinguishing system when interior alterations or remodeling occurs, regardless of whether there is a change of occupancy, use or increase in floor area. It shall be the responsibility of the fire code official and the building code official having jurisdiction to evaluate the work being performed, non-complying features, and determine if an automatic fire extinguishing system shall be required.

~~Exception:~~ In Group R-3 occupancies, unless already provided with an automatic fire extinguishing system, single family dwellings need not comply with this Section but will need to comply with Section 903.2.8 of this ordinance.

~~P. California Fire Code Section 905.1.1, Standpipe Systems,~~ is amended as follows:

~~905.1.1 Class II Standpipes:~~ Class II standpipes are not approved.

~~V.Q. California Fire Code Section 3310.203.7, Premise Identification for Buildings Under Construction~~ is ~~added~~ amended as follows:

~~3310.203.7~~ **Premise Identification for Buildings Under Construction.** Prior to and during construction, an approved address sign(s) that is visible during inclement weather, shall be

posted at each fire and emergency vehicle access road entry point to the project as required in Section 505 Premises Identification.

**W. ~~California Fire Code Section 5001.1, Scope~~**, is amended by adding subsections 5001.1.2 and 5001.1.3 as follows:

**~~24.0.0 — Coordinated enforcement.~~** Where Solano County Health Services Department is enforcing Health and Safety Code and/or county regulation, the Fire Protection District will coordinate regulation efforts when and where practical so as to not require duplication of time and resources to comply with hazardous material regulations. Where Solano County Health & Safety regulations and California Fire Code regulations conflict, the more restrictive provisions shall prevail.

**~~Exception:~~** Where state or county regulations specifically limit or pre-empt local regulations to be more restrictive.

**~~26.0.0 — Established limits.~~** The storage of hazardous materials and maximum quantity onsite is prohibited within the limits established by law as the limits of Fire Protection District in which such storage is prohibited.

**BB. ~~California Fire Code Section 5001.5.1, Hazardous materials management plan (HMMP)~~**, is amended by adding subsection 5001.5.1.1 and 5001.1.3 as follows:

**~~5001.5.1.1 Alternate hazardous material management plan (HMMP).~~** Hazardous material management plans required by the Solano County Health Services Department may be accepted in lieu of plans required by Section 5001.5.1 of the California Fire Code.

**~~Exception:~~** Where state or county regulations specifically limit or pre-empt local regulations to be more restrictive.

**~~5001.1.3 Established limits.~~** The storage of hazardous materials and maximum quantity onsite is prohibited within the limits established by law as the limits of Fire Protection District in which such storage is prohibited.

**FF. ~~California Fire Code Section 5001.5.1, Hazardous materials management plan (HMMP)~~**, is amended by adding subsection 5001.5.1.1 as follows:

**~~5001.5.1.1 Alternate hazardous material management plan (HMMP).~~** Hazardous material management plans required by the Solano County Health Services Department may be accepted in lieu of plans required by Section 5001.5.1 of the California Fire Code.

**HH. ~~California Fire Code Section 5001.5.2, Hazardous materials inventory statement~~**, is amended by adding subsection 5001.5.2.1 and 5001.5.3 as follows:

**~~5001.5.2.1 Alternate hazardous material inventory statement (HMIS).~~** Hazardous material inventory statements (HMIS) required by the Solano County Health Service Department may be accepted in lieu of statements required by Section 5001.5.2 of the California Fire Code.

**~~5001.5.3 Emergency response support information.~~** Where required by the fire code official additional information may be required to facilitate emergency responses to facilities, buildings, areas, and rooms, which contain hazardous materials. Cabinets may be required outside of facilities or buildings to limit emergency responder's risk to obtain floor plans, material safety data sheets, and/or other information. Information may be required in a specific electronic media format to facilitate computer aided dispatching.



**R. California Fire Code Section 56, Explosives and Fireworks** is amended as follows:

**5601.1.3 Fireworks.** The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

**L.S. California Fire Code Chapter 80 Referenced Standards,** is amended as follows:

**NFPA 13, 2022~~5~~ Edition**

~~7.1.3 System risers.~~ System risers shall be located in fire control rooms of the protected premises with an exterior door. The door shall be labeled “FIRE CONTROL ROOM” in 6” high letters.

**NFPA 13D, 2022~~5~~ Edition,** is amended to add sections 6.6, thru 6.6.2 as follows:

**6.6 Modified Passive Purge.**

~~6.6.1 A modified passive purge system shall be installed in accordance with 6.6.2 thru 6.6.2.~~

~~6.6.2 The piping configuration shall provide a 1/2 inch outlet connected to all water closets within the home to facilitate water circulation.~~

**7.6 Alarms.** Water flow switches shall be connected to smoke alarms in such a way that flow detection will cause all required smoke alarms to sound.

~~**Exception:** When an approved water flow monitoring system is installed, interior audible notification devices may be powered through the alarm panel.~~

~~**-7.8 Multipurpose and Passive Purge.**~~

~~**7.8.3 The fire sprinkler system installer shall provide a minimum 1/2 in. (13 mm) NPT capped or plugged connection at all the water closets to facilitate water circulation.**~~

~~**7.8.5 A modified passive purge system shall be installed.**~~

**8.3.4** —Sprinklers shall not be required in open porches, carports with no habitable space above and similar structures.

**8.3.12 Attached Garages.** Attached garages, or other structures which are attached in any manner shall be protected with a sprinkler system. They shall have quick response fire sprinklers spaced to provide a maximum of one hundred thirty square feet (130 SF).

**Section 8.3.5.1.4 delete language and reserve section number**

~~8.3.5.1.1 Where fuel fire equipment is located above living areas of the dwelling unit, a pilot head shall be installed above and in the vicinity of the equipment.~~ 8.5.5.1.1 Where fuel-fired equipment is located above or on the same level but not within an occupied area of the dwelling unit, sprinkler protection at least one quick-response or residential intermediate temperature sprinkler shall be installed above the equipment.

~~8.3.11 Attached garages, or other structures which are attached in any manner, shall be protected with a fire sprinkler system. They shall have quick response fire sprinklers spaced to provide a maximum of one hundred thirty square feet coverage (130 sq. ft.). The diameter of the main or cross main shall be equal to the largest piping used in the system.~~

NFPA 13R, 20225 Edition.

6.11.2 Fire Department Connection inlets shall be at least one 2 ½ in.

~~NFPA 14, 2019 Edition.~~

~~3.3.22.2 Class II systems are not approved.~~

NFPA 24, 201925 Edition.

5.9.5.1 Fire Department Connections shall be on the street side of buildings and located within ~~40 feet~~fourty (40') feet of a fire hydrant ~~as approved by the authority having jurisdiction and immediately adjacent to an approved access road.~~

NFPA 72, 20225 Edition.

10.4.3.1 Fire Alarm Control Unit Locations. Fire alarm control units shall be installed in fire control rooms of the protected premises. Actual location shall be approved by the fire code official.

T. CALIFORNIA FIRE CODE APPENDIX D, is amended as follows:

Appendix D, Fire Apparatus Access Roads:

D103.3 Turning radius. The minimum turning radius is 28 feet inside and 52 foot outside diameter.

~~Appendix C Fire Hydrant Locations and Distribution.~~

~~C102.2. A fire hydrant shall be located within forty feet (40') of fire department connections (FDC)~~

~~Appendix H, Hazardous Materials Management Plans and Hazardous Materials Inventory Statements.~~

~~**H1.1 Exception 3.** Hazardous material management plans and inventory statements as required by Section 25509.2(3) of the California health and safety Code may be accepted in lieu of the requirements of this Appendix.~~

## **SECTION 2. REPEAL OF CONFLICTING ORDINANCES.**

**2.1 Repeal.** The following Ordinance previously adopted is hereby repealed: Ordinance #22-01.

## **SECTION 3. VALIDITY.**

**3.1 Validity.** The Board of Directors of the District hereby declares that should any section, paragraph, sentence or work of this Ordinance or of the California Fire Code as adopted and amended herein be declared for any reason to be invalid, it is the intent of the Board of Directors of the District that it would have passed all other portions or provisions of this Ordinance independent of the elimination here from any such portion or provision as may be declared invalid.

## **SECTION 4. MORE RESTRICTIVE REQUIREMENTS.**

**4.1 More restrictive requirements.** In the event a Fire Protection District or Solano County, adopt more restrictive requirements, or amend those provisions contained herein, those more restrictive or amended requirements shall only apply within the jurisdiction adopting such requirements.

## **SECTION 5. DATE OF EFFECT.**

**5.1 Date of effect.** This Ordinance shall become effective **thirty days after adoption.** ~~on January 1, 2026<sup>3</sup>, and within fifteen (15) days of passage, shall be published once with the names of the Directors voting for and against it, in the Dixon Tribune, the Vacaville Reporter, and newspapers of general circulation in the districts~~