Ordinance No. 25-01

AN ORDINANCE AMENDING THE FIRE CODE OF THE *CORDELIA, DIXON, MONTEZUMA, SUISUN, AND VACAVILLE,* FIRE PROTECTION DISTRICT*S* AND ADOPTING BY REFERENCE THE CALIFORNIA FIRE CODE, *20*25 EDITION, TOGETHER WITH VARIOUS MODIFICATIONS, DELETIONS AND ADDITIONS TO SAID CODE

THE BOARD OF DIRECTORS OF THE *CORDELIA, DIXON, MONTEZUMA, SUISUN, AND VACAVILLE,* FIRE PROTECTION DISTRICT*S* DO HEREBY ORDAIN AS FOLLOWS:

Ordinance No. 22-*01* is hereby repealed and reenacted to read as follows:

1 SECTION 1. ADOPTION OF THE 2025 CALIFORNIA FIRE CODE.

1.1 *The board of directors for the Cordelia, Dixon, Vacaville, Suisun, and Montezuma Fire Protection Districts hereby adopts all chapters of the 2025 California Fire Code, California Code of Regulations, Title 24, Part 9, (the "fire code"), including Appendix's B, BB, C, CC, D, E, F, G, H, I, O, and P 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 Cordelia Fire Protection District 2155 Cordelia Road, Fairfield, CA 94534;Dixon Fire Department, Fire Prevention Division office 205 Ford Way, Dixon CA 95620; Montezuma Fire Protection District 21 North 4th Street, Rio Vista, CA 94571.; Suisun Fire Protection District office 445 Jackson Street, Fairfield, CA 94533; and Vacaville Fire Protection District office 420 Vine Street, Vacaville, CA 95688.*

Local Amendments to the 2025 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 any Fire Hazard Severity Zone or Wildland-Urban Interface 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, Scope and General Requirements, is amended as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Cordelia, Dixon, Montezuma, Suisun, and Vacaville, 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, Code Compliance Agency, is amended as follows:

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 (Cal ARP) 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.

E. California Fire Code Section 108, Fees, is amended 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.

F. California Fire Code Section 113.4, Violation penalties, is amended as follows:

113.4 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 fine 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 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.

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, Montezuma, Suisun, and Vacaville, 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 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 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 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 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 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 a 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.

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.

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

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".

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.

Q. California Fire Code Section 3303.7, Premise Identification for Buildings Under Construction is amended as follows:

3303.7 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.

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.

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

NFPA 13D, 2025 Edition;

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.

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

8.5.5.1.1 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.

NFPA 13R, 2025 Edition.

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

NFPA 24, 2025 Edition.

5.9.5.1 Fire Department Connections shall be on the street side of buildings and located within forty (40) feet of a fire hydrant and immediately adjacent to an approved access road.

NFPA 72, 2025 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.

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.