

ORDINANCE NO. 5905

CHAPTER 13 SONOMA COUNTY FIRE SAFETY ORDINANCE

Article IV. County Fire Code.

Sec. 13-15. County Fire Code designated--Administration and enforcement--Amendment by local Fire Protection Districts.

(a) The 2010 California Fire Code as adopted by reference and amended in this article, shall constitute the County Fire Code.

(b) Except as otherwise provided in subsection (c), the administration and enforcement of the County Fire Code within a local fire protection district shall be the responsibility of the local fire chief. The County Fire Chief 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 Chief shall be responsible for plan checking and inspection of new construction and alterations subject to the County Fire Code 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 Chief in writing that it has elected to have the local fire chief exercise those responsibilities within its jurisdictional area. Any such action shall only be effective if it is thereafter approved by the Board of Directors of the local fire protection district.

(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. 13-16. 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.

Sec. 13-17. California Fire Code adopted Amendments.

(a) The portion of the California Building Standards Code that imposes substantially the same requirements as are contained in the California Fire Code, 2010 Edition published by the International Code Council and the California Building Standards Commission with Errata, including Appendices, Chapters 4, B, C, D, and H; published by the International Code Council, save and except such portions as are hereinafter deleted, modified, or amended by subsection (b) of this section, are adopted and incorporated as fully as if set out at length herein for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosions within the unincorporated area of the County.

(b) The California Fire Code, 2010 Edition, is hereby amended as follows:

(1) Chapter 1, Division II, Section 101.1 is amended to read:

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

(2) Chapter 1, Division II, Section 102.3 is amended to read:

102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this Code, the Sonoma County Building Code, and the International Building Code. Subject to the approval of the Fire Code Official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this Code, the Sonoma County Building Code, and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

(3) Chapter 1, Division II, Section 102.4 is amended to read:

102.4 Application of building code. The design and construction of new structures shall comply with the 2010 California Building Code, Volumes 1 and 2, the 2010 California Historical Building Code, the 2010 California Existing Building Code, and the 2010 California Residential Code, as adopted and amended by the County of Sonoma, and any alterations, additions, changes in use or changes in structures required by this Code, which are within the scope of the 2010 California Building Code Volumes 1 and 2, the 2010 California Historical Building Code, 2010 California Existing Building Code and the 2010 California Residential Code, as adopted and amended by the County of Sonoma, shall be made in accordance therewith.

(4) Chapter 1, Division II, Section 103.1 is amended to read:

103.1 General. The Division of Fire Prevention is established within the Fire and Emergency Services Department under the direction of the Fire Code Official. The function of

the division shall be the implementation, administration and enforcement of the provisions of this Code.

(5) Chapter 1, Division II, Section 103.3.1 is added to read:

103.3.1 Authority to Issue Citations. The Fire Chief, the Fire Code Official and his or her deputies 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 et seq. of the California Penal Code.

(6) Chapter 1, Division II, Section 105.1.2 is amended to read:

105.1.2 Types of permits. There shall be two types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Chapter 1, Section 105.6, including local amendments for either:

- 1.1. A prescribed period.
- 1.2. Until renewed or revoked.

2. Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Chapter 1, Section 105.7 including local amendments.

(7) Chapter 1, Division II, Section 105.3.3.1 is added to read:

105.3.3.1 Occupancy Permits. The Fire Chief may notify the Building Official not to authorize temporary or final occupancy of any building for which a permit is required by this Code until the building has been inspected and found to be in compliance with this Code. The Building Official shall not authorize temporary or final occupancy of any new commercial building for which a permit is required by this Code until the contractor provides a fire flow availability certification to the Fire Chief. The fire flow availability certification shall include static pressure, residual pressure, and gallons per minute, as witnessed by or acceptable to the Fire Chief.

(8) Chapter 1, Division II, Section 105.3.3.2 is added to read:

105.3.3.2 Temporary Connection Approval. Nothing in Section 105 shall prohibit the granting or approval of a temporary connection for gas or electricity to allow construction to occur.

(9) Chapter 1 Division II, Section 105.5 is amended to read:

105.5 Revocation of Permits. Any permit issued under this Code may be modified, suspended, or revoked whenever the fire chief determines any of the following:

- (1) The permit has been used by a person other than the person to whom it was issued.
- (2) The permit has been used for a location other than that for which it was issued.
- (3) The conditions or limitations set forth in the permit have been violated.
- (4) The permittee has failed, refused, or neglected to comply with orders or notices duly served in accordance with the provisions of this Code within the time provided therein.
- (5) There has been a false statement or misrepresentation as to a material fact in the application or plans on which the permit or application was based.

(10) Chapter 1, Division II, Section 105.5.1 is added to read:

105.5.1 Revocation Procedure. Revocation of any permit issued under this Code shall only occur after written notice of the violation has been given by the Fire 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 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 Chief's 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.

(11) Chapter 1, Division II, Section 105.6.47 is amended to read:

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

1. Production facilities. To change use or occupancy, to allow the attendance of a live audience, or for wrap parties.

2. Pyrotechnics and special effects. To use pyrotechnic special effects, open flame, use of flammable or combustible liquids and gasses, welding, and the parking of motor vehicles for the purpose of motion picture, television and commercial production.
3. Live audiences. To install seating arrangements for live audiences in approved production facilities, production studios, and sound stages. See Chapter 48.
4. Apartment, hotel, motel. An operational permit is required to operate an apartment house, hotel, or motel.
5. Bonfires or rubbish fires. An operational permit is required to kindle or authorize the kindling or maintenance of bonfires or rubbish fires.
6. Day Care. An operational permit is required to operate a day care occupancy with an occupant load over eight (8) persons.
7. Emergency Responder Radio Coverage System. An operational permit is required for buildings and/or facilities with emergency responder radio coverage systems and related equipment.
8. Fire protection systems. An operational permit is required for buildings and/or facilities with fire protection systems and related equipment such as fire pumps, fire hydrant systems, fire suppression systems, fire alarm systems, smoke management systems, and similar systems governed by this Code.
9. High-rise building. An operational permit is required to operate a high rise building as defined in the Building Code.
10. Institutional or residential occupancy (6 or less persons). An operational permit is required to operate an institutional or residential occupancy for 6 or less persons, except day care and residential care facilities for the elderly.
11. Institutional or residential occupancy (more than 6 persons). An operational permit is required to operate an institutional or residential occupancy for more than 6 persons. Exception: A permit is not required for large family day care providing care for less than 9 children.
12. Medical Gas Systems. An operational permit is required for buildings and/or facilities with medical gas systems and related equipment, and similar systems governed by this Code.
13. Oil or natural gas well. An operational permit is required to own, operate or maintain an oil or natural gas well.
14. Organized Camps. An operational permit is required to operate an organized camp (Group-C Occupancy).

15. Public Haunted House. An operational permit is required to operate a haunted house, or similar facility that is open to the public.

16. Special Event. 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.

17. Winery Caves – Public Accessible. An operational permit is required to operate a Type-2 or Type-3 winery cave that is accessible to the public.

(12) Chapter 1, Division II, Section 105.7.15 is added to read:

105.7.15 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. Emergency vehicle access facilities. A construction permit is required for installation or modification of roadways and roadway structures used for emergency vehicle access.

2. Emergency responder radio systems. A construction permit is required for the installation, modification or improvements to emergency responder radio systems.

3. Excavation near flammable or combustible liquid pipeline. A construction permit is required to excavate or do any work below grade within ten (10) feet of any pipeline for the transportation of flammable or combustible liquid.

4. Fire-line underground utility piping. A construction permit is required to install, alter, or make improvements to fire-line underground utility piping. A separate utility permit from the building official is required prior to installing any private underground fire protection water piping and associated appliances.

5. Gates. A construction permit is required for the installation of security gates across a fire apparatus access road.

6. Hazardous materials site disclosure (aboveground facility & underground tank). A construction permit is required to permanently remove hazardous materials storage or use premises from service, including the permanent removal of a hazardous materials tank.

7. Medical gas system. A construction permit is required to install a medical gas system.

8. Oil or natural gas well. A construction permit is required to drill an oil or natural gas well.

(13) Chapter 1, Division II, Section 109.3 is amended to read:

109.3 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. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(14) Chapter 1, Division II, Section 111.4 is amended to read:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 dollars or more than \$500.00 dollars. A person shall be fined for each day he or she continues to work after having been served with a stop work order.

(15) Chapter 2, Section 202 is amended to revise the definition of “building” to read:

“**BUILDING**” is defined as set forth in Chapter 13 of the Sonoma County Code.

(16) Chapter 3, Section 307.1 is amended to read:

307.1 General. Open burning shall be conducted in accordance with this section and Article VII of Chapter 13 of the Sonoma County Code. Open burning shall also be conducted as required by other governing agencies regulating emissions.

Exception: Recreational fires shall be in accordance with this Section.

(17) Chapter 3, Section 307.2 is amended to read:

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

(18) Chapter 3, Section 311.3.1 is added to read:

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

owner, lessee, or other person in charge or control of the premises.

(19) Chapter 5, Section 501.1 is amended to read:

501.1 Scope. Fire service for buildings, structures and premises shall comply with this chapter.

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 within County unincorporated areas may comply with the requirements of Sonoma County Fire Safe Standards, and the California Residential Code as adopted and amended by the Sonoma County Code.

(20) Chapter 5, Section 503.2.6 is amended to read:

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 the American Association of State Highway and Transportation Officials Standard Specifications (AASHTO HB-17). Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Code Official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the Fire Code Official.

(21) Chapter 5, Section 503.2.6.1 is added to read:

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.

(22) Chapter 5, Section 503.2.6.2 is added to read:

503.2.6.2 Bridge maintenance. All new and existing bridges and elevated structures providing emergency access shall be routinely evaluated and maintained in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation" First Edition, 2008, published by the American Association of State Highway and Transportation Officials; or other approved standards.

(23) Chapter 5, Section 505.1 is amended to read:

505.1 Address identification. New and existing buildings shall have approved illuminated address numbers, building numbers or approved building identification placed in a

position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Where access is by means of a private road and the building cannot be viewed from the public way a monument, signpost or other sign or means shall be used to identify the structure.

Exceptions:

1. These requirements may be modified with the approval of the Fire Code Official.
2. Illuminated address numbers are not required for existing buildings where approved; reflective numbers are to be installed.

(24) Chapter 5, Section 501.1.1 and 501.1.2 are added to read:

505.1.1 Numbers for one and two- family dwellings. Numbers for one and two- family dwellings shall be a minimum of 4 inches (101.6mm) high with a minimum stroke width of 0.5 inches (12.7 mm). 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.

505.1.2 Numbers for other than one and two- family dwellings. Numbers for other than one and two- family dwellings shall be a minimum of 12 inches high with a minimum stroke width of 1 inch. Suite numbers for other than one and two-family dwellings shall be a minimum of six 6” inches high and 0.5 inches stroke.

(25) Chapter 5, Section 507.5.1 is amended to read:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet (45,179 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the Fire Code Official.

Exceptions:

1. For Group R-3 and Group U 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, the distance requirement shall be not more then 600 feet (183 m).
2. 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 within County unincorporated areas not served by a municipal water system may comply with the emergency water supply requirements of the Sonoma County Fire Safe Standards.

(26) Chapter 5, Section 510.1 is amended to read:

510.1 Emergency responder radio coverage in buildings. All buildings, Type-2 winery caves and Type-3 winery caves shall have approved radio coverage for emergency responders within the building or winery cave based upon the existing coverage levels of the public safety communication systems of the jurisdiction, at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Where approved by the Building Official and the Fire Code Official, a wired communication system in accordance with Section 907.2.13.2, may be permitted to be installed in lieu of an approved radio coverage system.

2. Where it is determined by the Fire Code Official that the radio coverage system is not necessary.

(27) Chapter 6, Section 605.11 – 605.11.4 is added to read:

605.11 Solar Photovoltaic Power Systems. Solar photovoltaic power systems shall be installed in accordance with this Code, the California Building Code and the California Electric Code, or as approved by the Fire Code Official.

Exception: Detached Group U non-habitable structures such as parking shade structures, carports, solar trellises, and similar type structures are not subject to the requirements of Section 605.11.2 through Section 605.11.3.2.4.

605.11.1 Marking. Marking is required on all interior and exterior DC conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes, and disconnects.

605.11.1.1 Materials. The materials used for marking shall be reflective, weather resistant and suitable for the environment. Marking as required in sections 605.11.1.1 through 605.11.1.4 shall have all letters capitalized with a minimum height of 3/8 inch white on red background.

605.11.1.2 Marking Content. The marking shall contain the words “WARNING: PHOTOVOLTAIC POWER SOURCE”.

605.11.1.3 Main Service Disconnect. The marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the disconnect is operated.

605.11.1.4 Location of Marking. Marking shall be placed on all interior and exterior conduit, raceways, enclosures and cable assemblies every 10 feet and within

1 foot of all turns or bends, and within 1 foot of each side of penetrations.

605.11.2 Locations of DC Conductors. Conduit, wiring systems, and raceways for photovoltaic circuits shall be located as close as possible to the ridge, hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities. Conduit that runs between sub arrays and to DC combiner boxes shall be installed in a manner that minimizes total amount of conduit on the roof by taking the shortest path from the array to the DC combiner box. The DC combiner boxes shall be located such that conduit runs are minimized in the pathways between arrays. DC wiring shall be run in metallic conduit or raceways when located within enclosed spaces in a building. Conduit shall run along the bottom of load bearing members.

605.11.3 Access and pathways. Roof access, pathways, and spacing requirements shall be provided in order to ensure access to the roof; provide pathways to specific areas of the roof; provide for smoke ventilation operations; and to provide emergency egress from the roof.

Exceptions:

1. Requirements relating to ridge, hip, and valleys do not apply to roofs slopes of two units vertical in twelve units horizontal (2:12) or less.
2. Residential structures shall be designed so that each array is no greater than 150 feet (45,720 mm) by 150 feet (45,720 mm) in either axis.
3. The Fire Chief may allow panels/modules to be located up to the ridge when an alternative ventilation method, acceptable to the Fire Chief; has been provided or where the Fire Chief has determined vertical ventilation techniques will not be employed.

605.11.3.1 Roof access points. Roof access points shall be defined as an area that does not place ground ladders over openings such as windows or doors, and are located at strong points of building construction in locations where the access point does not conflict with overhead obstructions such as tree limbs, wires, or signs.

605.11.3.2 Residential systems for one- and two-family residential dwellings. Access shall be provided in accordance with Sections 605.11.3.2.1 through 605.11.3.2.4

605.11.3.2.1 Residential buildings with hip roof layouts. Panels /modules shall be located in a manner that provides a 3 foot (914 mm) wide clear access pathway from the eave to the ridge on each roof slope where panels/modules are located. The access pathway shall be located at a structurally strong location on the building capable of supporting the live load of fire fighters accessing the roof.

605.11.3.2.2 Residential buildings with a single ridge. Panels/modules shall be located in a manner that provides two 3 foot (914 mm) wide access

pathways from the eave to the ridge on each roof slope where panels/modules are located.

605.11.3.2.3 Hips and Valleys: Panels/modules shall be located no closer than 18 inches (457 mm) to a hip or a valley if panels/modules are to be placed on both sides of a hip or valley. If the panels are to be located on only one side of a hip or valley that is of equal length then the panels shall be permitted to be placed directly adjacent to the hip or valley.

605.11.3.2.4 Smoke Ventilation. Panels/modules shall be located no higher than 3 feet (914 mm) below the ridge in order to allow for fire department smoke ventilation operations.

605.11.3.3 All other occupancies. Access shall be provided in accordance with Sections 605.11.3.3.1 through 605.11.3.3.3.

Exception: Where it is determined by the Fire Code Official that the roof configuration is similar to a one- or two-family dwelling, the Fire Code Official may approve the residential access and ventilation requirements provided in 605.11.3.2.1 through 605.11.3.2.4.

605.11.3.3.1 Access. There shall be a minimum 6 foot (1,829 mm) wide clear perimeter around the edges of the roof.

Exception: If either axis of the building is 250 feet (76,200 mm) or less, there shall be a minimum 4 foot (1,290 mm) wide clear perimeter around the edges of the roof.

605.11.3.3.2 Pathways. The solar installation shall be designed to provide designated pathways. The pathways shall meet the following requirements:

1. The pathway shall be over areas capable of supporting the live load of fire fighters accessing the roof.
2. The center line axis pathways shall be provided in both axis of the roof. Center line axis pathways shall run where the roof structure is capable of supporting the live load of firefighters accessing the roof.
3. Shall be straight line not less than 4 feet (1,290 mm) clear to skylights and/or ventilation hatches.
4. Shall be straight line not less than 4 feet (1,290 mm) clear to roof standpipes.
5. Shall provide not less than 4 feet (1,290 mm) clear around roof access hatch with at least one not less than 4 feet (1290 mm) clear pathway to parapet or roof edge.

605.11.3.3.3 Smoke Ventilation. The solar installation shall be designed to meet the following requirements:

1. Arrays shall be no greater than 150 feet (45,720 mm) by 150 feet (45,720 mm) in distance in either axis in order to create opportunities for smoke ventilation operations.

2. Smoke ventilation options between array sections shall be one of the following:

2.1 A pathway of 8 feet (2,438 mm) or greater in width.

2.2 A 4 foot (1,290 mm) or greater in width pathway and bordering roof skylights or smoke and heat vents

2.3 A 4 foot (1,290 mm) or greater in width pathway and bordering 4 foot (1,290 mm) x 8 foot (2,438 mm) “venting cutouts” every 20 feet (6,096 mm) on alternating sides of the pathway

605.11.4 Ground mounted photovoltaic arrays. Ground mounted photovoltaic arrays shall comply with Sections 605.11 through 605.11.2 and this section. A clear brush area of 10 feet (3048 mm) is required for ground mounted photovoltaic arrays.

(28) Chapter 9, Section 901.7.7 is added to read:

901.7.7 Notice of Nuisance 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 Chief may issue a written notice of nuisance alarm to the owner or person in charge or control of the facility where the alarm signal originated.

901.7.7.1 Unreliable Fire Alarm Systems. The Fire Chief of the local fire agency or the County Fire Chief may determine that a fire alarm system is unreliable upon receipt of more than four (4) nuisance alarms within a twelve (12) month period. Upon finding that an alarm system is unreliable, the chief of the local fire agency or the County Fire Chief 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) nuisance 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) nuisance 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 nuisance 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.

(29) Chapter 9, Section 902 is amended to add the following definitions:

EMERGENCY is an occasion that reasonably calls for a response by the fire department. A response due to failure of an alarm system or to personnel error is not an emergency.

FALSE ALARM is an alarm signal activated by a properly functioning fire alarm system, necessitating response by the fire department when an emergency does not exist.

(30) Chapter 9, Section 903.2 of the California Fire Code is amended to read:

Section 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. An approved automatic sprinkler system shall be provided in new buildings and structures, and when additions are made to buildings or structures, as described in Sections 903.2.1 through 903.2.18

(31) Chapter 9, Section 903.2.1 of the California Fire Code is amended to read:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group A occupancies.

903.2.1.1 Group A-1. An automatic fire sprinkler system shall be provided for throughout Group A-1 occupancies. An automatic fire sprinkler system shall be provided throughout Group A-1 occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area exceeds 12,000 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 multi-theater complex.
5. The fire area is increased beyond the areas specified in Table

903.2

903.2.1.2 Group A-2. An automatic fire sprinkler system shall be provided for throughout Group A-2 occupancies. An automatic fire sprinkler system shall be provided throughout Group A-2 occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 5000 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 four hour fire resistance rating without openings.
5. The fire area is increased beyond the areas specified in Table

903.2

903.2.1.3 Group A-3. An automatic fire sprinkler system shall be provided for throughout Group A-3 occupancies.

An automatic fire sprinkler system shall be provided throughout Group A-3 occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of 300 or more; or

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

4. The structure exceeds 12,000 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 four hour fire resistance rating without openings.

5. The fire area is increased beyond the areas specified in Table 903.2

903.2.1.4 Group A-4. An automatic fire sprinkler system shall be provided for throughout Group A-4 occupancies. An automatic fire sprinkler system shall be provided throughout Group A-4 occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area exceeds 12,000 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 is increased beyond the areas specified in Table 903.2.

903.2.1.5 Group A-5. An automatic fire sprinkler system shall be provided for Group A-5 occupancies in the following areas:

1. Concession Stands.

2. Retail Areas.

3. Press Boxes.

4. Other accessory use areas in excess of 1,000 square feet.

(32) Chapter 9, Section 903.2.2 of the California Fire Code is deleted

(33) Chapter 9, New Section 903.2.2 of the California Fire Code is added to read:

903.2.2 Group B. An automatic fire sprinkler system shall be provided throughout new buildings and portions thereof used as Group B occupancies. An automatic fire sprinkler system shall be provided throughout Group B occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is increased beyond the areas specified in Table 903.2

903.2.2.1 Remodel or addition - Group B Ambulatory Health Care.

An automatic sprinkler system shall be provided when a Group B ambulatory health care occupancy is created and any of the following conditions result.

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients who are incapable of self-preservation are located at other than the level of exit discharge serving such occupancy.

(34) Chapter 9, Section 903.2.3 of the California Fire Code is deleted.

(35) Chapter 9, New Section 903.2.3 of the California Fire Code is added to read:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group E occupancies. An automatic fire sprinkler system shall be provided throughout Group E occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is increased beyond the areas specified in Table 903.2.

903.2.3.1 Public Schools –Automatic Sprinkler Requirements

903.2.3.1.1 New Public School Campus. An approved automatic sprinkler system shall be provided in all buildings of a new public school campus as defined in Section 202 regardless of occupancy classification.

Exceptions:

1. Exempted portable buildings.
2. Ticket booths and athletic field storage buildings that are less than 500 square feet in floor area and located a minimum of 100 feet from all other buildings.
3. Shade or lunch shelters that are incapable of trapping heat,

smoke or other by-products of combustion and located a minimum of 20 feet from all other buildings.

4. Shade or lunch shelters that are constructed of non-combustible materials and located a minimum of 20 feet from all other buildings.

903.2.3.1.1.1 Sprinklers shall be installed in spaces where the ceiling creates a “ceiling-plenum” or space above the ceiling is utilized for environmental air.

(36) Chapter 9, Section 903.2.4 of the California Fire Code is deleted

(37) Chapter 9, New Section 903.2.4 of the California Fire Code is added to read:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group F occupancies.

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:
 - a. The canopy and supporting structure are constructed of non-combustible materials.
 - b. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.
 - c. The crush pad is not used for storage of combustible materials.
 - d. The canopy and supporting structure is incapable of trapping heat, smoke or other byproducts of combustion.
2. Dairy milking facilities less than 12,000 feet in area.

903.2.4.1 Existing F-1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or which use finely divided combustible materials. A fire wall of less than four-hour fire resistance rating without openings, or any fire wall with opening shall not be used to establish separate fire areas.

903.2.4.2 Additions or remodels – F Occupancy. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where any of the following conditions is created as a result of a remodel or addition:

903.2

1. The fire area is increased beyond the areas specified in Table
2. The fire area exceeds 12,000 square feet.
3. The fire area is located more than three stories, or more than 30 feet, above grade plane.
4. The combined area of all fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
5. The fire area contains woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or which use finely divided combustible materials.

(38) Chapter 9, Section 903.2.5.5 of the California Fire Code is added to read:

903.2.5.2 Additions or remodels – H Occupancy. An automatic sprinkler system shall be provided throughout all buildings containing a Group H occupancy, and where an H Occupancy is created as a result of a remodel or addition.

(39) Chapter 9, Section 903.2.6.3 of the California Fire Code is added to read:

903.2.6.3 Additions or remodels – I Occupancy. An automatic sprinkler system shall be provided throughout all buildings containing a Group I occupancy, and where an I Occupancy is created as a result of a remodel or addition.

(40) Chapter 9, Section 903.2.7 of the California Fire Code is deleted

(41) Chapter 9, New Section 903.2.7 of the California Fire Code is added to read:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group M occupancies, and when an addition or remodel occurs affecting a Group M Occupancy as provided in this section.

Exception: Detached non-combustible motor fuel-dispensing facility canopies classified as a Group M occupancy where the canopy and supporting structure is in incapable of trapping heat, smoke or other byproducts of combustion.

903.2.7.1 High-piled storage. An automatic sprinkler system shall be provided as required in Chapter 23 in all buildings where storage of merchandise is in high-piled or rack storage arrays.

903.2.7.2 Additions or remodels – M Occupancies. An automatic sprinkler system shall be provided for Group M occupancies where any of the following conditions is created as a result of a remodel or addition:

1. A Group M fire area exceeds 12,000 square feet.
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
4. A Group M occupancy is used for the display and sale of upholstered furniture.
5. The structure exceeds 24,000 square feet in area, 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.
6. The fire area is increased beyond the areas specified in

Table 903.2

(42) Chapter 9, Section 903.2.8. of the California Fire Code is amended to add Section 903.2.8.1 to read:

903.2.8.1 Additions or remodels – R Occupancies. An automatic sprinkler system shall be provided for Group R occupancies where any of the following conditions is created as a result of a remodel or addition:

1. The fire area is increased beyond the areas specified in Table 903.2.
2. The fire area exceeds 12,000 square feet.

Exception: Attached carports of non-combustible construction classified as a Group-U Occupancy where there is no habitable space above, and which are accessory uses to a one- or two-family residential dwelling.

(43) Chapter 9, Section 903.2.9 of the California Fire Code is deleted.

(44) Chapter 9, New Section 903.2.9 of the California Fire Code is added to read:

903.2.9 Group S. An automatic fire sprinkler system shall be provided throughout new buildings and portions thereof used as Group S occupancies, and when an addition or remodel occurs affecting a Group S Occupancy as provided in this section.

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 of the California Building Code.

903.2.9.2 Bulk storage of tires. Building, structures used for the storage of tires shall be equipped throughout with an automatic sprinkler system.

903.2.9.3 Additions or remodels – Group-S Occupancies. An automatic fire sprinkler system shall be provided throughout all buildings containing a Group S occupancy where any of the following conditions is created as a result of a remodel or addition:

- 903.2.
1. The fire area is increased beyond the areas specified in Table
 2. A Group S-1 fire area exceeds 12,000 square feet.
 3. A Group S-1 fire area is located more than three stories above grade plane.
 4. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
 5. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet.

(45) Chapter 9, Section 903.2.11.7 is added to read:

903.2.11.7 Group U Occupancy special requirements. An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group U occupancies, and when an addition or remodel occurs affecting a Group U Occupancy as provided in this section.

Exceptions:

1. Detached Group U occupancies 3000 square feet or less in area
2. Agricultural exempt buildings and agricultural buildings as approved by the Fire Code Official.

903.2.11.7.1 Group U accessory areas. For a U Occupancy less than 3000 square feet in area: In addition to the occupancy separations of California Building Code Chapter 5, an automatic fire sprinkler system shall be installed throughout all accessory areas of a U Occupancy regardless of the mixed-use ratio.

(46) Chapter 9, Table 903.2 is added to the California Fire Code, to read:

Table 903.2

| Existing Building Area | Allowable Area Increase |
|--------------------------|-------------------------|
| 0-1000 sq ft: | 200% (c) |
| 1001-4000 sq ft: | 100% (a)(c) |
| Greater than 4000 sq ft: | 50% (a)(b)(c) |

- (a) A 2000 sq ft. maximum increase is allowed.
- (b) Maximum cumulative allowable area is 6000 sq ft.
- (c) Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq ft in area.

(47) Chapter 9, Section 903.2.11.8 is added to read:

903.2.11.8 Changes of Occupancy.

When any change of occupancy occurs where the proposed new occupancy classification is more hazardous as determined by the Fire Code Official including the conversion of residential buildings to condominiums, the building shall meet the fire sprinkler requirements for a newly constructed building.

(48) Chapter 9, Section 903.2.11.9 is added to read:

903.2.11.9 Elevation of existing buildings

An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to: three or more stories, or more than 35 feet in height, from grade to the exposed roof.

Exceptions:

1. An automatic fire-extinguishing system need not be provided when the area above 35 feet is provided for aesthetic purposes only and is a non-habitable space.

2. An automatic fire-extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:

(a) The elevation creates a building no more than three stories in height.

(b) Two approved exits are provided for the highest floor, including a third story having less than 500 square feet of floor area.

(c) Approved interconnected smoke alarms are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.

(d) There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a private parking garage or as unused vacant space.

(e) Any addition to the building after the elevation shall require installation of an automatic fire-extinguishing system.

(49) Chapter 9, Section 903.2.18 of the California Fire Code is deleted.

(50) Chapter 9, New Section 903.2.18 of the California Fire Code is added to read:

903.2.18 Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above, attached garages, and detached Group U structures greater than 3000 square feet in area containing a use similar to a: B Occupancy, S Occupancy, or M Occupancy which is 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. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm per square foot over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions to sprinkler placement.

(51) Chapter 9, Section 903.4.2 of the California Fire Code is deleted.

(52) Chapter 9, New Section 903.4.2 of the California Fire Code is added to read:

903.4.2 Alarms. At least one exterior approved audible device activated by the water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system shall be connected to every automatic fire alarm system in an approved location, and approved audible devices shall be connected to every automatic sprinkler system for the purpose of occupant notification. Every new fire alarm system installed for the purpose of evacuation, including those systems activated solely by fire sprinkler systems shall be designed so that all occupants of the building shall be notified audibly and visually.

(53) Chapter 9, Section 905.3.1 is amended to read:

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

1. Buildings where the floor level of the highest story is located more than

30 feet above the lowest level of fire department vehicle access.

2. Buildings that are four three or more stories in height.

3. Buildings where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access.

4. Buildings that are two or more stories below the highest level of fire department vehicle access.

5. On the roof of buildings three or more stories in height.

Exceptions:

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

2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet above the lowest level of fire department vehicle access.

3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.

4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:

5.1. Recessed loading docks for four vehicles or less; and

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

(54) Chapter 9, Section 905.9 is amended to read:

905.9 Valve supervision. Valves controlling water supplies shall be supervised in the open position so that a change in the normal position of the valve will generate a supervisory signal at the supervising station required by Section 903.4. Where a fire alarm system is provided, a signal shall also be transmitted to the control unit.

Exceptions:

1. Valves to underground key or hub valves in roadway boxes provided by the

municipality or public utility do not require supervision.

2. Valves locked in the normal position and inspected as provided in this Code in buildings not equipped with a fire alarm system.

(55) Chapter 9, Section 907.2.8.1 is amended to read:

907.2.8.1 Manual fire alarm system for R-1 Occupancies. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-1 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by at least 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, exit court or yard.

2. Manual fire alarm boxes are not required throughout the building when the following conditions are met.

2.1. The building is equipped throughout with an automatic fire sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2.2. Notification devices will activate within each residential unit upon sprinkler water flow.

2.3. At least one manual fire alarm box is installed in an approved location.

(56) Chapter 14, Section 1414.3 is added to read:

1414.3 Buildings under construction. In buildings four or more stories in height required to have sprinklers, such sprinklers shall be installed and extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

(57) Chapter 14, Section 1414.4 is added to read:

1414.4 Buildings being demolished. Where a building is being demolished and a sprinkler system exists within such a building, such sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such sprinkler system may be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

(58) Chapter 27, Section 2701.5.3 is added to read:

2701.5.3 Electronic Reporting. All hazardous Material Management Plans (HMMP) and Hazardous Material Inventory Statements (HMIS) shall be submitted electronically as approved by the Fire Code Official.

(59) Chapter 34, Section 3404.1.1 is added to read:

3404.1.1 Tank storage prohibited. No new aboveground tanks for the storage of Class I and Class II liquids (except LPG-Propane) outside of buildings shall be permitted on mercantile, residential, and other congested parcels. Existing tanks on such parcels shall be removed within one (1) year after written notice from the Fire Code Official.

(60) Chapter 34, Section 3404.1.2 is added to read:

3404.1.2 Tank storage - other locations. New aboveground tanks for storage of Class I and II liquids on parcels not covered under Section 3404.1.2 shall be enclosed in a flammable liquid storage vault constructed in accordance with the standards of the fire department. Existing tanks on such parcels shall conform to this section within one (1) year after written notice from the fire department.

(61) Chapter 34, Section 3404.1.3 is added to read:

3404.1.3 Existing Tank Storage. Existing Tank storage shall meet the requirements of new tank installations within one year of notice from the Fire Code Official.

(62) Chapter 34, Section 3404.1.4 is added to read:

3404.1.4 Permits. In addition to any permits otherwise required by this Code, all existing and new aboveground tanks for storage of Class I and II liquids shall comply with the permit requirements of any federal, state, or local agency regulating the storage of such liquids in the jurisdiction.

(63) Chapter 38, Section 3803.3.1 is added to read:

3803.3.1 Seismic Anchoring. An approved seismic anchoring system shall be installed on all permanently installed, propane/LPG gas containers.

(64) Chapter 49, Section 4903 is amended to add the following:

4903.1 General. A fire protection plan shall be required for any new residential or commercial building within a wildland-urban interface fire area. The plan shall be prepared by a qualified professional and shall be approved by the County Fire Code Official. The plan shall include, at a minimum, defensible space zones, identification of vegetation types, replacement of non-native flammable vegetation with approved fire resistive vegetation, and a maintenance

program for all vegetation. The property owner shall record a covenant, in a form satisfactory to County Counsel, which ensures that the approved plan will be implemented and maintained. When required by the code official, the property owner shall record a covenant, in a form satisfactory to County Counsel, which ensures that the approved plan will be implemented and maintained.

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

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

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

(65) 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.

(66) Appendix B, Section B102.1 is amended to read:

B102.1 FIRE-FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, measured in the water main in the vicinity of the flowing hydrant, that is available for fire fighting.

(67) Appendix B, Section B103.3 is amended to read:

B103.3 Areas without water supply systems. For information regarding water supplies for firefighting purposes in rural and suburban areas in which adequate water supply systems do not exist, the Fire Code Official is authorized to utilize the 2007 Edition of NFPA 1142, the International Wildland-Urban Interface Code or the Sonoma County Fire Safe Standards.

(68) Appendix B, Section B105.1 is amended to read:

B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600

square feet (344.5 m²) shall be 1,500 gallons per minute (3,785.4 L/min). Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5 m²) shall not be less than that specified in Table B 105.1.

Exceptions:

1. A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is provided with an approved fire sprinkler system.
2. County unincorporated areas not served by a municipal water system.

(69) Appendix B, Section B105.2 is amended to read:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exceptions:

1. A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5,678 L/min) for the prescribed duration as specified in Table B105.1.

2. Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet (93m³), 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:

- 2.1 California State Parks Buildings of an accessory nature (restrooms).
- 2.2 Safety roadside rest areas, (SRRA), public restrooms.
- 2.3 Truck inspection facilities, (TIF) CHP office space and vehicle inspection bays.
- 2.4 Sand/salt storage buildings, storage of sand and salt.
- 2.5 Volunteer fire facilities, including office space and vehicle storage bays.

(70) Appendix C, Section C101.1 is amended to read:

C101.1 Scope. Fire hydrants shall be provided in accordance with this Appendix for the protection of buildings, or portions of buildings, hereafter constructed. 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 (93m³), 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.

(71) Appendix C, Section C102.1 is amended to read:

C102.1 Fire hydrant locations. Where fire hydrants are required, they shall be provided along required fire apparatus access roads and adjacent public streets. A fire hydrant shall be located within 50 feet of any Fire Department connection, or as approved by the Fire Code Official.

(72) Appendix C, Section C105.1 is amended to read:

C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Exceptions:

1. The Fire Chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

2. 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. Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distance listed in Table C105.1.

(73) Appendix C, Table C105.1 footnote f and g is added to read:

f. For commercial, industrial and multi-family residential, average spacing shall be no greater than 300 feet.

g. A fire hydrant shall be located within 50 feet of the Fire Department Connection (FDC), or as approved by the Fire Code Official

(74) 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.

(75) Appendix D, Section D102.1 is amended to read:

D102.1 Access and loading. 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 (34,050 kg) or as approved by the Fire Code Official.

Exception: One and two-family residential dwellings; detached U Occupancy buildings less than 1000 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.

(76) Appendix D, Section D103.2 is amended to read:

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent and up to 20 percent as approved by the Fire Code Official.

(77) Appendix D, Section D103.3 is amended to read:

D103.3 Turning radius. The minimum turning radius shall be determined by the Fire Code Official or as approved by local standards.

(78) 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

local agency requirements for public streets or as approved by local standards.

(79) Appendix D, Table D103.4 is deleted.

(80) Appendix D, Section D103.6 is added 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.

(81) Appendix D, Section D104.2 is amended to delete Exception and read:

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5,760 m²) shall be provided with two separate and approved fire apparatus access roads.

(82) Appendix D, Section D106.1 is amended to delete Exception and read as follows:

D106.1 Projects having more than 50 dwelling units. Multiple family residential projects having more than 50 dwelling units shall be provided with two separate and approved fire apparatus access roads.

(83) Appendix D, Section D106.2 is deleted.

(84) Appendix D, Section D107.1 is amended to delete Exceptions and read:

D107.1 One- or two-family dwelling residential developments. Developments of one- and two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of section D104.3.

Exception:

1. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the Fire Code Official.

Article VIII. Fees and Charges.

Sec. 13-81. Schedule of fees and charges.

(a) The Board of Supervisors may from time to time establish a schedule of fees and charges following the procedure set forth in California law (currently Government Code Section 66016 et seq.) to recover the reasonable cost of providing services, issuing permits and enforcing

regulations pursuant to this chapter.

(b) The Board of Directors of any fire protection district may from time to time establish a schedule of fees and charges following the procedure set forth in California Law to recover the reasonable cost of providing services, issuing permits and enforcing regulations pursuant to this Chapter. Pursuant to Health and Safety Code Section 13916, no such fee or charge on new construction or development shall be for construction of public improvements or facilities or the acquisition of equipment. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Article IX. Enforcement.

Sec. 13-86. Responsibility for enforcement.

Except as otherwise provided herein, the County Fire Chief shall be responsible for enforcing the provisions of this chapter. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-87. Issuance of citations.

The County Fire Chief, Director of Permit and Resource Management, and local fire chiefs may, pursuant to Section 836.5 of the California Penal Code, arrest a person without a warrant whenever they have reasonable cause to believe that the person to be arrested has committed a misdemeanor in their presence which is a violation of this chapter or any other ordinance or statute which they have a duty to enforce, and to issue a written notice to appear and to release such person on his or her written promise to appear in court, as prescribed by Chapter 5C (commencing with section 853.6) of the California Penal Code. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Article X. Violations.

Sec. 13-91. Violation--Penalty.

Any person who violates or fails to comply with any provision of the Uniform Fire Code, the Uniform Fire Code Standards, or the National Fire Codes, as adopted, or this chapter, or who violates or fails to comply with any order or regulation made thereunder, or who acts in violation of any detailed statement of specifications or plans submitted and approved thereunder, or who violates any provisions of a certificate or permit issued thereunder, is guilty of a misdemeanor, punishable as provided by law. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified in any citation or notice of violation, each day or portion thereof that prohibited conditions are maintained shall constitute a separate offense. The application of the provisions of this section shall not be held to prevent the enforced removal of prohibited conditions. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

SECTION II. Pursuant to Health and Safety Code, Section 13143.5 and 17958.7, the Board of Supervisors expressly finds that this ordinance and the changes or modifications made herein to the 2010 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 Supervisors 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 brushland fires each year. While normal temperatures do not exceed 85-90 degrees during the summer months, temperatures can climb to 110 degrees plus 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 (12) feet 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 2010 California Fire Code to assist in mitigating such conditions.

SECTION III. Except as added, revised, amended or deleted herein, the remaining provisions of Chapter 13 as previously adopted shall remain in full force and effect.

SECTION IV. The County Fire Chief is directed to file a copy of this Ordinance with the State Fire Marshal and California Building Standards Commission of the State of California.

SECTION V. The provisions of this Code shall not be construed as imposing upon the County of Sonoma any liability or responsibility for damages to persons or property resulting from defective work, nor shall the County of Sonoma, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this Code of any permits or certifications issued under this Code.

SECTION VI. The Board of Supervisors 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. This finding and determination is based on the environmental determination of the Permit and Resource Management Department for this ordinance. The Director of Permit and Resource Management Department is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

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

SECTION VIII. This ordinance shall be and the same is hereby declared to be in full force and effect on January 1, 2011. The ordinance shall be published once before the expiration of fifteen (15) days after its passage, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation published and circulated in the County of Sonoma.

SECTION VIII. This ordinance shall be and the same is hereby declared to be in full force and effect on January 1, 2011. The ordinance shall be published once before the expiration of fifteen (15) days after its passage, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation published and circulated in the County of Sonoma.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the 19th day of October, 2010, and finally passed and adopted this 2nd day of November, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Kerns _____ Zane _____ Kelley _____ Carrillo _____ Brown _____
Ayes _____ Noes _____ Absent _____ Abstain _____

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

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Veronica Ferguson, County Clerk and
Clerk of the Board of Supervisors

IT IS SO ORDERED