

ORDINANCE NO. 5905

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING CHAPTER 13, "FIRE SAFETY ORDINANCE" OF THE SONOMA COUNTY CODE TO ADOPT BY REFERENCE AND AMEND SELECTED PROVISIONS, CHAPTERS AND APPENDICES OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, 2010 EDITION OF THE CALIFORNIA FIRE CODE; TO ADOPT LOCAL FINDINGS; AND TO MAKE OTHER TECHNICAL AND ADMINISTRATIVE REVISIONS TO CHAPTER 13.

SECTION I. Chapter 13 of the Sonoma County Code is amended to read:

CHAPTER 13 SONOMA COUNTY FIRE SAFETY ORDINANCE

Article I. General Provisions.

Sec. 13-1. Short title.

This chapter shall be known and may be cited as the Sonoma County Fire Safety Ordinance.

Sec. 13-2. Administrative regulations.

(a) The County Fire Chief, the Director of Permit and Resource Management, or both may adopt, amend or repeal administrative regulations to implement, interpret or make specific provisions of this chapter. Notice of the proposed adoption, amendment, or repeal of a regulation pursuant to this section shall be posted for a period of thirty (30) days in the public lobby of the permit and resource management building, and shall be mailed to every person who has filed a request for notice of such actions with the County Fire Chief, the Director of Permit and Resource Management, or both. Every notice shall include a copy of the express terms of the proposed action and a statement that the public may submit written comments on the proposed action prior to the close of the posting period. The County Fire Chief, the Director of Permit and Resource Management, or both, as appropriate, may approve, modify, or withdraw the proposed adoption, amendment or repeal of a regulation following the posting period.

(b) The adoption, amendment or repeal of a regulation pursuant to this section shall take place not less than fifteen (15) nor more than one hundred eighty (180) days following the close of the posting period specified in subsection (a), and shall be effective upon posting of an order of adoption, amendment or repeal in the public lobby of the permit and resource management building. Each such order shall include a concise and clear summary of the action taken by the County Fire Chief, the Director of Permit and Resource Management, or both, and shall remain posted for a period of thirty (30) days.

(c) The regulations adopted or amended pursuant to this section shall have the same force and effect as provisions of this chapter. Failure by any person to comply with any regulation adopted or amended pursuant to this section shall be a violation of this chapter.

(d) The regulations adopted or amended pursuant to this section shall be periodically compiled and copies thereof made available to the public for purchase at cost or review free of charge at the office of Fire & Emergency Services Department or the Department of Permit and Resource Management.

Article II. Definitions.

Sec. 13-6 Definitions.

Unless the provision or context requires otherwise, the definitions contained in this section shall govern the construction of this chapter. The definition of a word applies to any of that word's variants.

“Accessory Building” means any building containing solely a Group U occupancy as defined in the County Building Code.

“Agricultural Building” means any structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged; nor shall it be a place used by the public.

“Agricultural Operation” means includes the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural commodity, including timber, viticulture, apiculture or horticulture, and the raising of livestock, fur bearing animals, fish or poultry.

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

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

“Building” means any structure used or intended for supporting or sheltering any use or occupancy. Building is also any structure as to which state agencies have regulatory power, and housing or enclosure of persons, animals, chattels, equipment or property of any kind. Building is also any structure wherein things may be grown, made, produced, kept, handled, stored or disposed of, and all appendages, accessories, apparatus, appliances and equipment installed as a part thereof. Building shall not include machinery, equipment or appliances installed for manufacture or process purposes only, nor shall it include any construction installations which are not a part of a building, any tunnel, mine shaft, highway or bridge, or include any house trailer or vehicle which conforms to the California Vehicle Code.

NOTE: Building shall have the same meaning as defined in Health and Safety Code, Section 17920 and 18908 for the applications specified in Sections 101.17.9 and 101.17.10 of the Building Code.

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

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

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

“Building Official” means the Chief Building Official as defined in Section 7-2 of the Sonoma County Code.

“California Fire Code” means the regulations in California Code of Regulations, Title 24, Part 9, 2010 California Fire Code, which incorporate by adoption the 2009 Edition of the International Fire Code of the International Code Council with necessary California amendments.

“Central Alarm Station” means a publicly or privately operated alarm receiving center that is constantly attended by appropriately trained staff.

“Chief” means the County Fire Chief or his or her authorized representative for those portions of the unincorporated area of the County not in a fire protection district, and the local fire chief or his or her authorized representative for those portions of the unincorporated area of the County in a local fire protection district. Notwithstanding the preceding, the County Fire Chief shall be responsible for plan checking and inspection of new construction and alterations subject to this Code within both those portions of the unincorporated area of the County not in a fire protection district and those portions of the unincorporated area of the county in a local fire protection district, unless a 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.

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

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

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

“County Fire Chief” means the Director of County Fire and Emergency Services Department.

“County Fire Prevention Officers Association” means the Sonoma County Fire Prevention Officers Association.

“Dairy Milking Facility” means a single story structure constructed of non-combustible materials with two or more open sides that is used exclusively for milking dairy animals. A dairy

milking facility may have either an office or a storage area of less than four hundred (400) square feet. A dairy milking facility shall not have any sleeping areas within the structure.

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

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

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

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

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

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

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

“Dwelling Unit” means any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by the County Building Code, for not more than one (1) family.

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

“Executive Body” means the Board of Supervisors of Sonoma County for those portions of the County not in a fire protection district, and the Board of Directors of the Fire Protection District having jurisdiction for those portions of the County in that Fire Protection District.

“Exterior Wall” means any wall or element of a wall, or any member or group of members, which defines the exterior boundaries or courts of a building and which has a slope of sixty (60) degrees or greater with the horizontal plane.

“Existing Building.” See “building, existing.”

“Fire Alarm” means any device, control or circuit designed to produce an alarm signal in the event of fire or system activation, together with the energy necessary to sound an alarm, electrically supervise the system where required, and activate the alarm bells, trouble bells or trouble signals.

“Fire and Emergency Services Department” means the Sonoma County Fire and Emergency Services Department.

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

“Fire Department” means the Fire and Emergency Services Department of the County for those unincorporated areas of the County not in a local fire protection district, and the local fire protection district having jurisdiction for those unincorporated areas of the County in a local fire protection district.

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

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

“Floor Area-Fire Flow Calculations” means the floor area used for calculating the required fire flow shall be the total floor area of all floor levels within the exterior walls that are under the horizontal projection of the roof, except as modified in Appendix B, Section B104.

“General Plan” means the Sonoma County general plan.

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

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

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

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

“Jurisdiction” means the County of Sonoma, in the State of California.

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

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

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

“Local responsibility Area” means that portion of the unincorporated area of the County not classified by the State Board of Forestry as a state responsibility area.

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

“National Fire Codes” means the most current edition of the National Fire Codes published by the National Fire Protection Association.

“New Building.” See “building, new.”

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

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

“One-way Road” means a road designed for traffic flow in one (1) direction only.

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

“Planning Official” means the Director of the Permit and Resource Management Department.

“Private Riding Arena” means an enclosed or unenclosed building or portion of a building used exclusively for private equestrian activities by the building owner, guests, or employees, not to exceed a maximum capacity of thirty (30) persons. The area within a private riding arena shall not be used for storage areas, animal stalls, offices, viewing areas, shows, events, public riding lessons, or similar uses or occupancies. A private riding arena shall be classified as a Group U, Division 3

occupancy.

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

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

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

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

“Residential Building” means any one- or two-family dwelling containing a Group R-3 Occupancy, or Group U occupancy accessory to a Group R-3 Occupancy as defined in the County Building Code.

“Road” means any public or private road.

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

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

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

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

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

“Single-family Dwelling” means a dwelling that contains one dwelling unit for one family of one or more persons. Single-family dwelling does not include a dwelling used for a large family day-care home, lodging house, congregate residence, or other similar use.

“Standard Specifications for Highway Bridges” means the Standard Specifications for Highway Bridges 17th Edition, 2002, published by the American Association of State Highway and Transportation Officials.

“State Responsibility Area” means that portion of the unincorporated area of the County classified by the State Board of Forestry as a state responsibility area.

“Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

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

“Subdivision Ordinance” means the Subdivision Ordinance of Sonoma County.

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

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

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

“Two-family Dwelling” means a dwelling that contains two (2) dwelling units for two (2) families of one or more persons. Two-family dwelling does not include a dwelling used for a large family day-care home, lodging house, congregate residence, or other similar use.

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

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

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

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

Article III. Appeals.

Sec. 13-11. Board of appeals.

The board of building appeals shall function as the board of appeals under this chapter. Except where inconsistent with the provisions of Sections 7-3 and 13-12 of this Code, the duties of the board of appeals shall be as prescribed in Chapter 1, Division II, Section 108 of the California Fire Code.

Sec. 13-12. Appeals.

(a) Except as otherwise provided in subsection (b), any applicant, permit holder or other interested person dissatisfied with a decision of the County Fire Chief, the Director of Permit and Resource Management, or a local fire chief under this chapter may appeal the decision to the board of appeals, provided, however, that such appeal may not be made more than thirty (30) days after

the decision from which the appeal is being made has been rendered. All interested persons shall be given a reasonable opportunity to be heard and present evidence to the board of appeals on any appeal. Decisions of the board of appeals shall be in writing and shall be delivered to the appellant and the applicant or permit holder, if different from the appellant, either in person or by mailing to the address stated on the appeal or application. Decisions of the board of appeals are final. Should no decision be rendered within twenty (20) days after the filing of the appeal, such appeal shall be deemed to be denied unless time is extended by action of the board of appeals.

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

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: PHOTOVOLTAOC 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:

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

1. The fire area is increased beyond the areas specified in Table 903.2.
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 V. Fire Safe Standards

Division A. In General.

Sec. 13-21. Findings.

The Board of Supervisors makes the following findings pertaining to the conditions and requirements contained in this article:

- (a) The conditions and requirements contained in this article are consistent with and in furtherance of the goals, objectives and policies of the public safety element of the general plan.
- (b) The conditions and requirements contained in this article are necessary because the failure to adopt them would place residents and property within the unincorporated area of the county in a condition perilous to health or safety, or both.
- (c) The conditions and requirements contained in this article are necessary to comply with the requirements of Public Resources Code section 4290.
- (d) The conditions and requirements contained in this article are necessary because growth and development within the unincorporated area of the county has increased the potential for significant losses from wildland and structure fires and adversely impacted rural and wildland fire fighting resources.
- (e) The conditions and requirements contained in this article are necessary because wildland fires are becoming an increasing threat to structures and loss of life, where in the past the

only threat was to wildland resources.

(f) The conditions and requirements contained in this article are necessary because structure fires are escaping to the surrounding wildlands and destroying other structures as well as wildland resources.

(g) The conditions and requirements contained in this article are necessary because there are not enough fire fighting resources available, even with mutual aid, to protect both wildland resources and the structures intermingled amongst such resources and it is financially infeasible to increase fire-fighting resources to the level necessary to provide such protection.

(h) The conditions and requirements contained in this article are necessary because they represent a cost effective alternative to increasing fire fighting resources.

(i) The conditions and requirements contained in this article will ensure that all new development within the unincorporated area of the county will provide a basic level of fire protection around itself making it easier and safer for fire fighters to fight wildland and structure fires.

(j) The conditions and requirements contained in this article will not totally prevent losses from wildland and structure fires, but will reduce the severity of the losses that do occur through built-in fire protection and better fire response infrastructure.

(k) The conditions and requirements contained in this article will create an opportunity for fire fighters to defend a structure from a threatening wildland fire and protect the wildlands from an escaping structure fire.

(l) The conditions and requirements contained in this article will increase the safety of fire fighters protecting lives, structures and wildland resources.

Sec. 13-22. Citation - Purpose.

This article shall be known and may be cited as the “Sonoma County Fire Safe Standards” or the “Fire Safe Standards.” This article is adopted for the purpose of establishing minimum fire safe standards for development within the unincorporated area of the county. Where a development subject to the provisions of this article cannot meet a specified standard, an exception to the standard may be applied for pursuant to Section 13-23. This article is not intended to restrict or otherwise limit the authority or discretion of the county to impose additional requirements when reviewing applications for development. Nothing in this article is intended to supersede more restrictive provisions of this Code and where another provision of this Code establishes a more stringent requirement, that requirement shall control.

Sec. 13-23. Compliance with standards required - Exceptions to standards.

(a) All development subject to the provisions of this article shall be constructed and maintained in compliance with the standards specified in this article. Approvals and permits for any development may be withheld or refused until adequate provision has been made to ensure such

compliance.

(b) Exceptions to the standards specified in this article and mitigated practices may be allowed where the exception or mitigated practice provides the same overall practical effect as the specified standards.

(c) Application for an exception or mitigated practice shall be made in writing by an applicant for development or the applicant's authorized representative. The application shall state the specific section or sections of this article for which an exception or mitigated practice is proposed, material facts supporting the contention of the applicant, the details of the exception or mitigated practice proposed, and a map showing the proposed location and setting of the exception or mitigated practice. The burden of proving that a proposed exception or mitigated practice is warranted shall be on the applicant.

(d) The County Fire Chief shall determine whether to grant, deny, or modify any application for an exception or mitigated practice filed in connection with the issuance of any building permit. The planning commission, board of zoning adjustments, project review and advisory committee, or design review committee shall determine whether to grant, deny, or modify any application for an exception or mitigated practice filed in connection with any development approval under their respective jurisdictions. Modification of an application for an exception or mitigated practice by the County Fire Chief, planning commission, board of zoning adjustments, project review and advisory committee, or design review committee shall be limited to the alternate fire protection measures specified in Section 13-62.

(e) Where an application for an exception or mitigated practice is denied or modified, the applicant may appeal such denial or modification. Appeal from a denial or modification by the County Fire Chief shall be made pursuant to Article III of this chapter. Appeal from a denial or modification by the planning commission, board of zoning adjustments, project review and advisory committee, or design review committee shall be made pursuant to Chapter 25 or Chapter 26 of this Code, as appropriate. In order to grant an appeal, the body hearing the appeal must find that the exception or mitigated practice proposed meets the intent of this article.

(f) A written copy of any decision granting an appeal within a state responsibility area shall be provided to the director of forestry and fire protection within ten (10) days after the decision is final.

Sec. 13-24. Scope of coverage.

(a) Except as otherwise provided in Section 13-25, the provisions of this article shall apply to all development on all lands within the unincorporated area of the county.

(b) Except as otherwise provided in this article, all applications for development approvals shall be accompanied by plans, engineering calculations, and other data necessary to determine compliance with the provisions of this article.

(c) Except as otherwise provided in this article, compliance with the provisions of

this article shall occur prior to the commencement of construction of any structure unless otherwise authorized by the County Fire Chief.

Sec. 13-25. Exemptions.

The provisions of this article shall not apply to any of the following, except to the extent provided for herein:

(a) Any building granted an agricultural exemption pursuant to Chapter 7 of this Code, provided that the building does not exceed 8,000 square feet in size and is not located in a state responsibility area.

(b) Any road or bridge used exclusively for access to an agricultural operation; or an agricultural exempt structure; or a Group U, Occupancy accessory to a one- or two-family residential dwelling, as defined in the County Building Code, that is under less than 1,000 square feet in area.

(c) Any road or bridge used exclusively for the management and harvesting of wood products.

(d) Any new building having a floor area of less than six hundred forty (640) square feet and containing an occupancy other than a detached Group U Occupancy as defined in the County Building Code, except that the provisions of Divisions C and E of this article shall apply to all such buildings.

(e) Any new building accessory to a one- or two-family residential dwelling with a floor area of less than one thousand (1,000) square feet and containing a detached Group U Occupancy as defined in the County Building Code, except that the provisions of Divisions C and E of this article shall apply to all such buildings.

(f) Any existing road that provides year-round unobstructed access to conventional drive vehicles, including sedans and fire engines, which was constructed and serving a legal parcel prior to January 1, 1992, except that (1) the provisions of Division C of this article shall apply to all such roads, and (2) all of the other provisions of this article shall apply to any such road if it is extended, reconstructed or improved pursuant to a development approval, but only to the portion of the road that is extended, reconstructed or improved.

(g) Any road required as a condition of any development approval granted prior to January 1, 1992, except that (1) the provisions of Division C of this article shall apply to all such roads, and (2) all of the other provisions of this article shall apply to any such road if it is extended, reconstructed or improved pursuant to a new development approval, but only to the portion of the road that is extended, reconstructed or improved.

(h) Any driveway serving a legally constructed residential building prior to January 1, 1992, except that (1) the provisions of Division C of this article shall apply to all such roads, and (2) all of the other provisions of this article shall apply to any such driveway if it is extended, reconstructed or improved pursuant to a new development approval, but only to the portion of the driveway that is extended, reconstructed or improved.

(i) Any legal or legal non-conforming building constructed prior to January 1, 1992, or any building for which a building permit was issued or an application for a building permit was accepted as complete for filing prior to January 1, 1992; except that the provisions of this article shall apply to any such building if the occupancy is changed, altered, or otherwise converted to any Group R, Division 3 occupancy as defined in the County Building Code.

(j) Any addition to an existing building adding a floor area less than six hundred forty (640) square feet including a detached Group U Occupancy as defined in the County Building Code, except that the provisions of Divisions C and E of this article shall apply to all such buildings.

Sec. 13-26. Administration and enforcement - Inspections.

(a) The administration and enforcement of the provisions of this article shall be the shared responsibility of the County Fire Chief and the Director of Permit and Resource Management.

(b) Inspections to determine compliance with the provisions of this article shall be the responsibility of the County Fire Chief or the Director of Permit and Resource Management, as appropriate. The County Fire Chief or the Director of Permit and Resource Management may authorize a local fire chief to conduct inspections within a local fire protection district under the direction of the County Fire Chief or the Director of Permit and Resource Management. In such cases, inspection results shall be provided to the County Fire Chief or the Director of Permit and Resource Management promptly after completion of the inspection.

Sec. 13-27. Distance measurements.

All distances specified or referenced in this article shall be measured horizontally unless otherwise stated.

Division B. Emergency Access.

Sec. 13-28. Intent.

This division establishes minimum emergency access requirements to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire emergency.

Sec. 13-29. Availability of emergency access.

All buildings shall be accessible to emergency fire equipment by a road or driveway constructed to within one hundred fifty (150) feet of any portion of an exterior wall of the first story of the building or such closer distance as the Director of Permit and Resource Management deems necessary to provide adequate access for emergency fire equipment. All buildings located on slopes of greater than five percent (5%) shall also include such additional fire protection measures under Section 13-63, as the County Fire Chief deems necessary to mitigate access constraints.

Sec. 13-30. Road and driveway surfaces.

All roads and driveways shall have all-weather driving surfaces. All structural sections shall be constructed so as to meet or exceed the following standards:

(a) On level areas and grades of less than five percent (5%), roads and driveways shall have a gravel surface. The structural section of the road or driveway shall be at least one foot (1') of compacted Class 2 Aggregate Base.

(b) On grades of between five percent (5%) and ten percent (10%), roads and driveways shall have a double seal coat surface. The structural section of the road or driveway shall have an armor coat surface, constructed according to CalTrans Standard Specifications Section 37, Bituminous Seal Double Application, and the base portion of the road or driveway shall be at least one foot (1') of compacted Class 2 Aggregate Base.

(c) On grades of greater than ten percent (10%), roads and driveways shall have an asphalt concrete surface. The structural section of the road or driveway shall be asphalt concrete of at least two tenths of one foot (0.2') thick. The base portion of the structural section shall be at least five tenths of one foot (0.5') of compacted Class 2 Aggregate Base.

(d) In lieu of the prescriptive structural sections required by subsections (a), (b) and (c), a design of the section may be prepared by a licensed civil engineer using a soils investigation that provides soil R-value and expansion index. Alternatively, the engineer may use an R-value of 5 and waive the soil report unless a soil engineering report is required because of specific site conditions. The traffic index to be used for the design shall be not less than 3.5.

Sec. 13-31. Road and driveway grades.

(a) No road or driveway shall have a maximum grade in excess of fifteen percent (15%), without the approval of the County Fire Chief. In granting such approval, the County Fire Chief may require such additional fire protection measures under Section 13-63 as he or she deems necessary to mitigate access constraints. A road or driveway may include grades up to twenty percent (20%) for distances not exceeding three hundred feet (300') within any one thousand feet (1,000') of road or driveway.

(b) A vertical curve shall be required for any road or driveway when the algebraic

difference in grade exceeds three percent (3%) for driveways, and two percent (2%) for private roads. The length of any vertical curve shall not be less than fifty feet (50').

(c) The maximum surface cross slope shall be five percent (5%) for all surface types unless a greater cross slope is required to meet super elevation requirements. The minimum surface cross slope for all surface types shall be two percent (2%).

(d) Turnarounds shall have a maximum longitudinal slope of eight percent (8%). The longitudinal slope is defined as the slope corresponding to the long axis of a vehicle as it travels into, out of, and through a turnaround. This slope shall be maintained beginning and ending at the point of tangency of the edge of pavement curves for the turnaround. The cross slope perpendicular to the longitudinal slope shall not exceed five percent (5%).

Sec. 13-32. Road and driveway horizontal curves and intersections.

(a) No road or driveway shall have a horizontal inside radius of curvature of less than fifty feet (50'). If the roadway or driveway width is less than twenty-four feet (24'), then additional roadway or driveway widths shall be required as follows:

(1) Four feet (4') of additional width for curves with a horizontal inside radius of fifty feet (50') to one hundred feet (100') and a central angle greater than forty-five (45°) degrees; and

(2) Two feet (2') of additional width for curves with a horizontal inside radius of one hundred feet (100') to two hundred feet (200') and a central angle greater than forty-five (45°) degrees.

The road shall have the full width widening beginning at the point of tangency of the curve requiring the widening to the end point of tangency of that curve or subsequent curves requiring widening (if reverse curves are used). A five-to-one (5:1) taper shall be used to transition from the base width into and out of the widened width.

(b) Unless otherwise approved by the County Fire Chief, where a private road, with a throat width equal to or greater than eighteen feet (18') as measured thirty feet (30') from the edge of pavement, intersects a public road, the edge of pavement radius shall begin with a line a minimum of twelve feet (12') from and parallel to the physical centerline of the public road and a minimum radius of twenty-five feet (25') shall be provided from this point to the point of tangency with the edge of pavement of the private road. A taper of not less than ten-to-one (10:1) shall be provided along the public road when the public road is less than twenty-four feet (24') wide.

(c) Where a private road, with a throat width measuring equal to or greater than twelve feet (12') and less than eighteen feet (18') or a driveway with a throat width equal to or greater than ten feet (10') as measured thirty feet (30') from the edge of pavement, intersects a public or private road, the edge of pavement radius shall begin with a line a minimum of twelve feet (12') from and

parallel to the physical centerline of the public or private road and a minimum radius of twenty-five feet (25') shall be provided from this point to the point of tangency with the edge of pavement of the private road or driveway. A taper of not less than ten-to-one (10:1) shall be provided along the public or private road when the public or private road is less than twenty-four feet (24') wide. In lieu of a ten-to-one (10:1) taper connecting private road or driveway to private road only, a radius of forty feet (40') may be used.

(d) Where a driveway, with a throat width measuring equal to or greater than ten feet (10') and less than eighteen feet (18') as measured thirty feet (30') from the edge of pavement, intersects a private road, the edge of pavement shall be a minimum radius of forty feet (40'). Any driveway with a throat width greater than eighteen feet (18'), as measured thirty feet (30') from the edge of the pavement, that intersects a private road, shall comply with the private road/public road requirements set forth in subsection (b) of this section.

(e) Road and driveway horizontal curves and intersections may be reduced when proven by scientific method of a recognized vehicle modeling program. The method shall be performed based on the length, width, wheel base and turning radius of a standard Type 1 Fire Apparatus.

Sec. 13-33. Roadway and driveway structures (bridges).

(a) All roadway and driveway structures shall be designed, constructed, and maintained in accordance with applicable sections of the County Building Code, the Standard Specifications for Highway Bridges, and any administrative regulations adopted pursuant to Section 13-2, and shall have a minimum designed live-load capacity of HS 20. All roadway and driveway structures shall be constructed pursuant to a valid building permit. All roadway and driveway structures shall be inspected according to the administrative and inspection provisions of the County Building Code.

(b) All roadway and driveway structures shall have appropriate signing identifying structure capability, including weight and vertical clearance limits, and any one-way road or single traffic lane conditions.

(c) All roadway bridges having only one traffic lane shall be constructed to provide a minimum unobstructed width of twelve feet (12'), shall provide for unobstructed visibility from one end to the other and shall have turnouts at both ends.

(d) All driveway structures shall be constructed to provide a minimum of one (1) twelve foot (12') traffic lane and an unobstructed vertical clearance of fifteen feet (15') along the entire length of the driveway structure. Any driveway structure with a minimum unobstructed width of twelve feet (12') shall not exceed sixty-five feet (65') in length.

(e) Any road or driveway structure required to have a turnaround may have either a hammerhead/T, a stub out, or terminus bulb. All turnarounds shall have a minimum turning radius of forty feet (bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius. If a hammerhead/T is

used, the top of the “T” shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

(f) Any road or driveway structure required to have a turnout, shall have a turnout that is a minimum of twenty feet (20') wide, including the roadway and the turnout, and thirty feet (30') long with a minimum taper of twenty-five feet (25') on each end. The length of the turnout shall be measured along the roadway or driveway centerline.

Sec. 13-34. Two-way roads.

(a) In addition to meeting the applicable standards in the preceding sections, all two-way roads shall have a right-of-way of not less than twenty-five (25') and shall be constructed to provide a roadway with a minimum of two (2) nine foot (9') traffic lanes providing two-way traffic flow. When permitted in a subdivision’s conditions of approval and approved by the appropriate county departments, as identified in the subdivision’s conditions of approval, the subdivision may have a two-way road of not less than twelve feet (12') with turnouts and turnarounds. Spacing of the turnarounds shall be as set forth in the subdivision’s conditions of approval. If the subdivision’s conditions of approval do not set forth spacing requirements, then turnarounds shall be at a minimum interval of one-thousand three hundred and twenty feet (1,320').

(b) Any road or driveway structure required to have a turnaround may have either a hammerhead/T, a stub out, or terminus bulb. All turnarounds shall have a minimum turning radius of forty feet (bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius. If a hammerhead/T is used, the top of the “T” shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

(c) Any road or driveway structure required to have a turnout shall have a turnout that is a minimum of twenty feet (20') wide, including the roadway and the turnout and thirty feet (30') long with a minimum taper of twenty-five feet (25') on each end. The length of the turnout shall be measured along the roadway or driveway centerline.

Sec. 13-35. One-way roads.

In addition to meeting the applicable standards in the preceding sections, all one-way roads shall comply with the following requirements:

(a) All one-way roads shall have a right-of-way of not less than twenty feet (20') and shall be constructed to provide a roadway with a minimum of one (1) twelve foot (12') traffic lane providing one-way traffic flow.

(b) All one-way roads shall connect to a two-way road at both ends, and shall provide access to an area zoned for no more than ten (10) dwelling units.

(c) All one-way roads exceeding five hundred feet (500') in length shall have a turnout constructed at approximately the midpoint of the road. Any one-way road exceeding one thousand feet (1,000') in length shall also have turnouts constructed approximately every five hundred feet (500') along the entire length of the road.

(d) No one-way road shall exceed two thousand six hundred forty feet (2,640') in length.

(e) Any road or driveway structure required to have a turnout, shall have a turnout that is a minimum of twenty feet (20') wide, including the roadway and the turnout and thirty feet (30') long with a minimum taper of twenty-five feet (25') on each end. The length of the turnout shall be measured along the roadway or driveway centerline.

Sec. 13-36. Dead-end roads.

In addition to meeting the applicable standards in the preceding sections, all dead-end roads shall comply with the following requirements:

(a) All dead-end roads shall have a maximum length, including any dead-end roads accessed from the original dead-end road, not exceeding the following cumulative lengths regardless of the number of parcels served:

- (1) Parcels zoned for less than one (1) acre - eight hundred feet (800');
- (2) Parcels zoned for one (1) acre to 4.99 acres - one thousand three hundred twenty feet (1,320');
- (3) Parcels zoned for five (5) acres to 19.99 acres - two thousand six hundred forty feet (2,640'); and
- (4) Parcels zoned for twenty (20) acres or larger - five thousand two hundred eighty feet (5,280').

All lengths shall be measured from the edge of the roadway at the intersection that begins the dead-end road to the farthest point on the dead-end road. Where a dead-end road crosses areas of differently zoned parcels, requiring different length limits, the average size of the parcels served shall determine the maximum allowable length of the road.

(b) All dead-end roads serving parcels five (5) acres or larger shall have turnarounds constructed approximately every one thousand three hundred twenty feet (1,320') along the entire length of the road.

(c) All dead-end roads shall have a turnaround constructed at the terminus of the road. Any road or driveway structure required to have a turnaround may have either a hammerhead/T, a stub out, or terminus bulb. All turnarounds shall have a minimum turning radius of forty feet (bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius. If a hammerhead/T is used, the top-of the "T" shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

Sec. 13-37. Driveways.

In addition to meeting the applicable standards in the preceding sections, all driveways shall comply with the following requirements:

(a) All driveways shall be constructed to provide a minimum of one (1) twelve foot (12') traffic lane and an unobstructed vertical clearance of fifteen feet (15') along the entire length of the driveway.

(b) All driveways exceeding one hundred fifty feet (150') in length shall have a turnout constructed at approximately the midpoint of the driveway. Any driveway exceeding eight hundred feet (800') in length shall have turnouts constructed approximately every four hundred feet (400') along the entire length of the driveway.

(c) All driveways exceeding one hundred fifty feet (150') in length shall have a turnaround constructed at each residential building served by the driveway.

(d) Any road or driveway structure required to have a turnaround may have either a hammerhead/T, a stub out, or terminus bulb. All turnarounds shall have a minimum turning radius of forty feet (bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius. If a hammerhead/T is used, the top-of the "T" shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

Sec. 13-38. Gate entrances.

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

(b) All gates providing access from a public road to a private road or private driveway shall be located at least thirty feet (30') from the roadway and shall open to allow a vehicle to stop

without obstructing traffic on the roadway.

(c) Where a gated entrance is locked, a lock box or other emergency release device approved by the County Fire Chief shall be provided for emergency access.

Division C. Signing and Building Numbering.

Sec. 13-39. Intent.

This division establishes minimum signing and building numbering requirements to facilitate locating a fire and to avoid delays in response.

Sec. 13-40. Names of roads.

(a) All roads serving more than two (2) parcels shall be identified by a road name.

(b) All public roads requiring a road name shall be named by the Board of Supervisors pursuant to procedures established by resolution or ordinance of the Board of Supervisors. Any public road having a road name may be renamed using the procedures for naming a public road.

(c) All private roads requiring a road name shall be named by the Director of Permit and Resource Management pursuant to procedures established by resolution or ordinance of the Board of Supervisors. Any private road having a road name may be renamed using the procedures for naming a private road.

(d) When naming or renaming any road, the Board of Supervisors or the Director of Permit and Resource Management, as the case may be, shall use the following standards:

(1) Road names shall not be greater than eighteen (18) characters in length, exclusive of road digits and suffixes.

(2) Road names shall have simple spelling and easy pronunciation.

(3) Road names shall be compatible with road and street names in cities and other counties where appropriate.

(4) Road names shall not duplicate or cause confusion with existing road names. Road names shall be deemed to be duplicates if they have different suffixes, but are otherwise the same.

(5) Road names that are numbers or letters shall be avoided.

(6) Road names that are geographically misleading shall be avoided.

- (7) Road names that are inappropriate or offensive shall be prohibited.
- (8) A road having a continuous alignment shall bear the same name.
- (9) Road extensions shall bear the same name as the existing road.
- (10) Roads or portions of roads to be connected in the future into a continuous alignment shall bear the same name.
- (11) Roads intersecting one another, or forming a deflection angle of greater than ninety (90) degrees shall generally have different names.
- (12) A cul-de-sac road may bear the same name as the road it intersects, provided that the suffix is court or place.
- (13) No road shall be named such that it will intersect itself or create an intersection with a road having a duplicate name.
- (14) Any other standards established by resolution or ordinance of the Board of Supervisors.

Sec. 13-41. Size of letters, numbers and symbols for road signs.

All letters, numbers and symbols designating names on road signs shall be according to county road standards.

Sec. 13-42. Visibility and legibility of road signs.

All road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred feet (100'). All road signs shall indicate the road name and whether the road is public or private in each direction of vehicle travel in conformance with county road standards.

Sec. 13-43. Orientation and height of road signs.

All road signs shall have an orientation and height in conformance with county road standards.

Sec. 13-44. Placement of road signs identifying intersecting roads.

All road signs identifying intersecting roads shall be placed at the intersection of such roads.

Sec. 13-45. Signs identifying traffic access limitations.

All road signs identifying traffic access or flow limitations, including but not limited to, weight or vertical clearance limits, dead-end roads, one-way roads or single traffic lane conditions, shall be placed as follows:

- (a) At the intersection preceding the traffic access limitation; and
- (b) No more than one hundred feet (100') before such traffic access limitation.

Sec. 13-46. Addresses for buildings.

All buildings shall be identified by an address issued by the Director of Permit and Resource Management. When issuing addresses, the Director of Permit and Resource Management shall use the following standards:

- (a) Addresses shall be compatible with addresses in cities and other counties where appropriate.
- (b) Addresses shall be assigned to reflect the road from which the primary driveway originates.
- (c) Addresses shall be issued in sequential order and have even numbers on one side of the road and odd on the other. In general, the even numbers shall be on the north and east sides of roads and/or on the right when facing in the direction of increasing magnitude. Existing addresses for roads requiring a road name change that do not conform with the provisions of this subsection may be accepted if the sequence is in logical order and the addresses are approved by the Director of Permit and Resource Management and the County Fire Chief.
- (d) All buildings other than accessory buildings shall be assigned separate addresses. Individual units within residential and commercial buildings may be assigned subsidiary numbers or letters (e.g., apartment 10; suite A). Where possible, individual units in multiple story buildings shall be assigned numbering sequences that identify the floor by the leading digit(s).
- (e) Any other standards adopted by resolution or ordinance of the Board of Supervisors or by administrative regulation of the Director of Permit and Resource Management.

Sec. 13-47. Size of letters, numbers and symbols for addresses.

- (a) **Numbers for one and two- family dwellings.** Numbers for one and two- family dwellings shall be a minimum of 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.

(b) **Numbers for other than one and two- family dwellings.** Numbers for other than one and two- family dwellings shall be a minimum of 12 inches 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.

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.

Sec. 13-48. Installation, location and visibility of addresses.

(a) All buildings shall have a permanently posted address, which shall be placed on building and shall be plainly visible and legible from the road on which the address is located or the primary driveway. The numbers shall contrast with their background.

(b) All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and shall be visible and legible from both directions of travel along the road on which the address is located.

Exception: An approved internally lighted building address device may be used when such building address device is located on the building and the building is located within thirty feet (30' of the edge of the road on which the address is located.

(c) All address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

(d) Where multiple addresses are required at a single driveway, such addresses shall be mounted on a single approved post.

(e) Where a road provides access solely to a commercial building, the address sign shall be placed at the nearest road intersection providing access to the site.

Division D. Emergency Water Supply.

Sec. 13-50. Intent.

This division establishes minimum emergency water supply requirements to ensure a supply of water to attack a fire or defend property from a fire.

Sec. 13-51. Emergency water supply.

(a) All buildings shall have a permanent emergency water supply approved by the County Fire Chief, which shall be installed, maintained and available for use as follows:

(1) Except as otherwise provided in subsection (a)(3), where water is provided by a public water system, the permanent emergency water supply shall be installed and available for use prior to the completion of road construction;

(2) Except as otherwise provided in subsection (a)(3), where water is provided by a water system other than a public water system, the permanent emergency water supply shall be installed and available for use prior to the commencement of construction of any permanent structure;

(3) When authorized by the County Fire Chief, an interim emergency water supply acceptable to the County Fire Chief may be substituted for the permanent emergency water supply provided the permanent emergency water supply is installed and available for use prior to issuance of an occupancy permit or final inspection;

(4) When authorized by the County Fire Chief and local fire chief, the emergency water supply requirements may be waived when sufficient evidence is proven the intent to Title 14 of the Natural Resources Code, Division 1.5, Article 4 - Emergency Water Standards have been met.

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

(c) If the water supply to the parcel is provided by a private water well (non-urban parcel - see definitions) an emergency water storage of not less than two thousand five hundred (2,500) gallon capacity shall be provided. A single two-thousand-five-hundred (2,500) gallon tank may serve more than one building on the same parcel, provided all hydrants are located in accordance with Section 13-52. When multiple tanks are utilized to achieve the required volume of water, the connection between the tanks shall be an approved minimum four inch (4") diameter water line.

(d) Water tanks for emergency water supply placed inside the minimum setback requirement of Section 13-55 shall be constructed of non-combustible material. A flammable vegetation clearance of not less than twenty feet (20') shall be maintained around all poly-plastic or similar water tanks.

(e) All permanent emergency water supplies for commercial buildings shall meet the requirements of the Uniform Fire Code if the building is served by a public water system or NFPA 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting" if the building is served by a water system other than a public water system.

Sec. 13-52. Hydrants.

(a) All buildings shall be protected by hydrants. The location, number, and type of hydrants for any building shall be as required and approved by the County Fire Chief or the Director of Permit and Resource Management.

(b) All hydrants for residential and commercial buildings that are part of a public water system on urban parcels shall have a fire flow which is the greater of either five hundred (500) gallons per minute with a residual pressure of twenty (20) pounds per square inch or the minimums specified in Public Utilities Commission of California revised General Order No. 103, adopted June 12, 1956 (corrected September 7, 1983, Decision 83-09-001), Section VIII Fire Protection Standards and other applicable sections relating to fire protection water delivery systems or the minimums for static water systems equaling or exceeding the National Fire Protection Association Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting".

(c) All hydrants for non-urban parcels shall comply with the following requirements:

(1) Hydrant outlets shall be a minimum of eighteen inches (18") and a maximum of twenty-four inches (24") above grade, eight feet (8') from flammable vegetation, no closer than six feet (6') nor farther than twelve feet (12') from the edge of the road or driveway, and in a location where emergency fire equipment using it will not block the roadway. The hydrant serving any residential building shall be located at a turnout or turnaround, along the driveway to the building, or along the road that intersects with the driveway. The hydrant serving any residential building shall be connected to the emergency water supply by an approved minimum four inch (4") diameter water line.

(2) All hydrants shall be located between sixty feet (60') and one hundred fifty feet (150') from the residential building. The fire hydrant shall be installed so that a fire engine utilizing the hydrant may maintain a minimum distance of sixty feet (60') from the residential building. Distance measurements shall be determined by hose lay along a road or driveway, not horizontal distance.

EXCEPTIONS:

1. The distance to the hydrant, on a non-urban parcel with exclusively residential buildings on it, may exceed one hundred fifty feet (150') by one hundred fifty feet (150') for each additional five hundred (500) gallons of water storage capacity up to a maximum of two thousand five hundred and fifty feet (2,550') from the residential building as allowed by Table 13-52a.

2. A public fire hydrant can be used for the emergency water supply as allowed by Table 13-52b, for non-urban parcels with exclusively residential buildings on them.

(d) All hydrants shall have at least one (1) two and one-half inch (2½”) outlet with male National Hose Threads and a cap. On water systems of greater than ten thousand five hundred (10,500) gallons, there shall also be at least one (1) four and one-half inch (4½”) outlet with male National Hose Threads and a four and one half inch (4 ½”) by two and one half inch (2½”) reducer with a cap.

(e) All hydrants shall be a wet barrel hydrant or a draft hydrant as required by the delivery system and shall have suitable crash protection. The maximum height differential between the water source and the draft hydrant outlet shall be 10 feet. Draft hydrants shall be supplied by six inch (6”) minimum pipe size, and be equipped with a four and one-half inch (4½”) National Hose male thread fitting with a cap.

(f) Crash protection shall be per California Fire Code, Chapter Three, Section 312.

TABLE 13-52a¹
DISTANCE TO HYDRANTS BASED ON VOLUME OF STORAGE -
DISTANCE IS FROM STRUCTURE TO HYDRANT

Gallons of Storage/Distance to Hydrant

2,500/150'	7,000/1,500'
3,000/300'	7,500/1,650'
3,500/450'	8,000/1,800'
4,000/600'	8,500/1,950'
4,500/750'	9,000/2,100'
5,000/900'	9,500/2,250'
5,500/1,050'	10,000/2,400'
6,000/1,200'	10,500/2,550'
6,500/1,350'	

Note:

1. This table applies only to parcels that have exclusively residential buildings on them.

TABLE 13-52b¹
EXCEPTION TO HYDRANT DISTANCE²
DISTANCE IS MEASURED FROM DRIVEWAY ENTRANCE TO THE HYDRANT

Road Distance	Flow Rate	Minimum Residual Pressure
800 feet	500 GPM	20 PSI
1,800 feet	1,000 GPM	20 PSI
2,800 feet	1,500 GPM	20 PSI
3,800 feet	2,000 GPM	20 PSI
4,800 feet	2,500 GPM	20 PSI

Notes:

1. This table applies only to parcels that have exclusively residential buildings on them.
2. Distances within these ranges can be prorated based on volume of flow available.

Sec. 13-53. Signing of water sources.

Each hydrant or access to water for any residential or commercial building shall be identified as follows:

(a) If located along a driveway, a reflective blue marker, with a minimum dimension of three inches (3"), shall be located on the driveway address sign and mounted on a fire retardant post; or

(b) If located along a road either of the following are acceptable:

(1) A reflective blue marker, with a minimum dimension of three inches (3"), shall be mounted on a fire retardant post. The sign post shall be within three feet (3') of the hydrant, with the sign no less than three feet (3') nor greater than five feet (5') above ground, aimed toward headlights, in a horizontal position and visible from the driveway, or

(2) As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Division E. Fuel Modification.

Sec. 13-54. Intent.

This division establishes minimum fuel modification requirements to reduce the possibility and intensity of a wildfire, to provide increased safety for emergency fire equipment, personnel and evacuating civilians, and to provide a point of attack against or defense from a wildfire.

Sec. 13-55. Setback for building defensible space.

(a) On parcels less than one (1) acre, all buildings shall have a setback from any property line or the centerline of any road of not less than the applicable minimum setbacks specified in Chapter 26 of the County Building Code.

(b) On parcels one (1) acre or larger all buildings and accessory buildings shall have setbacks to the property line and/or exterior wall protection according to Table 13-55.

EXCEPTION: Commercial building and R-1 occupancy residential building setbacks in local responsibility areas shall be according to Section 503 of the County Building Code.

**TABLE 13-55
SETBACKS AND EXTERIOR WALL
PROTECTION REQUIREMENTS¹**

<u>Location²</u>	<u>Fire Resistance of Exterior Walls³</u>	<u>Openings in Exterior Walls⁴</u>
Less than 10'	1 hour construction	Not Allowed
10' to less than 20'	1 hour construction	Protected
20' to less than 30'	1 hour construction	Allowed
30' or more	None	Allowed

Notes:

1. Where setbacks and exterior wall and opening protection of the County Building Code are more stringent, the more stringent requirement shall apply as if part of this Code.
2. Distance to property line shall be measured at a right angle from the property line.
3. 1-hour exterior walls and projections there from shall conform to the requirements of the county building code.
4. Openings shall comply with the requirements of Chapter 7 of the County Building Code.

Sec. 13-56. Flammable vegetation clearance areas for roads and driveways.

All roads and driveways shall have a flammable vegetation clearance area on each side of the road or driveway of not less than ten feet (10') unless otherwise authorized by the Director of Permit and Resource Management.

Sec. 13-57. Setbacks for planted vegetation from electric power lines—Installation of new power lines.

All electric utility companies shall make every reasonable effort to select routes and types of conductors that minimize the risk of fire when installing new overhead electric utilities.

Sec. 13-58. Disposal of flammable vegetation and fuels.

All disposal, including chipping, burying, burning or removal to a landfill site, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, or fuel modification shall be completed prior to completion of road or driveway construction, or foundation inspection for a building permit, whichever occurs first.

Sec. 13-59. Greenbelts.

Any development which designates a facility or land use as a greenbelt shall locate the greenbelt strategically, as a separation between wildland fuels and buildings. The Director of Permit and Resource Management shall approve the location of any greenbelt.

Sec. 13-59.5. Defensible Space.

(a) A Fire Protection Plan shall be required for any new residential or commercial building within a State Responsibility Area (SRA) or a Very High Severity Zone of a Local Responsibility Area (LRA). The plan shall be prepared by a qualified professional and shall be approved by the County Fire Chief. The plan shall include, at a minimum, defensible space zones, identification of vegetation types, replacement of non-native flammable vegetation with approved fire resistive vegetation, and a maintenance program for all vegetation. When required by the Code Official, the property owner shall record a covenant, in a form satisfactory to County Counsel, which ensures that the approved plan will be implemented and maintained.

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

(c) A copy of the fire protection plan shall be retained by the property owner.

(d) The cost of fire protection plan preparation and review shall be the responsibility of the applicant. All existing buildings shall meet the requirements of Public Resources Code (PRC 4291) for defensible space.

(e) All existing buildings shall meet the requirements of the California Fire Code, Chapter 49, Section 4906 and 4907.

Sec. 13-60. Roofing.

All structures regulated by the County Building Code shall have roof coverings that comply with the requirements of Chapter 7 of this Code.

Division F. Other Fire Protection Measures.

Sec. 13-61. Intent.

This division establishes alternate fire protection measures for use in place of standards specified in this article which cannot be met and additional fire protection measures to mitigate parcel specific fire protection problems.

Sec. 13-62. Alternate fire protection measures.

When authorized, pursuant to Section 13-23, any of the following alternate fire protection measures may be used as exceptions to the standards specified in this article or as mitigated practices:

- (a) Increased emergency water supply requirements;
- (b) Installation of a sprinkler system that meets the requirements of the National Fire Protection Association and includes protection of eaves;
- (c) Increased flammable vegetation clearance areas for buildings;
- (d) Increased flammable vegetation clearance areas for roads and driveways;
- (e) Use of fire resistive vegetation;
- (f) Installation of fire resistive exterior siding;
- (g) Use of fire resistive deck and eave construction;
- (h) Construction of additional turnouts and turnarounds;
- (i) Creation of areas of safe refuge;
- (j) Installation of a centrally monitored fire alarm system;
- (k) Provision of a secondary means of ingress and egress to the parcel.

Sec. 13-63. Additional fire protection measures.

When the County Fire Chief determines that access constraints, hazard severity or topography and terrain adversely affect the ability of emergency fire equipment and personnel to respond to an emergency on a parcel, the County Fire Chief may require additional fire protection measures as follows:

- (a) Where conditions delay, limit or prohibit access by emergency fire equipment and personnel to a parcel, the County Fire Chief may require any of the following fire protection measures in addition to the other standards specified in this article:

- (1) Increased emergency water supply;
- (2) Installation of an automatic sprinkler system that meets the requirements of the National Fire Codes and local regulations;
- (3) Increased flammable vegetation clearance areas for buildings;
- (4) Use of fire-resistive vegetation;
- (5) Use of fire-resistive deck and eave construction;
- (6) Installation of fire-resistive exterior siding;
- (7) Installation of a centrally monitored fire alarm system;
- (8) Creation of areas of safe refuge;
- (9) Vegetation management plan.

(b) Where a parcel is located within a high or very high fire hazard severity zone as defined by the California Department of Forestry and Fire Protection, the County Fire Chief may require any of the following fire protection measures in addition to the other standards specified in this article:

- (1) Any of the fire protection measures specified in subsection (a);
- (2) Construction of additional turnouts and turnarounds;
- (3) Provision of a secondary means of ingress and egress to the parcel;
- (4) Vegetation management plan.

(c) Where features of topography or terrain create conditions on a parcel which the County Fire Chief determines warrant additional fire protection measures, the County Fire Chief may consider the parcel to be an area of high or very high fire hazard severity and require any of the fire protection measures specified in subsection (b) in addition to the other standards specified in this article.

Article VI. Fireworks.

Sec. 13-66. Sale, use or discharge of fireworks prohibited--Exception.

(a) Except for public displays of fireworks authorized pursuant to this section, it is unlawful for any person to possess, store, offer or expose for sale, sell at retail, give away or in any manner dispose of any fireworks, or to use, explode, or otherwise discharge any fireworks within the unincorporated area of the county.

(b) Any person or group desiring to perform a public display of fireworks within the

unincorporated area of the county shall first make written application for a permit to the local fire chief, if the display is to be held within a local fire protection district, or the County Fire Chief, if the display is to be held within a portion of the unincorporated area of the county not in a local fire protection district. Application for a permit shall be made in writing at least twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the local fire chief or County Fire Chief, as appropriate, pursuant to Title 19 of the California Code of Regulations. Any permit for a public display of fireworks may be suspended or revoked at any time by the local fire chief or the County Fire Chief, as appropriate. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Article VII. Open Burning.

Sec. 13-71. Burning permits required.

It is unlawful for any person to undertake or authorize the undertaking of any open burning within the unincorporated area of the County at any time between May 1st and the date the Director of Forestry and Fire Protection declares, by proclamation, that the hazardous fire conditions have abated for that year or at any other time when the Director of Forestry and Fire Protection has declared, by proclamation, that unusual fire hazard conditions exist within the region wherein the County is located without first obtaining a written burning permit as follows:

- (a) Within those portions of the unincorporated area of the County in a fire protection district, burning permits shall be obtained from the fire protection district.
- (b) Within those portions of the unincorporated area of the County in a state responsibility area, burning permits shall be obtained from the California Department of Forestry and Fire Protection or, if the location of the open burning is also in a fire protection district and the district is authorized by the California Department of Forestry and Fire Protection to issue such permits, from the fire protection district.
- (c) Within those portions of the unincorporated area of the County not in a fire protection district or state responsibility area, burning permits shall be obtained from Sonoma County's Bay Area Management District.
- (d) If the County Fire Chief determines that conditions of high fire hazard exist within any or all of the unincorporated area of the County, the County Fire Chief may suspend the issuance of any burning permit authorized by this section or stay the effect of any such permit already issued or both for such period as the County Fire Chief deems necessary, not to exceed one hundred fifty (150) days. The County Fire Chief shall notify the Board of Supervisors of any such suspension or stay by memorandum within twenty-four (24) hours following its commencement. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-72. Hours and days for burning.

All burning permits issued pursuant to this article shall restrict open burning to the hours and

days specified by the air pollution control district having jurisdiction. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-73. Burning of land of another.

No burning permit shall be issued pursuant to this article for open burning by the applicant upon land owned by another person unless the applicant has the written consent of the owner, lessee or other person in charge or control of the land on which the open burning is to be done. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-74. Effect of article on fire protection districts and state responsibilities.

Nothing in this article shall be construed as preventing any fire protection district within the county from adopting an ordinance or ordinances regulating burning containing more restrictive regulations, nor shall anything herein be construed as limiting or releasing the state or the California Department of Forestry and Fire Protection of any responsibility for fire prevention and suppression under the laws of this state. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-75. Effect of issuance of permit.

The issuance of any burning permit pursuant to this article shall not be deemed to be a waiver of noncompliance within or authorize violation of any zoning or other law whatsoever or constitute a sanction of or permit for any public or private nuisance. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Sec. 13-76. Burning to be under supervision of responsible person.

All burning for which a permit is required pursuant to this article shall be done under the direction and constant surveillance of a responsible person. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Article VIII. Fees and Charges.

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

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

(b) The Board of Directors of any fire protection district may from time to time establish a schedule of fees and charges following the procedure set forth in California Law to recover the reasonable cost of providing services, issuing permits and enforcing regulations pursuant to this Chapter. Pursuant to Health and Safety Code Section 13916, no such fee or charge on new

construction or development shall be for construction of public improvements or facilities or the acquisition of equipment. (Ord. No. 5373 § 2, 2002: Ord. No. 4905 § 1, 1995.)

Article IX. Enforcement.

Sec. 13-86. Responsibility for enforcement.

Except as otherwise provided herein, the County Fire 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