

**ORDINANCE NO. 6184**

**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, 2016 EDITION OF THE CALIFORNIA FIRE CODE; TO ADOPT LOCAL FINDINGS; AND TO MAKE 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.

Historical Reference (Ord. No. 6049, § I, 11-5-2013; Ord. No. 5905, § I, 11-2-2010; Ord. No. 5373, § 2, 2002; Ord. No. 4905, § 1, 1995.)

**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 and Emergency Services Department or the Department of Permit and Resource Management.

## **Article II. Definitions is amended to read:**

### **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 minimum of 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, 2016 California Fire Code, which incorporate by adoption the 2015 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 the Sonoma County Fire and Emergency Services Department.

**“Certified Unified Program Agencies (CUPA)”** means the regulatory division of Sonoma County Fire and Emergency Services Department hazardous materials enforcement division.

**“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-sac 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 Sonoma County director of Permit and Resource Management 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 from 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 Code Official”** means the Fire Chief and any other designated authority charged with the administration and enforcement of code, or a duly authorized representative. This shall include representatives who enforce Sonoma County Code Chapter 29 Hazardous Materials Management.

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

**“HB-17 and HS-20”** means the 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 (NFPA).

**“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 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 firefighter 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 firefighter 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, 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.

**“Vehicle Cool Down”** area provided for fire apparatus to rest when subject to grades in excess of 15%. This area shall not obstruct the flow of traffic.

**“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 is amended to read:**

### **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 Sonoma County Code Sections 7-3 and Section 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 Sonoma County Code.

### **Article IV. County Fire Code is amended to read:**

#### **Article IV. County Fire Code.**

#### **Sec. 13-15. County Fire Code designated--Administration and enforcement--Amendment by local fire protection districts.**

(a) The 2016 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, Chapter 13 within both those portions of the unincorporated area of the county not in a local fire protection district and those portions of the unincorporated area of the county in a local fire protection district which has adopted the County Fire Code,

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, whether according to the County Fire Code or the district's amendment of the County Fire Code adopted per subsection (d).. Any such action shall only be effective if it is thereafter approved by the Board of Directors of the local fire protection district.

#### Exceptions

- 1) Development applications subject to enforcement of Title 14 of the Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2. Buildings shall receive final approval and inspections by Sonoma County Fire and Emergency Services Department as delegated by California Department of Forestry and Fire Protection.
- 2) Residential Construction classified as R-3 as delegated by the chief building official to Sonoma County Fire and Emergency Services Department pursuant to the California Building and California Residential Code.
- 3) Sonoma County Fire shall be responsible for record keeping and inspection reports submitted by the local fire protection district to the chief building official.

(d) Pursuant to Health and Safety Code, Section 13869.7, a local fire protection district may amend all or any part of the County Fire Code for application within its jurisdictional area. Any such amendment shall first be referred to the County Fire Prevention Officers Association for review and recommendation, and shall only be effective if it is thereafter approved by the Board of Directors of the local fire protection district and ratified by the Board of Supervisors. The Board of Supervisors shall not ratify such amendment if it includes provisions that are less restrictive than the provisions of the County Fire Code.

#### **Sec. 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, 2016 Edition published by the International Code Council and the California Building Standards Commission with Errata, including Appendices, 4, B, , C, , D, E, F, G, H and N; 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, 2016 Edition, is hereby amended as follows:

**CHAPTER 1  
SCOPE AND ADMINISTRATION**

**(1) California Fire Code, 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) California Fire Code, 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 California 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 California 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) California Fire Code, 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 2016 California Building Code, Volumes 1 and 2, the 2016 California Historical Building Code, the 2016 California Existing Building Code, and the 2016 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 2016 California Building Code Volumes 1 and 2, the 2016 California Historical Building Code, 2016 California Existing Building

Code, the 2016 California Residential Code and the County Building Code Chapter 7 as adopted and amended by the County of Sonoma, shall be made in accordance therewith.

**(4) California Fire Code, 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) California Fire Code, 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. of the California Penal Code.

**(6) California Fire Code, 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) California Fire Code, 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.

**(8) California Fire Code, Division II Section 105.6.49 is amended to read:**

**105.6.50 Local 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. Care Facilities. An operational permit is required to operate a care facility as listed
  - 6.1 Day care with an occupant load greater than eight (8) persons.
  - 6.2 Residential or commercial institutional care facility, occupancies complying with Health and Safety Code Section 13235 are exempt.

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. High-rise building. An operational permit is required to operate a high-rise building as defined in the Building Code.

9. Institutional or residential occupancy (six (6) or fewer persons). An operational permit is required to operate an institutional or residential occupancy for six (6) or fewer persons, except day care and residential care facilities for the elderly.

10. Institutional or residential occupancy (more than six (6) persons). An operational permit is required to operate an institutional or residential occupancy for more than six (6) persons. Exception: A permit is not required for large-family day care providing care for fewer than nine (9) children.

11. Cannabis. An operational permit is required to operate a medical cannabis facility or Cannabis operation listed below when allowed by state law and Local Zoning Ordinance:

- a. Cultivation
- b. Distribution
- c. Manufacturing ( non-volatile)
- d. Testing/Lab

12. Oil or natural gas well. An operational permit is required to own, operate or maintain an oil or natural gas well.

13. Organized camps. An operational permit is required to operate an organized camp (Group C occupancy).

14. Special Permit. An operational permit is required for any organized procession or assemblage of 50 or more people, which could significantly impact vehicular traffic or create a safety problem. Examples include, but are not limited to: music festivals, outdoor markets, circus, walkathons, runs, marathons, trail rides, bicycle races, celebrations, parades and other similar activities.

15. Winery caves – publicly accessible. An operational permit is required to operate a Type-2 or Type-3 winery cave that is accessible to the public.



**(9) California Fire Code, Division II Section 105.7.19 is added to read:**

**105.7. 19Additional 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. Fire apparatus access roads. A construction permit is required for installation or modification of roadways and roadway structures used for fire apparatus access roads.
2. 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.
3. Gates. A construction permit is required for the installation of security gates across a fire apparatus access road.

**(10) California Fire Code, Division II Section 109.4 is amended to read:**

**109.4 Violation penalties.** Persons who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code official, or of a permit or certificate used under provisions of this Code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding six months, or both such fine and imprisonment, or administratively of not less than one thousand dollars (\$1000.00) Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**(11) California Fire Code, Division II Section 109.5 is added to read as follows:**

**109.5 Authority to issue citations.** The Chief and members of the Fire Prevention Bureau who have the discretionary duty to enforce a statute or ordinance may, pursuant to Section 836.5 of the California Penal Code and subject to the provisions thereof, arrest a person without a warrant whenever the Chief or member of the Fire Prevention Bureau has reasonable cause to believe that the person to be arrested has committed a violation in the presence of the Chief or member of the Fire Prevention Bureau which he or she has discretionary duty to enforce, and to issue a notice to appear and to release such person on his or her written promise to appear in court, pursuant to the provisions of Section 853.5 et seq. of the California Penal Code.

**(12) California Fire Code 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.

**(13) California Fire Code, Section 113.6 is added to read as follows:**

**113.6 Cost recovery.** Fire suppression, investigation or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person(s) who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable or combustible fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150, et seq., as may be amended from time to time. Any expense incurred by Sonoma County Fire, any Local Fire District and Volunteer Fire Company for securing such emergency shall constitute a debt of such person(s) and shall be collectable by the Department in the same manner as in the case of an obligation under contract, expressed or implied.

**CHAPTER 2  
DEFINITIONS**

**(14) California Fire Code Section 202 is amended to add the following.**

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

**MEMBRANE STRUCTURE.** An air-inflated, air-supported, cable or frame-covered structure as defined by the *California Building Code* and not otherwise defined as a tent or umbrella structure. See Chapter 31 of the *California Building Code*.

**SHOULDER** Means the roadbed or surface of a roadway adjacent to the traffic lane.

**SUBSTANTIAL ADDITION.** All existing buildings or structures, any addition of floor area that exceeds areas identified in Sonoma County Fire Safety Ordinance Table 906.3 of the existing gross floor area, or when specific reference in other areas of the code are allowed.

**SUBSTANTIAL ADDITION, Group R-3.** All existing buildings or structures, any addition of floor area that exceeds areas identified in Sonoma County Fire Safety Ordinance Table 906.3 of the existing gross floor area, or when specific reference in other areas of the code are allowed.

**SUBSTANTIAL REMODEL.** In all existing buildings or structures, any alteration of floor area that is greater than seventy five percent (75%) of the existing gross floor area or meets the definition of a substantial improvement as defined by the *California Building Code*, or when specific reference in other areas of the code are allowed

**Exception:** Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the Americans with Disabilities Act (ADA) as contained in exception # 4 of Section 11B-204.2.

**TENT.** A structure, enclosure, umbrella structure or shelter with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

**UMBRELLA STRUCTURE.** A structure, enclosure or shelter with or without sidewalls or drops, constructed of fabric or pliable material supported by a central pole. (See “Membrane Structure” and “Tent”)

**UNWARRANTED ALARM.** The giving, signaling or transition of an alarm notification to a public fire station or emergency communication center when such

alarm is the result of a defective condition of an alarm system, system servicing testing, construction activities, ordinary household activities, false alarm or other cause when no such danger exists.

### CHAPTER 3 GENERAL REQUIREMENTS

**(15) California Fire Code 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.

**(16) California Fire Code Section 307.2 is amended to read:**

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

**(17) California Fire Code 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.

### CHAPTER 4 EMERGENCY PLANNING AND PREPARDNESS

**(18) California Fire Code, Section 402.1 is amended to add the following:  
UNWARRANTED ALARM**

**(19) California Fire Code Section 401.3.2.1 is added to read as follows:**

**401.3.2.1 Unwarranted alarm notification.** Notification of emergency responders based on an unwarranted alarm is be punishable by a fine in accordance with the adopted fee schedule. In addition, the responsible party may be liable for the operational and administrative costs, incurred from the emergency response or mitigation procedures resulting from an unwarranted alarm

notification.

**(20) California Fire Code Section 403.1 is amended to read as follows:**

**403.1 General.** In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with the emergency preparedness requirements set forth in Section 403.2 through 403.12.3.3.

**(21) California Fire Code Sections 403.3 through 403.11.4 are deleted.**

**(22) California Fire Code Section 403.13 is deleted.**

**CHAPTER 5  
FIRE SERVICE FEATURES**

**(23) California Fire Code Section 503.1 is amended to read:**

**503.1 Where Required:** Fire apparatus access roads shall comply with the Sonoma County Fire Safe Standards when located in the Local Responsibility Area, and otherwise shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3

**(24) California Fire Code Section 503.2 is amended to read:**

**503.2 Specifications,** Fire apparatus access roads shall be installed per the Sonoma County Fire Safe Standards when located in the Local Responsibility Area, and otherwise shall be installed or arranged in accordance with Sections 503.2.1 through 503.2.8

**(25) California Fire Code, Section 503.2.6.1 is added to read as follows:**

**503.2.6.1 Evaluation and maintenance.** All existing private bridges and elevated surfaces that are a part of the fire department access roadway shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for safety and weight rating, in accordance with American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," Second Edition, or other approved standard. Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire department access shall be routinely maintained in accordance with Section 503.2.6 or when directed by the fire code official or authorized designee.

**(26) California Fire Code Section 503.3 is amended to read**

**503.3 Marking.** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE *in accordance with the California Vehicle Code*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

**(27) California Fire Code Section 503.6.1 is added to read:**

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

**(28) California Fire Code Section 503.6.2 is added to read:**

**503.6.2 Setbacks.** All gates providing access from a public road to a private road or private driveway shall be located at least thirty feet (30') from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the roadway.

**(29) California Fire Code Section 505.1 is amended to read:**

**505.1 Address identification.** New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in apposition that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.

**(30) California Fire Code Section 505.1.1 is added to read as follows:**

**505.1.1 Numbers for one- and two- family dwellings.** Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

**(31) California Fire Code Section 505.1.2 is added to read as follows:**

**505.1.2 Numbers for other than one and two-family dwellings.**

Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

**(32) California Fire Code Section 505.1.3 is added to read as follows:**

**505.1.3 Complex directory.** Where two or more buildings cannot be viewed from the public way or when determined by the fire code official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.

**(33) California Fire Code Section 505.1.4 is added to read:**

**505.1.4 Installation, location and visibility of addresses.** All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

**(34) California Fire Code Section 505.1.4.1 is added to read:**

**505.1.4.1 Signs posted one-way roads.** Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

**(35) California Fire Code Section 505.1.4.2 is added to read:**

**505.1.4.2 Multiple addresses.** Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

**(36) California Fire Code Section 505.2.1 is added to read:**



**505.2.1 Size of letters, numbers and symbols for street and road signs.**

Size of letters, numbers, and symbols for street and road signs shall be a minimum of three inches (3") for letter height with a three-eighths inch (3/8") stroke, reflectorized, and contrasting with the background color of the sign.

**(37) California Fire Code Section 505.2.2 is added to read:**

**505.2.2 Visibility and legibility of street and road signs.** Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred feet (100').

**(38) California Fire Code Section 505.2.3 is added to read:**

**505.2.3 Height of street and road signs.** Height of street and road signs shall be uniform countywide, and meet the visibility and legibility standards of this section.

**(39) California Fire Code Section 505.2.4 is added to read:**

**505.2.4 Names and numbers on street and road signs.** Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or non-duplicating naming within the county. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

**(40) California Fire Code Section 505.2.5 is added to read:**

**505.2.5 Intersecting roads, streets and private lanes.** Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes.

**(41) California Fire Code Section 505.2.6 is added to read:**

**505.2.6 Signs identifying traffic access limitations.** A sign identifying traffic access or flow limitations, including, but not limited to weight or vertical clearance limitations, dead-end road, one-way road (or single land conditions) shall be placed: (a) at the intersection preceding the traffic access limitation, and (b) no more than one hundred feet (100') before such traffic access limitation.

**(42) California Fire Code Section 507.2.2 is amended to read:**

**507.2.2 Water tanks.** Water tanks for private fire protection shall be installed in accordance with NFPA 22.

**Exception:** For Group R-3 occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, and associated accessory structures up to 3,000 square feet in area, plastic water tanks up to 5,000 gallons in volume may be used. A flammable vegetation clearance of not less than twenty feet (20') shall be maintained around all poly-plastic or similar water tanks.

**(43) California Fire Code Section 507.2.3 is added to read:**

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

**(44) California Fire Code Section 507.2.4 is added to read:**

**507.2.4 Non-urban water system.** If the water supply to the parcel is provided by a private water well (non-urban parcel - see Definitions) the fire code official is authorized to utilize NFPA 1142 or the *International Wildland-Urban Interface Code*.

**Exception:** When authorized by the authority having jurisdiction, the emergency water supply requirements for one- and two-family dwellings, and accessory structures associated with one- and two-family dwellings, may be waived when sufficient evidence is proven that the Emergency Water Standards of Title 14 of the Natural Resources Code, Division 1.5, Article 4 have been met.

**(45) California Fire Code Section 507.3 is amended to read:**

**507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.

**(46) California Fire Code Section 507.5.1.1 is amended to read as follows:**

**507.5.1.1 Hydrant for fire department connections.** Buildings equipped with a water-based fire protection system installed in accordance with Section 903 through 905 shall have a fire hydrant within 100 feet of the fire department connections, or as approved by the fire code official. (*Also see Section 912.2*).

**(47) California Fire Code Section 507.5.1.2 is added to read**

**507.5.1.2 Other areas.** Fire hydrant systems shall be required where a public water system, regardless of type of ownership, provides water for human consumption to fifteen (15) or more service connections.

**(48) California Fire Code Section 507.5.7 is added to read**

**507.5.7 Fire Hydrant size and outlets.** New commercial development and existing commercial development shall have a minimum of two 4.5 inch connections and one 2.5 inch connection unless otherwise approved by the fire code official.

**(49) California Fire Code Section 510.1 Exception #1 is deleted****(50) California Fire Code Section 510.3 is amended to read**

510.3 Permits Required. Permits shall be required as set forth in in sections 105.6 and 105.7. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

**CHAPTER 9  
FIRE PROTECTION SYSTEMS**

**(51) California Fire Code Section 901.7.7 - 901.7.7.2 is added to read:**

**901.7.7 Notice of nuisance or unwarranted alarm.** The officer in charge of fire units responding to a fire alarm signal shall determine whether a true emergency exists. If the officer determines that an emergency does not exist, the chief of the local fire agency or the County Fire Chief may issue a written notice of nuisance alarm or unwarranted alarm to the owner or person in charge or control of the facility where the alarm signal originated.

**901.7.7.1 Unreliable/unwarranted fire alarm systems.** The Fire Chief of the local fire agency or the County Fire Chief may determine that a fire alarm system is unreliable or unwarranted upon receipt of more than four (4) alarms within a twelve (12) month period. Upon finding that an alarm system is unreliable or unwarranted, the chief of the local fire agency or the County Fire 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 (5<sup>th</sup>) and sixth (6<sup>th</sup>) 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 (7<sup>th</sup>) and eighth (8<sup>th</sup>) n 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 (9<sup>th</sup>) and following alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$500.00, plus the cost of fire engine response, for each occurrence.

**901.7.7.2 Hearing on notice.** Any person receiving a notice of nuisance alarm who contends that the Fire Chief erroneously determined that the fire alarm system was not functioning as designed, may file a written request with the Fire Chief for a hearing on the determination within ten (10) days after receipt of the notice of nuisance alarm. The Fire Chief shall give the requesting party a hearing on the determination within thirty (30) days of receipt of the request. The request shall set forth: (1) that the system functioned as designed, or (2) that the nuisance alarm resulted from an act of God, flooding, or other violent natural condition without fault and beyond the control of the requesting party. Within ten (10) days following the hearing, the chief shall give written notice of his or her decision to the requesting party.

**(52) California Fire Code, Section 902.1 is amended to add the following:**

**SUBSTANTIAL ADDITION**

**SUBSTANTIAL ADDITION, Group R-3**

**SUBSTANTIAL IMPROVEMENT** (*see California Building Code, Chapter 2*)

**SUBSTANTIAL REMODEL**

**(53) California Fire Code Section 903.2 is amended to read as follows:**

**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 903.2.19. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

**Exceptions:**

1. Agricultural buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (928m<sup>2</sup>) in gross floor area.
3. Detached non-combustible motor vehicle fuel dispensing canopies.

4. Detached group U occupancies not greater than 3,000 square feet (279m<sup>2</sup>).
5. Special occupancy aircraft hangar shade structures as approved by the fire code official, unless required in NFPA409.

**(54) California Fire Code Section 903.2.1 is amended to read as follows:**

**903.2.1 Group A.** An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy.

**(55) California Fire Code Section 903.2.1.1 through 903.2.1.5 are deleted.**

**(56) California Fire Code Section 903.2.1.6 is renumbered and amended to read as follows:**

**903.2.1.6 Assembly occupancies on roofs.** Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

**(57) California Fire Code Section 903.2.1.7 is deleted.**

**(58) California Fire Code Section 903.2.2 is amended to read as follows:**

**903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

**(59) California Fire Code Section 903.2.3 is amended to read as follows:**

**903.2.3 Group E.** An automatic sprinkler system shall be installed throughout buildings containing a Group E occupancy.

**(60) California Fire Code Section 903.2.4 is amended to read as follows:**

**903.2.4 Group F.** An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy where gross floor area exceeds 1000 square feet (93m<sup>2</sup>).

**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.

**(61) California Fire Code Section 903.2.4.1 is deleted.**

**(62) California Fire Code Section 903.2.5.3 is amended to read as follows:**

**903.2.5.3 Pyroxylin plastics.** An automatic sprinkler system shall be provided throughout buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

**(63) California Fire Code, Section 903.2.6.2 is amended to read as follows:**

**903.2.6.2 Group I-3.** *Every building where inmates or persons are in custody or restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electronically supervised so that at least an audible and visible alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.*

**(64) California Fire Code Section 903.2.7 is amended to read as follows:**

**903.2.7 Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 1000 square feet (93m<sup>2</sup>).

**(65) California Fire Code Section 903.2.8.1 is amended to include the exception as follows:**

**903.2.8.1 Group R-3.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the *California Residential Code*. Automatic sprinklers system shall be installed in mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with *Title 25 of the California Code of Regulations*.

**(66) California Fire Code Section 903.2.9 is amended to read as follows:**

**903.2.9 Group S.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where the gross floor area exceeds 1000 square feet (93m<sup>2</sup>).

**Exceptions:**

1. Agricultural buildings as approved by the fire code official.

2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m<sup>2</sup>) in gross floor area.
3. Special occupancy aircraft shade structures as approved by the fire code official, unless required in NFPA409.
4. Volunteer Fire Department vehicle storage barn not exceeding 3000 sq. ft. (279m<sup>2</sup>).

**(67) California Fire Code Section 903.2.9.1 through 903.2.9.2 is deleted.**

**(68) California Fire Code Section 903.2.10 is amended to read as follows:**

**903.2.10 Group B.** An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancies where the gross floor area exceeds 1000 square feet (93m<sup>2</sup>).

**(69) California Fire Code Section 903.2.10.1 is deleted.**

**(70) California Fire Code Section 903.2.11 is amended to read as follows:**

**903.11 Specific buildings areas and hazards.** In all occupancies other than detached Group U occupancies not greater than 3,000 square feet (928m<sup>2</sup>), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.

**(71) California Fire Code Section 903.2.11.3 exceptions #1 & #2 are deleted.**

**(72) California Fire Code Section 903.2.11.7 is added to read as follows:**

**903.2.11.7 Undetermined use design.** Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet (2,784m<sup>2</sup>).

**(73) California Fire Code Section 903.2.11.8 is added to read as follows:**

**903.2.11.8 High-piled storage.** An automatic sprinkler system shall be provided throughout as required in Chapter 32 in all buildings where storage is in high-pile or rack storage arrays.

**(74) California Fire Code 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 thirty-five feet (35') 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 (35') 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 that exit directly to the exterior and one exterior stair leading to the lowest level of fire department access are provided from the highest floor.

(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.

**(75) California Fire Code, Section 903.4.2 is amended to read as follows:**

**903.4.2 Alarms.** *One exterior* approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

**Exception:** R-3 occupancies may be exempt from visual device when approved by the fire code official.

**(76) California Fire Code Section 903.6 is amended to read as follows:**

**903.6 Where required in existing buildings and structures.** An automatic sprinkler systems shall be provided throughout existing buildings and structures where required in Sections 903.6.1 through 903.6.3.

**(77) California Fire Code Section 903.6.1 is added to read as follows:**

**903.6.1 Substantial remodel.** An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial remodel or substantial improvement.

**Exception:** Alterations made solely for the purpose of complying with the *American Disabilities Act*.

**(78) California Fire Code Section 903.6.2 is added to read as follows:**

**903.6.2 Substantial addition.** An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial addition per table 903.6.

**(79) California Fire Code Section 903.6.3 is added to read as follows:**

**903.6.3 Substantial remodel and alteration.** An automatic sprinkler system shall be provided throughout all buildings that undergo any combination of substantial remodel, addition, alteration or renovation that exceeds allowable area set by Sonoma County Fire Safety Ordinance TABLE 903.6

**(80) California Fire Code, Table 903.6 is added to the California Fire Code, to read:**

**TABLE 903.6  
SUBSTANTIAL ADDITION, ALTERATION, AND REMODEL**

Existing Gross Floor Area <sup>(d)</sup>	Allowable Gross Floor Area Increase
0-1,000 sq. ft.:	200% <sup>(c)</sup>
1,001-4,000 sq. ft.:	100% <sup>(a)(c)</sup>
Greater than 4,000 sq. ft.:	50% <sup>(a)(b)(c)</sup>

<sup>(a)</sup> A 2,000 sq. ft. maximum of an increase is allowed.

<sup>(b)</sup> Maximum cumulative allowable gross floor area is 6,000 sq. ft.

<sup>(c)</sup> 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 gross floor area.

<sup>(d)</sup> Remodels that are greater than 75% of the original gross floor area.

**(81) California Fire Code Section 904.12 is amended to read as follows:**

**904.12 Commercial cooking systems.** *Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, NFPA 96, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:*

1. *Wet chemical extinguishing system, complying with UL 300.*
2. *Carbon dioxide extinguishing system.*
3. *Automatic fire sprinkler systems.*

*All existing dry chemical and wet chemical extinguishing systems shall comply with UL 300.*

**Exception:** *Public school kitchens, without deep-fat fryers, shall be upgraded to a UL 300 compliant system during state-funded modernization projects that are under the jurisdiction of the Division of the State Architect.*

*All systems shall be installed in accordance with the California Mechanical Code, NFPA 96, appropriate adopted standards, their listing and the manufactures' installation instructions.*

**Exception:** *Factory-built commercial cooking recirculating systems that are tested, listed, labeled and installed in accordance with UL 710B and the California Mechanical Code and NFPA 96.*

**(82) California Fire Code, Section 905.3.1(2) is amended to read as follows:**

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

1. *Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.*
2. *Buildings that are three or more stories in height.*
3. *Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department access.*
4. *Buildings that are two or more stories below the highest level of fire department vehicle access.*

**Exceptions:**

1. *Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.*
2. *Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) 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 either of the following:
  - 5.1. Recessed loading docks for four vehicles or less.
  - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

**(83) California Fire Code Section 905.9 exception #2 is deleted.**

**(84) California Fire Code Section 912.2 is amended to read as follows:**

**912.2 Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official (*Also see Section 507.5.1.1*).

**(85) California Fire Code Section 914.12 through 914.12.2 is added to read**

914.12 Type 3 winery caves as defined in chapter 446 of the California Building Code and Sections 914.12.1 and 914.12.2 of the California Fire Code.

914.12.1 Manual Fire Alarm system shall be installed in existing Type 3 winery caves unless equipped with an automatic sprinkler system installed in accordance with 903.3.1.1. The fire alarm system shall activate the occupant notification system in accordance with 907.5 when the occupant load exceeds 100 or more.

914.12.2 Automatic sprinkler system shall be installed in all new Type 3 winery caves when the occupant load exceed 100 or more, or existing winery caves when a change of use is approved by the fire code official.

**CHAPTER 11  
CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS**

**(86) California Fire Code Section 1103.1 is amended to read as follows:**

**1103.1 Required construction.** Existing buildings shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2, 1103.6, 1103.7, 1103.8 through 1103.8.5.3, 1103.9, and 1103.10.

The provisions of this chapter shall not be constructed to allow the elimination of fire protection systems or a reduction in the level of fire safety provided in buildings constructed in accordance with previously adopted codes.

**Exceptions:**

1. Where a change in fire-resistance rating has been approved in accordance with Section 803.6 of the *California Existing Building Code*.
2. Group U occupancies.

**(87) California Fire Code Sections 1103.2 Item #1 is deleted.**

**(88) California Fire Code Sections 1103.3 through 1103.5.4 are deleted.**

**(89) California Fire Code Sections 1104 and 1105 are deleted.**

**CHAPTER 31  
TENTS AND OTHER MEMBRANE STRUCTURES**

**(90) California Fire Code, Section 3102.1 is amended to amend and add the following:**

**MEMBRANE STRUCTURE**

**TENT**

**UMBRELLA STRUCTURE**

**(91) California Fire Code Section 3101.1 is amended to read as follows:**

**3101.1 Scope.** Tents, umbrella structures, temporary stage canopies and membrane structures shall comply with this chapter. The provisions of Section 3103 are applicable only to temporary tents, umbrella structures, and membrane structures. The provisions of Section 3104 are applicable to temporary and permanent tents, umbrella structures, and membrane structures. Other temporary structures shall comply with the *California Building Code*.

*These building standards govern the use of tents, umbrella structures, awnings or other fabric enclosures, including membrane (air-supported and air-inflated)*

*structures and places of assemblage, in or under which 10 or more persons may gather for any lawful purpose.*

***Exceptions:***

1. *Tents, umbrella structures, awnings or other fabric enclosures used to cover or enclose private swimming pools and similar facilities on the premises of private one- and two-family dwellings.*
2. *Tents used to conduct committal services on the grounds of a cemetery.*
3. *Tents, umbrella structures, awnings or other fabric enclosures erected and used within a sound stage, or other similar structural enclosure which is equipped with an overhead automatic sprinkler system.*
4. *Tensioned membrane roof materials supported by ridged frames or installed on a mast and cable system provided such structures conform to the requirements of one of the types of construction as described in these regulations.*
5. *Fabric structures which are part of mobile homes, recreational vehicles, or commercial coaches governed by the provisions of Division 13, Part 2, Health and Safety Code (Department of Housing and Community Development).*

**CHAPTER 33  
FIRE SAFETY DURING CONSTRUCTION**

**(92) California Fire Code Section 3314.3 is added to read as follows:**

**3314.3 Where required.** In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet (12,192 mm) in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

**(93) California Fire Code Section 3314.4 is added to read as follows:**

**3314.4 Buildings being demolished.** Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

**CHAPTER 49**  
**REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS**

**(94) California Fire Code Section, Section 4903 through 4903.4 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 Very High Fire Severity Zone. 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,

**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.

**(95) California Fire Code Section Section 4905.4 is added to read:**

**4905.4 Setbacks for structure defensible space.** Except where more restrictive requirements apply, construction, projections, openings and penetrations of exterior walls of buildings constructed on parcels within State Responsibility Areas (SRA) shall have setbacks to the property line and/or exterior wall protection according to table 4905.4 (a) or table 4905.4 (b). This is to meet the intent of California SRA Fire Safe Regulations Sec. 1276.01.

**(96) California Fire Code Section, Table 4905.4(a) and Table 4905.4(b) is added to read:**

**Table 4905.4 (a)**  
**Exterior Walls, within State Responsibility Area,  
without Automatic Fire Sprinkler Protection**



Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure <i>from</i> both sides	< 10feet
	(Not fire-resistance rated)	Comply with CRC Sec <i>R327.7</i> or <i>CBC Sec 707A</i>	≥ 10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet
	(Not fire-resistance rated)	Comply with CRC Section <i>R327.7</i> or <i>CBC Section 707A</i> Comply with Section <i>CRC Sec R327.9</i> or <i>CBC Sec.709A</i>	10 feet
Openings in walls	Not allowed	N/A	< 10 feet
	25% maximum of wall area	Comply with Section <i>R327.8</i> or <i>CBC Sec 708A</i>	>10 feet
	Unlimited	Comply with Section <i>R327.8</i> or <i>CBC Sec 708A</i>	20 feet
Penetrations	All	Comply with Section <i>R302.4</i> or <i>CBC 714.3</i>	< 10 feet
		Comply with Section <i>R327.6</i> or <i>CBC 706A</i>	10 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

**Table 4905.4 (b)**  
**Exterior Walls, within State Responsibility Area,**  
**with Automatic Residential Fire Sprinkler Protection**

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 10 feet
	(Not fire-resistance rated)	Comply with Section R327.7 or CBC Sec 707A	10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet
	(Not fire-resistance rated)	Comply with Section R327.9 or CBC Sec.709A	10 feet
Openings in walls	Not allowed	N/A	< 10 feet
	Unlimited	Comply with Section R327.8 or CBC Sec 708A	10 feet
Penetrations	All	Comply with Section R302.4 or CBC 714.3	< 10 feet
		Comply with Section R327.6 or CBC 706A	10 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

## CHAPTER 56 EXPLOSIVES AND FIREWORKS

**(97)California Fire Code, Section 5608.1.2 is added to read as follows:**

**5608.1.2 Permit required.** A permit shall be obtained from the fire code official in accordance with Section 105.6 and 13-66 of the Sonoma County Fire Safety Ordinance prior to the performance of any firework display. Application for such approval shall be made in writing no less than twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the fire code official or authorized designee pursuant to this Chapter and *Title 19, Chapter 6, Article 3 - Licenses of the California Code of Regulations*. Any permit for a fireworks display may be suspended or revoked at any time by the Fire code official or authorized designee.

**(98) California Fire Code, Section 5608.2 is added to read as follows:**

**5608.2 Limitations.** Possession, storage, offer or expose for sale, sell at retail, gift or give away, use, explode, discharge, or in any manner dispose of fireworks is prohibited within the limits established by law as the limits of the districts in which such possession, storage, offer or exposure for sale, retail sale, gifting, use, explosion, discharge, or disposal of fireworks is prohibited (see Section 13-66 of Sonoma County Fire Safety Ordinance.

**Exception:** Firework displays authorized pursuant to section 5608.1 for which a permit has been issued.

**CHAPTER 61  
LP GASES**

**(99) California Fire Code, Section 6103.3.1 is added to read:**

**6103.3.1 Seismic anchoring.** An approved seismic anchoring system shall be installed on all permanently installed, propane/LPG gas containers.

**CHAPTER 80  
REFERENCED STANDARDS**

**(100) California Fire Code, Chapter 80, NFPA, 13D-16 is Amended Sections as follows:**

**Section .NFPA 13D-16 - Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes:** as amended\*...  
903.3.1.3, 903.3.5.1.1

*Revise Section 5.1.1.2 to read as follows:*

**Section 80.NFPA.13D.5.1.1.2.** A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated of been damaged in any way can be promptly replaced.

*Add Sections 5.1.1.2.1 as follows:*

**Section 80.NFPA.13D.5.1.1.2.1.** The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

*Add Sections 5.1.1.2.2 as follows:*

**Section 80.NFPA.13D.5.1.1.2.2.** The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are

subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

***Add Sections 5.1.1.2.4 as follows:***

**Section 80.NFPA.13D.5.1.1.2.4.** One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

***Revise Section 7.6 to read as follows:***

**Section 80.NFPA.13D.7.6** A local water flow alarm shall be provided on all sprinkler systems.

***Add Section 8.1.3.1.2.1 to read as follows:***

**Section 80.NFPA.13D.8.1.2.1** Garages are permitted to be protected by residential sprinklers.

***Revise Section 8.3.4 to read as follows:***

**Section 80.NFPA.13D.8.3.4** Sprinklers shall not be required in detached garages, open attached porches, detached carports, and similar structures unless otherwise required by the *California Building or Fire Codes*.

***Add Section 8.3.5.2 to read as follows:***

**Section 80.NFPA.13D.8.3.5.2** At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

***Add Section 8.3.5.2 to read as follows:***

**Section 80.NFPA.13D.8.3.5.2** At least one quick-response intermediate temperature residential sprinkler shall be installed above attic access openings.

***Revise Section 11.2.1.1 to read as follows:***

**Section 80.NFPA.13D.11.2.1.1** Where a fire department pumper connection is not provided, the system shall be hydrostatically tested at not less than 200 psi without evidence of leakage.

**(101)California Fire Code, Chapter 80, NFPA, 13R-16 is Amended Sections as follows:**

**Section 80.NFPA 13R-16 - Standard for the installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height, as amended\* .....**

..... 903.3.1.2,

903.3.5.1.1, 903.3.5.1.2, 903.4

*Add Section 8.3.5.2 to read as follows:*

**Section 80.NFPA.13R.6.6.6.1** At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

**(102)California Fire Code, Chapter 80, NFPA, 72-16 is Amended Sections as follows:**

**Section 80.NFPA 72-16 – National Fire Alarm and Signaling Code, as amended\*** ..... 508.1.5, Table 901.6.1, 903.4.1, 904.3.5, 907.2, 907.2.6, 907.2.9.3, 907.2.11, 907.2.13.2, 907.3, 907.3.3, 907.3.4, 907.5.2.1.2, 907.5.2.2, 907.6, 907.6.1, 907.6.2, 907.6.5, 907.7, 907.7.1, 907.7.2, 907.8, 907.8.2, 907.8.5, 1101.1

*Add Section 14.7 to read as follows:*

**Section 80.NFPA.72.14.7** Labels and Tags

**Section 80.NFPA.72.14.7.1** Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

**Section 80.NFPA.72.14.7.2** Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

**Section 80.NFPA.72.14.7.3** The following information shall be printed on the labels and tags approved by the fire code official:

1. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

**Section 80.NFPA.72.14.7.4** When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

**Section 80.NFPA.72.14.7.5** No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

**Section 80.NFPA.72.14.7.6** No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

**Section 80.NFPA.72.14.7.7** The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing

or testing and maintenance.

**Section 80.NFPA.72.14.7.8** The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

**Section 80.NFPA.72.14.7.9** Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4<sup>th</sup> edition, 1995, which is hereby incorporated by reference.

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

**(103) California Fire Code Section Appendix B, Section B101.1 is amended to read:**

**B101.1 Scope.** The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this Appendix. This Appendix does not apply to structures other than buildings. This section applies to residential and commercial developments. One- and two-family residential dwellings in unincorporated areas shall comply with Sonoma County Fire Safe Standards. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

**(104) California Fire Code Section Appendix B, 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 NFPA 1142, the International Wildland-Urban Interface Code or the Sonoma County Fire Safe Standards.

**APPENDIX C  
FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

**(105) California Fire Code Section Appendix C, Section C101.1 is amended to read:**

**C101.1 Scope.** In addition to the requirements of Section 507.5.1 of the *California Fire Code* fire hydrants shall be provided in accordance with this Appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. This section applies to residential and commercial developments. One- and two-family residential dwellings and buildings accessory to one- and two-family residential dwellings in rural areas may comply with the Sonoma County Fire Safe Standards. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

**Exception:** *Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:*

1. *California State Parks buildings of an accessory nature (restrooms).*
2. *Safety Roadside Rest Areas (SRRA), public restrooms.*
3. *Truck Inspection Facilities (TIF), CHP office space, and vehicle inspection bays.*
4. *Sand/salt storage buildings, storage of sand and salt.*
5. *Volunteer fire facilities, including office space and vehicle storage bays.*

**(106) California Fire Code Section C103.1 is amended to read as follows:**

**Section C103.1 Hydrant spacing.** Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be approved by the fire code official.

**(107) California Fire Code Section C103.2 is deleted.**

**(108) California Fire Code Section C103.3 is deleted.**



**APPENDIX D  
FIRE APPARATUS ACCESS ROADS**

**(109) California Fire Code Section Appendix D, Section D101.1 is amended to read:**

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this Appendix as amended and all other applicable requirements of the California Fire Code. This section applies to residential and commercial developments. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with 104.9 Alternative Materials and Methods.

**Exception:** One- and two-family residential dwellings; detached U occupancy buildings less than 1,000 square feet in area accessory to a one- or two-family dwelling; and agricultural exempt buildings less than 8,000 square feet in area may comply with the fire apparatus access road requirements of the Sonoma County Fire Safe Standards.

**(110) California Fire Code Section 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 or as approved by the fire code official.

**Exception:** One and two-family residential dwellings; detached U occupancy buildings less than 3000 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.

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

**(112) California Fire Code Appendix D Section D103.2 is amended to read as follows:**

**D103.2 Grade.** Fire apparatus access roads shall be in accordance with the Sonoma County Fire Safe Standards or as approved by the fire code official.

**(113) California Fire Code Appendix D Section D103.3 is amended to read as follows:**

**D103.3 Turning radius.** The minimum turning radius shall be determined by Sonoma County Fire Safe Standards or as approved by the fire code official.

**(114) California Fire Code Appendix D Section D103.4 is amended to read as follows:**

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) shall be provided with width and turnaround provisions in accordance with the Sonoma County Fire Safe Standards or as approved by the fire code official.

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

**(116) California Fire Code Appendix D Section D103.6 is amended to read as follows:**

**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.

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

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

**(119) California Fire Code Appendix D Section D104.2 exception is deleted.**

**(120) California Fire Code Appendix D Section D106.1 is amended to read and the exception deleted as follows:**

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

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

**(122) California Fire Code Appendix D Section D107.1 is amended to read as follows and exceptions #1 and #2 are deleted:**

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

**(123) Article V. Chapter 13 of the Sonoma County Code is amended to read:**

**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 and California Code of Regulations, Title 14 Natural Resources Code, Division 1.5, Chapter 7, Subchapter 2 SRA Fire Safe Regulations.

(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 firefighting 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 firefighting 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 firefighting 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 firefighters 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 firefighters 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 firefighters 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 located in the State Responsibility Area subject to the provisions of California Code of Regulations Title 14, Division 1.5 and the Local Responsibility Area when authorized by Sonoma County Fire Code as amended when not subject to other regulated building standards. 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.

### **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 a minimum of 75,000 pounds 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 a foot (0.2') thick. The base portion of the structural section shall be at least five tenths of a 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 unless sufficient grade reductions are provided to allow for vehicle cool down period

(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%).

(e) Fire apparatus cool down areas shall have a minimum width of twenty two feet wide (22'-0") 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. cool down area shall be provided with minimum curves set in section 13-32 and shall be located on a maximum grade not exceeding five percent (5%). Cool down turnout shall not be allowed on the inside of the horizontal curves without approval of the fire code official.

### **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.

(f) Turnouts shall not be located in a horizontal curve unless additional width is provide. Width shall exceed the minimums set in subsection (a) in addition to the minimum width of the required turnout.

**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 HB-17. 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, installation and certification date 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 (40'), 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 two feet (22') 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 feet (25') and shall be constructed to provide a roadway with a minimum of two (2) ten foot (10') 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 two foot (2') Shoulders on each side and turnouts and turnarounds. Spacing of the turnarounds and turnouts 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'). Turnouts shall be a minimum of five hundred feet (500') and shall not be located on the inside of horizontal curves without approval from the fire code official.

(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 (40') 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 two feet (22') 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 five feet (25') and shall be constructed to provide a roadway with a minimum of one (1) twelve foot (12') traffic lane and 1 foot (1') shoulders on each side 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 two feet (22') 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 1 acre to 4.99 acres - one thousand three hundred twenty feet (1,320');
- (3) Parcels zoned for 5 acres to 19.99 acres - two thousand six hundred forty feet (2,640'); and
- (4) Parcels zoned for 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. Driveways required to have a turnout, shall have a turnout that is a minimum of twenty two feet (22') 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 and shall not be located on the inside of horizontal curves without approval from the fire code official.

(c) All driveways exceeding one hundred fifty feet (150') in length shall have a turnaround constructed within fifty feet (50') of the residential building served by the driveway. Any driveway longer than 1320 feet shall have additional turnarounds located at intervals no less than 1320 feet unless approved by the county Fire Chief. Parking shall not be allowed in the approved turnaround location

(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 approved 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 or Sonoma County Fire 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.
- (15) All road names shall be approved by the area 911 coordinator and local Fire Chief within 10 days of notification.

**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 to 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 four inches (4") high with a minimum stroke width of 0.5 inches (0.5"). 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 (12") high with a minimum stroke width of one inch (1"). Suite numbers for other than one- and two-family dwellings shall be a minimum of six inches (6") high and 0.5 inches (0.5") 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 or as provided in Appendix C of the California Fire Code 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 California 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 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.

- a. 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 (4½") by two and one half inch (2½") reducer with a cap.
- b. 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 (10'). 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.
- c. Crash protection shall be per California Fire Code, Chapter Three, Section 312.
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.

**Table 13-52a<sup>1</sup>**  
**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:**

<sup>1</sup>This table applies only to parcels that have exclusively residential buildings on them.

**Table 13-52b<sup>(1)</sup>**  
**Exception to hydrant distance<sup>(2)</sup>**

**Distance is measured from driveway entrance to the public hydrant**

<b>Road Distance</b>	<b>Flow Rate</b>	<b>Minimum Residual Pressure</b>
1 Mile	500 GPM	20 PSI
1.5 Miles <sup>(3)</sup>	1,000 GPM	20 PSI
1.75 Miles <sup>(3)</sup>	1,500 GPM	20 PSI
2 Miles <sup>(3)</sup>	2,000 GPM	20 PSI
3 Miles <sup>(3)</sup>	2,500 GPM	20 PSI

**Notes:**



- <sup>(1)</sup>This table applies only to parcels that have exclusively residential buildings on them.
- <sup>(2)</sup>Distances within these ranges can be prorated based on volume of flow available.
- <sup>(3)</sup>This Distance can be used when a letter is on file from the local Fire Chief and the department has a minimum of one 500 gpm water tender in inventory

### **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 is 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 located in the State Responsibility Area, all new buildings and accessory buildings shall have setbacks to the property line and/or exterior wall protection according to Table 13-55(a) and Table 13-55(b).

**Table 13-55 (a)**  
**Exterior walls, within State Responsibility Area,**  
**without automatic fire sprinkler protection**

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 10feet
	(Not fire-resistance rated)	Comply with CRC Sec R327.7 or CBC Sec 707A	≥ 10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet
	(Not fire-resistance rated)	Comply with CRC Section R327.7 or CBC Section 707A Comply with Section CRC Sec R327.9 or CBC Sec.709A	10 feet
Openings in walls	Not allowed	N/A	< 10 feet
	25% maximum of wall area	Comply with Section R327.8 or CBC Sec 708A	>10 feet
	Unlimited	Comply with Section R327.8 or CBC Sec 708A	20 feet
Penetrations	All	Comply with Section R302.4 or CBC 714.3	< 10 feet
		Comply with Section R327.6 or CBC 706A	10 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

**Table 4905.4 (B)**  
**Exterior Walls, Within State Responsibility Area,**  
**With Automatic Fire Sprinkler Protection**

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 10 feet
	(Not fire-resistance rated)	Comply with Section R327.7 or CBC Sec 707A	10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet
	(Not fire-resistance rated)	Comply with Section R327.9 or CBC Sec.709A	10 feet
Openings in walls	Not allowed	N/A	< 10 feet
	Unlimited	Comply with Section R327.8 or CBC Sec 708A	10 feet
Penetrations	All	Comply with Section R302.4 or CBC 714.3	< 10 feet
		Comply with Section R327.6 or CBC 706A	10 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

### **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) located in a Very High Severity Zone. 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 where not required by code;
- 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.
- l) Increased width and surface for emergency vehicle access.

### **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 where not required by code;
- (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 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 the Northern Sonoma County Air Pollution Control District, the Bay Area Air Quality



Management District, or the California Department of Forestry and Fire Protection.

(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. Chapter 13 of the Sonoma County Code is amended to read:**

**Article X. Violations.**

**Sec. 13-91. Violation--Penalty.**

Any person who violates or fails to comply with any provision of the California Fire Code, the California 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 2016 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 brush land fires each year. While normal temperatures do not exceed 85-90 degrees Fahrenheit (85-90° F) during the summer months, temperatures can climb to higher than 110 degrees Fahrenheit (110° F) in parts of the county. Afternoon winds can move a fire quickly in any part of the county, particularly during times of high temperatures and low humidity.

Drought conditions occur periodically in the County and when they occur they often last for several years. When drought conditions occur, they result in reduced available water. Groundwater as well as surface supplies are affected. When drought conditions occur, they create a situation where lowered water tables, water contamination, and increased demand on water systems due to population growth all

negatively impact water availability for fire protection. These impacts degrade the quality of fixed fire protection as well as fire suppression activities.

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

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

The grassland areas in the County have easily ignitable fuels which are subject to high winds. A southern exposure and unbroken fuel create a potential for major conflagrations.

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

The mixture of developed and undeveloped areas within the county creates hazardous conditions when a storm of gale force winds causes trees to fall onto roadways used for access by emergency fire equipment and personnel. In addition, flooding occurs in certain areas of the county during heavy winter storms limiting or eliminating access for emergency fire equipment and personnel.

Landslides have been experienced in various areas of the county. While stabilization can sometimes be provided, heavy winter storms cause failures. These failures have closed roadways within the county making access for emergency fire equipment and personnel impossible until properly cleared.

3. Sonoma County has topographical conditions which are closely associated with the geological and geographic characteristics noted above. The topographical conditions are the result of the design and construction of development

within the county based on elevation changes in the county as well as the hills, canyons, lakes and streams which exist in the county.

The sources of water within the County are directly affected by its topographical layout. The water sources consist of on-site water storage tanks, lakes, pools, wells, mutual water systems, and the Sonoma County Water Agency distribution network. Water supplies within the county vary from less than ten (10) gallons per minute to flows in excess of four thousand (4,000) gallons per minute. This wide variation causes major problems to development as well as fire suppression forces.

The roadway system through most of the county is designed around the topographical lay of the land and consists in many cases of narrow, winding roads, steep grades, and overhanging tree branches. The grades on roadway surfaces sometimes exceed 25% and widths of less than twelve feet (12') are not uncommon.

The topographical conditions also make construction more restricted to the level and semi-level portions of the county, with high concentrations of building within these areas. The exposure created by these structures poses a significant problem. For practical and cost reasons, these structures are built of wood (Type V) construction. The potential of conflagration exists with the high buildout of certain areas in the county. The concentrated commercial, industrial, and residential occupancies in these areas cause concern when considering the "exposure" of building-to-building and building-to-grassland areas of the county.

The topographical nature of the county also lends itself to power failures caused when fallen trees and limbs tear out sections of electrical transmission lines which run throughout the County. These power failures cause electrical pumps to become inactive and, thus, water supplies are interrupted. Vehicular accidents also have been known to interrupt this pumping operation. Due to the narrow roads which are congested with residents and visitors alike, this situation occurs more than could be normally expected.

4. The preceding findings identify the local climatic, geological, and topographical conditions which the Board has considered in adopting this ordinance. The Board finds that these conditions make the modifications or changes to the requirements published in the California Building Standards Code contained herein reasonably necessary. This Board further finds that it has amended the 2016 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, 2017. 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 1<sup>st</sup> day of January, 2017, and finally passed and adopted this 15<sup>th</sup> day of November, 2016, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin \_\_\_\_\_ Rabbitt \_\_\_\_\_ Zane \_\_\_\_\_ Gore \_\_\_\_\_ Carrillo \_\_\_\_\_  
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:

\_\_\_\_\_  
Sheryl Bratton, County Clerk and  
Clerk of the Board of Supervisors

**IT IS SO ORDERED**