

# LAKESIDE FIRE PROTECTION DISTRICT



## 2026 FIRE ORDINANCE

Effective January 1, 2026

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ORDINANCE NO. 2025-02

AN ORDINANCE OF THE LAKESIDE FIRE PROTECTION DISTRICT  
WHICH ADOPTS THE 2025 CALIFORNIA FIRE CODE AND THE 2024  
INTERNATIONAL FIRE CODE WITH CERTAIN AMENDMENTS, ADDITIONS,  
AND DELETIONS

WHEREAS, Health & Safety Code section 17958 mandates that the Lakeside Fire Protection District shall adopt Ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health & Safety Code section 17922; and

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California Fire Code based on the 2024 International Fire Code published by the International Code Council, hereinafter referred to collectively as the Fire Code; and

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California Fire Code based on the 2024 International Fire Code, together with the Lakeside Fire Protection District amendments, shall be the Lakeside Fire Protection District Fire Code for the purpose of prescribing regulations in the unincorporated territory of the County of San Diego and the boundaries of the Lakeside Fire Protection District; and

WHEREAS, code amendments adopted by the State of California shall take precedence over the 2024 International Fire Code language. The 2024 International Fire Code language shall be used for those code sections not adopted by the State; and

WHEREAS, local amendments adopted by the Lakeside Fire Protection District shall take precedence over both the 2024 International Fire Code and 2025 California Fire Code provisions; and

WHEREAS, Health & Safety Code section 17958.5 permits the Lakeside Fire Protection District to make such changes or modifications to the Codes as are reasonably necessary because of local conditions; and

WHEREAS, Health & Safety Code section 17958.7 requires that the Lakeside Fire Protection District before making any changes or modifications pursuant to section 17958.5 make express findings that such changes or modifications are needed due to local climatic, geological, or topographical conditions; and

WHEREAS, the Board of Directors of the Lakeside Fire Protection District does herewith find that the District has certain climatic, geological, and topographical features that can have a deleterious effect on emergency services such as fire protection and emergency medical services; and

WHEREAS, the Board of Directors of the Lakeside Fire Protection District finds that the modifications and changes to the 2024 International Fire Code and 2025 California Fire Code are reasonably necessary because of the following local climatic, geological, and topographical conditions as identified in Attachment A; and

WHEREAS, certain amendments to the 2025 California Fire Code and the 2024 International Fire Code serve to mitigate to the extent possible said deleterious effects; and

WHEREAS, sections 50022.1 through 50022.10, inclusive of the Government Code and section 13869 of the Health & Safety Code, provide authority for the adoption by reference of codes, or portion of such codes.

NOW THEREFORE, the Board of Directors of the Lakeside Fire Protection District does ordain as follows:

### **Section 1 REPEAL**

That Ordinance No. 22-01, to the extent that the latter is or was effective, of the Lakeside Fire Protection District and all other ordinance or parts of ordinances in conflict herewith are hereby repealed.

### **Section 2 ADOPTION**

That the Board of Directors of the Lakeside Fire Protection District adopts as the Fire Code for the Lakeside Fire Protection District the following: the 2025 California Fire Code, including the appendix to Chapter 4 and appendices B, C, D, H, I & O, the 2024 International Fire Code (IFC), and the National Fire Protection Association Standards 13, 13-R & 13-D, as referenced in Chapter 80 of CFC, together with the District's amendments in this ordinance. This Fire Code is adopted for the protection of the public health and safety. It includes definitions, provisions for the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings, requirements for permits and inspection for installing or altering systems, regulations for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use and maintenance of buildings and structures, including the installation, alteration or repair of new and existing fire protection systems and their inspection and provides penalties for violation of this code. Each and all of the regulations, provisions, penalties, conditions and terms of the Lakeside Fire Protection District Fire Code on file in the office of the Lakeside Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

### **Section 3 REVISED**

That the following sections and chapters of the 2025 California Fire Code are hereby revised:

The geographic limits referred to in certain sections of the 2025 California Fire Code are established as follows:

(a) **Sec. 5704.2.9.6.1** The geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited: the unincorporated area of the County of San Diego.

**Exceptions:**

1. In areas zoned for mixed, general or high impact industrial uses.
2. Crankcase draining may be stored in specially constructed above-ground storage tanks, approved by the fire code official, with a maximum capacity of 550 gallons. These tanks may be located within a building when the fire code official deems appropriate and the container meets U.L. Standard 2085. Containers shall be installed and used in accordance with their listing and provisions shall be made for leak and spill containment. In no case shall storage be allowed on residential or institutional property.
3. With the fire code official's approval, Class I and II liquids may be stored above ground outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigate concerns for exposure to heat, ignition sources and mechanical damage. Containers shall be installed and used in accordance with their listing, and provisions shall be made for leak and spill containment. The fire code official may disapprove the installation of these containers when in his or her opinion their use presents a risk to life or property.

(b) **Sec. 5706.2.4.4** The geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited: the unincorporated area of the County of San Diego.

**Exceptions:**

1. In areas zoned for other than residential uses, when approved by the FAHJ.
2. Crankcase draining may be stored in specially constructed above-ground storage tanks, approved by the fire code official, with a maximum capacity of 550 gallons. These tanks may be located within a building when the fire code official deems appropriate and the container meets U.L. Standard 2085. Containers shall be installed and used in accordance with their listing, and provisions shall be made for leak and spill containment. In no case shall storage be allowed in residential or institutional property.

3. With the fire code official's approval, Class I and II liquids may be stored above ground in specially designed, approved and listed containers which meet U.L. Standard 2085. Containers shall be installed and used in accordance with their listing, and provisions shall be made for leak and spill containment. The fire code official may disapprove the installation of such containers when in his/her opinion their use presents a risk to life or property.

(c) **Sec. 5806.2** The geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited: the unincorporated area of the County of San Diego, except for areas zoned for mixed, general or high impact industrial uses.

(d) **Sec. 6104.2** The geographic limits in which the bulk storage of liquefied petroleum gas is prohibited for the protection of heavily populated and congested areas: the unincorporated area of the County of San Diego, except for areas zoned for mixed, general or high impact industrial uses.

**Exception:** Bulk tanks with a maximum aggregate capacity of 30,000 gallons water capacity for above-ground storage of underground distribution to residential areas, where the storage and distribution meets County Fire Code requirements as determined by the FAHJ.

## **SEC. 101.5 VALIDITY.**

Section 101.5 of the California Fire Code is *revised* to read:

**Sec. 101.5 Validity.** *The Board of Directors declares that should any section, paragraph, sentence or word of this chapter be declared invalid for any reason it is the intent of this Board that it would have passed all other portions of this chapter independently of any portion that may be declared invalid.*

## **SEC. 102.14 REPEAL OF CONFLICTING ORDINANCES, RESOLUTIONS OR MOTIONS.**

Section 102.14 is added to the California Fire Code to read:

**Sec. 102.14 Repeal of conflicting ordinances, resolutions or motions.** All former ordinances, resolutions or motions or parts thereof conflicting or inconsistent with the provisions of this chapter are repealed.

## **SEC. 104.2.2.5 TECHNICAL ASSISTANCE**

Section 104.2.2.5 is added to the California Fire Code

**Sec. 104.2.2.5 Technical Study BESS.** *To determine compliance with this code, the fire code official is authorized to require the owner or owner's authorized agent to provide a technical opinion. Technical Studies are required for all Battery Energy Storage System projects that are equal or more than 600 kilowatt hours. The technical study requirement is for all types of batteries.*

## **SEC. 104.2.4. MODIFICATIONS.**

Section 104.2.4 of the California Fire Code is *revised* to read:

**Sec. 104.2.4 Modifications.** Where there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications in accordance with Section 104.2.4.1.

**Sec. 104.2.4.1 Individual cases,** The fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. *The applicant's request for a modification shall state the specific sections(s) for which a modification is*

*requested, material facts supporting the contention of the applicant, the details of the modification or mitigating measure proposed and, if applicable, a map showing the proposed location and citing of the modification or mitigation measure.* The details of action granting modifications shall be recorded and entered in the files of the code compliance agency.

#### **SEC. 104.12 COST RECOVERY.**

Section 104.12 is added to the California Fire Code to read:

**Sec. 104.12 Cost recovery.** The purpose of this section is to establish authority to obtain reimbursement from responsible individuals for the expenses of any emergency response and/or enforcement action by the fire department to protect the public from criminal or negligible activities, and from fire or hazardous substances.

**Sec. 104.12.1 Reimbursement required.** In accordance with the Health and Safety Code section 13000 et seq., an individual who acts negligently or in violation of the law and thereby requires the jurisdiction to provide an emergency response to a danger posed by a fire or hazardous substance shall be liable for reimbursement to the agency for the costs incurred. In accordance with Government Code sections 53150 through 53158, any individual who is under the influence of an alcoholic beverage or any drug or the combined influence of an alcoholic beverage or any drug, and whose negligent operation of a motor vehicle, boat or vessel or civil aircraft caused by that influence proximately causes any incident and thereby requires the agency to provide an emergency response shall reimburse the agency for the cost incurred.

#### **SEC. 105.3.9 EXPENSE RECOVERY.**

Section 105.3.9 is added to the California Fire Code to read:

**Sec. 105.3.9 Expense recovery.** The fire code official may impose a fee for recovery of expenses incurred to enforce the fire prevention provisions of this code.

#### **SEC. 105.5.54.1 CHRISTMAS TREE LOTS.**

Section 105.5.54.1 is added to the California Fire Code to read:

**Sec. 105.5.54.1 Christmas tree lots.** An operational permit is required to operate a Christmas tree lot, with or without flame proofing services.

**SEC. 105.5.54.2 GREENWASTE RECYCLING, MULCHING, COMPOSTING OPERATIONS AND STORAGE.**

Section 105.5.54.2 is added to the California Fire Code to read:

**Sec. 105.5.54.2** Greenwaste recycling, mulching, composting operations and storage. An operational permit is required for green waste recycling, mulching, composting operations and storage.

**SEC. 105.7 NEW MATERIALS, PROCESSES OR OCCUPANCIES WHICH REQUIRE PERMITS.**

Section 105.7 is added to the California Fire Code to read:

**Sec. 105.7 New materials, processes or occupancies which require permits.** The fire code official may determine, after allowing affected persons an opportunity to be heard, that a material, process or occupancy not listed in this code shall require a permit, in addition to those now enumerated in this code. In that case, the fire code official shall prepare a list of any additional material, process or occupancy that shall require a permit and post the list in a conspicuous place in the offices of the fire authority having jurisdiction. Any interested person may obtain a copy of the list.

**SEC. 112 APPEALS.**

Section 112 of the California Fire Code is *revised* to read:

**Sec. 112.1 Regional Fire Appeals Board established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, *including the granting or denial of modifications*, there shall be and is hereby created a *Regional Fire Appeals Board (Appeals Board)*. *The Appeals Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. A copy shall also be sent to the Building Official or other decision maker for the project, whichever is appropriate.*

**Sec. 112.2 Limitations on authority.** An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The *Appeals Board* shall not have authority to waive requirements of this code.

**Sec. 112.3 Qualifications.** The *Appeals Board* shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems and are not employees of the jurisdiction.

**Sec. 112.4 Appeals procedures.** *This section establishes appeal procedures of an order, decision or determination (collectively, "determination") made by the fire code official, including the granting or denial of appeals.*

**Sec. 112.4.1 Appeals of determinations regarding building permits.** *The County, fire agency or project applicant may appeal a determination made by the fire code official related to a project for which a building permit is required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official's final determination. The Appeals Board shall make factual findings and issue a written recommendation to the County Building Official on whether the fire code official's determination should be upheld, overruled or modified. The Building Official may not waive the requirements of this code, except as authorized by the code and is subject to the same requirements and restrictions in the code that applied to the fire code official. A copy of the recommendation shall be provided to the applicant. The County Building Official shall act on the Appeals Board's recommendation and issue a written decision to the parties within 15 days of receipt of the Appeals Board's recommendation. The Building Official's decision shall be final.*

**Sec. 112.4.2 Appeals of determinations regarding discretionary permits.** *The County, the fire agency or the project applicant may seek review of the fire code official's determination by the Appeals Board by filing a request for review with the Appeals Board within 30 days of the fire code official's determination. When reviewing a fire code official's determination pursuant to this subsection, the Appeals Board shall act in an advisory capacity. The Appeals Board shall review the fire code official's determination and make a recommendation to uphold, overrule or modify the fire code official's determination. The Appeals Board shall render its recommendation to the County decision maker or decision-making body for consideration with the application for the discretionary permit.*

**Sec. 112.4.3 Appeals of determinations for matters other than building permits or discretionary permits.**

(a) **Areas outside a fire protection district.** *Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official's final determination. The Appeals Board shall review the fire code official's*

determination and make a recommendation to uphold, overrule or modify the fire code official's determination. The Appeals Board's determination shall be final.

*(b) Areas inside a fire protection district. Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the fire protection district's Board of Directors within 30 days of the fire code official's final determination. The Board of Directors shall review the fire code official's determination and make a recommendation to uphold, overrule or modify the fire code official's determination. The Board of Director's determination shall be final.*

#### **Sec. 112.5 Regional Fire Appeals Board.**

*(a) The Appeals Board members shall consist of the following:*

- *Two representatives from the San Diego County Fire Districts Association.*
- *Two chief officers from CAL FIRE.*
- *One fire marshal from the unincorporated area of the County.*

*(b) The Appeals Board shall not include a representative from the agency whose fire code official made the determination that is being appealed. An alternate for the regular member(s) of the Appeals Board shall be designated to serve in this situation.*

*(c) Three members shall constitute a quorum for the transaction of business, and three affirmative votes shall be necessary to render a recommendation.*

*(d) If the Appeals Board recommends a modification to this code for an individual case, a copy of the recommendation and findings along with a map showing the proposed modification and mitigating measures shall be forwarded to the Unit Chief of CAL FIRE, San Diego/Imperial Unit.*

**SEC. 113.4 VIOLATIONS, PENALTIES AND RESPONSIBILITY FOR COMPLIANCE.**

Section 113.4 of the California Fire Code is *revised* to read:

The Lakeside Fire Protection District adopt the following code amendment:

**Sec. 113.4 Violations, penalties and responsibility for compliance.** Any person who shall violate any of the provisions of this code or standards hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement or specification or plans submitted and approved there under, or any certificate or permit issued there under, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the attorney for the Lakeside Fire Protection District or by a court of competent jurisdiction within the time fixed herein, shall severally for each and every violation and non-compliance respectively, be guilty of an infraction or misdemeanor, punishable by a fine not exceeding \$1,000.00 or by imprisonment in County Jail not exceeding six (6) months, or both. The imposition of one penalty of any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

## AMENDMENT TO SECTION 114.4

The Lakeside Fire Protection District adopt the following code amendment:

**Sec. 114.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that the person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250.00 or more than \$1,000.00.

## SEC. 202 DEFINITIONS.

Section 202 of the California Fire Code is *revised* by adding or modifying the following definitions:

**ACCESSORY DWELLING UNIT.** Defined as an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes the following:

(A) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

**AERATED STATIC PILE.** A composting process that uses an air distribution system to blow or draw air through the pile. Little or no pile agitation or turning is performed.

**BLASTER.** *A person who has been approved by the Sheriff to conduct blasting operations and who has been placed on the list of approved blasters. The listing shall be valid for one year unless revoked by the Sheriff.*

**BLASTING AGENT.** *A material or mixture consisting of a fuel and oxidizer intended for blasting. The finished product as mixed and packaged for use or shipment shall not be detonated by means of a No. 8 test blasting cap when unconfined.*

**BLASTING OPERATION.** The uses of an explosive device or explosive material to destroy, modify, obliterate or remove any obstruction of any kind.

**BLASTING PERMIT.** A permit issued by the Issuing Officer pursuant to section 105.6.15. The permit shall apply to a specific site and shall be valid for a period not to exceed one year.

**BLAST SITE.** *The geographically defined area, as shown on a project map or plot plan, where a blaster is authorized by a blasting permit issued under this section to conduct a blasting operation.*

**CHIPPING AND GRINDING.** An activity that mechanically reduces the size of organic matter.

**COMPOSTING OPERATION.** An operation that is conducted for the purpose of producing compost. The operation shall be by one or more of the following processes used to produce a compost product: static pile, windrow pile or aerated static pile.

**DEAD-END ROAD.** A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

**DISTANCE MEASUREMENT.** All specified or referenced distances are measured along the ground, unless otherwise stated.

**DWELLING UNIT.** Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for not more than one family.

**ENCLOSED.** Closed in or fenced off.

**EXPLOSIVES PERMIT.** A permit to possess or use explosives, issued by the Issuing Officer, pursuant to California Health and Safety Code sections 12000 et seq. and Chapter 56 of this code. An explosives permit shall be valid for a period not to exceed one year, as provided in the permit conditions.

**FIRE APPARATUS ACCESS ROAD.** A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term that *includes, but is not limited to* a fire lane, public street, private street, *driveway*, parking lot lane and access roadway.

**FIRE AUTHORITY HAVING JURISDICTION (FAHJ).** The designated entity providing enforcement of fire regulations as they relate to planning, construction and development. The FAHJ may also provide fire suppression and other emergency services.

**FIRE CHIEF.** *The fire chief is one of the following:*

- (a) The person appointed by the Board of Supervisors to serve as fire chief in the unincorporated areas not within a fire protection district.*
- (b) The chief officer of a fire protection district.*

*(c) The Fire Warden or her or his delegated representative when enforcing section 96.1.5608.1 of this Chapter.*

**FIRE CODE OFFICIAL.** *The Fire Warden or her or his delegated representative, the fire chief or a duly authorized representative, or other person as may be designated by law, appointment or delegation and charged with the administration and enforcement of this Chapter.*

**FIRE DEPARTMENT.** Any regularly organized fire department, fire protection district, fire company, or legally formed volunteer fire department registered with the County of San Diego regularly charged with the responsibility of providing fire protection to a jurisdiction.

**FIRE HAZARD.** Any condition or conduct which:(a) increases or may increase the threat of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or (b) may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

**FIRE PROTECTION DISTRICT.** Any fire protection district created under State law and any water district providing fire protection services.

**FUEL MODIFICATION ZONE.** A strip of land where combustible vegetation has been thinned or modified or both and partially or totally replaced with approved fire-resistant and/or irrigated plants to provide an acceptable level of risk from vegetation fires. Fuel modification reduces the radiant and convective heat on a structure and provides valuable defensible space for firefighters to make an effective stand against an approaching fire front.

**GREENWASTE.** Organic material that includes, but is not limited to, yard trimmings, plant waste, manure, untreated wood wastes, paper products and natural fiber products.

**HARDSCAPE.** Concrete, gravel, pavers or other non-combustible material.

**HAZARDOUS FIRE AREA.** Any geographic area mapped by the State or designated by a local jurisdiction as a moderate, high or very high fire hazard area or which the FAHJ has determined is a hazardous fire area, because the type and condition of vegetation, topography, weather and structure density increase the probability that the area will be susceptible to a wildfire.

**HOGGED MATERIALS.** *Mill waste consisting mainly of hogged bark but may include a mixture of bark, chips, dust or other by-product from trees and vegetation.*

**INSPECTOR.** For the purposes of sections 96.1. 5601.2, an inspector is a person on the Issuing Officer’s approved list of inspectors authorized to conduct inspections, before and after a blast. To be on the Issuing Officer’s approved list, an inspector shall have a blasting license issued by Cal/OSHA.

**MAJOR BLASTING.** A blasting operation that does not meet the criteria for minor blasting.

**MID-RISE BUILDING.** A building four stories or more high but not exceeding 75 feet in height and not defined as a high-rise building by section 202 of the California Building Code. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level.

**MINOR BLASTING.** A blasting operation that meets all of the following criteria: quantity of rock to be blasted does not exceed 100 cubic yards per shot, bore hole diameter does not exceed 2 inches, hole depth does not exceed 12 feet, maximum charge weight does not exceed 8 pounds of explosives per delay, and the initiation of each charge will be separated by at least 8 milliseconds. The maximum charge weight shall not exceed the Scaled Distance as shown below:

<b>Distance from Blast Site (In Feet)</b>	<b>Scale Distance Factor</b>
0 - 300	Mandatory Seismic Monitoring
301 - 5,000	55
5,000+	65

**MULCHING.** The process by which mixed greenwaste is mechanically reduced in size for the purpose of making compost.

**RESPONSE TIME.** The elapsed time from the fire department’s receipt of the first alarm to when the first fire unit arrives at the scene.

**STATIC PILE.** *A composting process that is similar to the aerated static pile except that the air source may or may not be controlled.*

**STRUCTURE.** 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 manner.

**TRAVEL TIME.** The estimated time it would take for a responding agency to travel from the fire station to the furthest structure in a proposed development project, determined by measuring the safest, most direct, appropriate and reliable route with consideration given to safe operating speeds for heavy fire apparatus.

**WINDROW COMPOSTING PROCESS.** The process in which compostable material is placed in elongated piles. The piles or windrows are aerated and/or mechanically turned on a periodic basis.

**WOOD CHIPS.** Chips of various species of wood produced or used in chipping and grinding operations.

**Sec. 304.1.5 OUTDOOR CARNIVALS AND FAIRS.**

Section 304.1.5 is added to the California Fire Code to read:

**Sec. 304.1.5 Outdoor carnivals and fairs.** Outdoor carnivals and fairs shall only be conducted on grounds free of combustible vegetation or trimmed to the satisfaction of the FAHJ.

**Sec. 305.6 ROCKETS, MODEL AIRCRAFT AND SIMILAR DEVICES.**

Section 305.6 is added to the California Fire Code to read:

**Sec. 305.6 Rockets, model aircraft and similar devices.** Rockets, model airplanes, gliders, balloons, sky lanterns, floating luminary or similar devices powered with an engine, propellant, open flame or other feature liable to start or cause a fire shall not be projected into or across hazardous fire areas without prior approval of the fire code official.

**Sec. 307.4.3 PORTABLE OUTDOOR FIREPLACES.**

Section 307.4.3 of the California Fire Code is *revised* to read:

**Sec. 307.4.3 Portable outdoor fireplaces.** Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material or combustible materials.

Exception: Portable outdoor fireplaces used at one-and two-family dwellings. *All "warming fires", by which open burning of wood, shall have installed a "spark arrester" of 1/2" screen mesh or smaller or used in accordance with the manufacturer's instructions.*

**Sec. 307.5 ATTENDANCE OF OPEN BURNING AND RECREATIONAL FIRES.**

Section 307.5 of the California Fire Code is *revised* to read:

**Sec. 307.5 Attendance.** Open burning, bonfires, recreational fires and the use of portable outdoor fireplaces shall be constantly attended *by an adult* until the fire is extinguished. Not fewer than one portable fire extinguisher complying with section 906 with a minimum

4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

#### **Sec. 324. MID-RISE BUILDINGS.**

Section 324 is added to the California Fire Code to read:

**Sec. 324.1 General.** A newly constructed mid-rise building or a mid-rise building which undergoes a complete renovation that requires the building to be completely vacated shall comply with this section.

#### **Exceptions:**

1. Buildings used exclusively as an open parking garage.
2. Buildings where all floors above the fourth floor level are used exclusively as an open parking garage.
3. Buildings such as a power plant, lookout tower, steeple, grain house, and other similar structures with intermittent human occupancy.

**Sec. 324.1.1 Automatic sprinkler systems and standpipes.** Mid-rise buildings shall be protected throughout by an automatic sprinkler system designed and installed in conformance with the NFPA 13 edition as referenced in Chapter 80 of CFC and in accordance with the following:

1. A control valve and a water flow alarm shall be provided for each floor. Each control valve and water flow alarm shall be electronically supervised.
2. Mid-rise buildings shall be provided with a Class I standpipe system that is interconnected with the automatic sprinkler system. The system shall consist of 2½-inch hose valves located in each stair enclosure on every floor. Two hose outlets shall be located on the roof outside of each stair enclosure which penetrates the roof. The standpipe system shall be designed, installed and tested in accordance with the NFPA 14 edition as referenced in Chapter 80 of CFC.
3. Fire department standpipe connections and valves serving each floor shall be located in the vestibule and located in a manner so as not to obstruct egress when hose lines are connected and charged.

**Sec. 324.1.2 Smoke detection.** Smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system and shall be installed in accordance with the NFPA 72 edition as referenced in Chapter 80 of CFC.

The actuation of any device required by this section shall operate the emergency voice alarm signal system and shall operate all equipment necessary to prevent the circulation of smoke through air return and exhaust ductwork. Smoke detectors shall be located as follows:

1. In every mechanical equipment, electrical, transformer, telephone equipment, unmanned computer equipment, elevator machinery or similar room and in all elevator lobbies. Elevator lobby detectors shall be connected to an alarm verification zone or be listed as a releasing device.
2. In the main return air and exhaust air plenum of each air conditioning system. The smoke detector shall be located in a serviceable area downstream of the last duct inlet.
3. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air conditioning system. In Group R-1 and R-2 occupancies, an approved smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cubic feet per minute and not serving more than 10 air inlet openings.
4. For Group R-1 and R-2 occupancies in all corridors serving as a means of egress for an occupant load of 10 or more persons.

**Sec. 324.1.3 Fire alarm system.** An approved and listed, automatic and manual, fully addressable and electronically-supervised fire alarm system shall be provided in conformance with this code and the California Building Code & NFPA 72 edition as referenced in Chapter 80 of CFC.

**Sec. 324.1.4 Emergency voice alarm signaling system.** The operation of any automatic fire detector or water flow device shall automatically sound an alert tone followed by a pre-recorded voice instruction giving appropriate information and direction on a general or selective basis to the following terminal areas:

1. Elevators
2. Elevator lobbies
3. Corridors
4. Exit stairways
5. Rooms and tenant spaces
6. Dwelling units
7. Hotel guest rooms
8. Areas designated as safe refuge within the building

**Sec. 324.1.5 Fire command center.** A fire command center for fire department operations shall be provided. The location and accessibility of the fire command center shall be approved by the *fire* code official. The room shall be separated from the remainder of the building by not less than a 2-hour fire barrier. The room shall be a minimum of 200 square feet with a minimum dimension of 10 feet. It shall contain the following facilities at a minimum:

1. Voice alarm and public address panels
2. Fire department communications panel
3. Fire alarm annunciator panel
4. Elevator annunciator panel (when building exceeds 55 feet in height)
5. Status indicators and controls for air-handling systems (stairwell pressurization)
6. Controls for unlocking stairwell doors
7. Fire pump status indicators (if required)
8. Set of complete building plans
9. Elevator control switches for switching of emergency power
10. Worktable

**Sec. 324.1.6 Annunciation identification.** Control panels in the central control station shall be permanently identified as to their function. Water flow, automatic fire detection and manually-activated fire alarms, supervisory and trouble signals shall be monitored by an approved UL-listed central monitoring station and announced in the fire command center by means of an audible and visual indicator. For the purposes of annunciation, zoning shall be in accordance with the following:

1. When the system serves more than one building, each building shall be a separate zone.
2. Each floor in a building shall be a separate zone.
3. When one or more risers serve the same floor, each riser shall be a separate zone.

**Sec. 324.1.7 Elevators.** Elevators and elevator lobbies shall comply with Chapter 30 of the California Building Code. At least one elevator cab shall be assigned for fire department use and shall serve all floors of the building. This cab shall be provided large enough to accommodate an ambulance-type stretcher in accordance with section 3002.4 of the California Building Code.

**Sec. 324.1.8 Fire department communication system.** An approved two-way fire department communication system designed and installed in accordance with the NFPA 72 edition referenced in Chapter 80 of CFC shall be provided for fire department use per section 907.2.13.2.

**Sec. 324.1.9 Means of egress.** In addition to the requirements of Chapter 10, egress components of mid-rise buildings shall comply with sections 324.1.9.1 through 324.1.9.5.

**Sec. 324.1.9.1 Extent of enclosure.** Stairway enclosures shall be continuous and shall fully enclose all portions of the stairway. Exit enclosures shall exit directly to the exterior of the building or include an exit passageway on the ground floor leading to the exterior of the building. Each exit enclosure shall extend completely through the roof and be provided with a door that leads onto the roof.

**Sec. 324.1.9.2 Pressurized enclosures and stairways.** All required stairways and enclosures in a mid-rise building shall be pressurized as specified in section 909. Pressurized stairways shall be designed to exhaust smoke manually when needed.

**Sec. 324.1.9.3 Vestibules.** Pressurized stairway enclosures serving a mid-rise building shall be provided with a pressurized entrance vestibule on each floor that complies with section 909.

**Sec. 324.1.9.4 Pressure differences.** The minimum pressure difference between a vestibule and adjacent areas shall comply with section 909.

**Sec. 324.1.9.5 Locking of stairway doors.** All stairway doors that are locked to prohibit access from the interior of the stairway shall have the capability of being unlocked simultaneously, without unlatching, upon a signal from the fire command center. Upon failure of normal electrical service or activation of any fire alarm, the locking mechanism shall automatically retract to the unlocked position.

A telephone or other two-way communication system connected to an approved emergency service which operates continuously shall be provided at not less than every third floor in each required exit stairway vestibule.

Approved signage stating doors are locked shall be provided in each stairwell vestibule on each floor in which entry may be made and on each floor in which a telephone is located. Hardware for locking stairway vestibule doors shall be State Fire Marshal listed and approved by the fire code official by permit before installation. Stairway doors located between the vestibules, and the stairway shaft shall not be locked.

### **Sec. 501.3.2 FIRE APPARATUS ACCESS MODIFICATIONS**

Section 501.3.2 is added to the California Fire Code to read:

**Sec. 501.3.2 Fire apparatus access modifications.** Plans for the modification of fire apparatus access road shall be submitted to the fire code official for review and approval prior to construction or modification of any fire apparatus road.

### **Sec. 503 FIRE APPARATUS ACCESS ROADS**

Section 503 of the California Fire Code is *revised* to read:

**Sec. 503.1 General.** Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

*Fire apparatus access roads shall be provided and maintained in compliance with this section and the most recent edition and any amendments thereto, of public and private road standards as adopted by the County of San Diego (San Diego County Standards for Private Roads and Public Roads, San Diego County Department of Public Works). The fire code official may modify the requirements of this section if the modification provides equivalent access.*

**Sec. 503.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building, hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

#### **Exceptions:**

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
  - 1.1 The building is 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.
  - 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, non-negotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
  - 1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the *fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

**Sec. 503.1.2 Secondary Access.** *The fire code official is authorized to require more than one fire apparatus road when a new subdivision is proposed, and the maximum allowable dead-end road length is exceeded (Sec. 503.2.5.2.). In addition, the fire code official may determine additional fire apparatus access roads are required on other proposed projects. This requirement is based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access. When additional fire apparatus roads are necessary as mitigation for the exceedance of maximum allowable dead-end road length, the additional fire apparatus access road must be remote from the primary fire apparatus road as determined by the fire code official. Remoteness is in Appendix D of 2025 CFC. A subdivision as defined in CWUI is, The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.*

**Sec. 503.1.3 High-piled storage.** Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

**Sec. 503.2 Specifications.** Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.9.

**Sec. 503.2.1 Dimensions.** *The dimensions of fire apparatus access roads shall be in accordance with the following:*

*(a) Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except as provided in section 503.2.1 for single-family residential driveways serving no more than two residential parcels, which shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.*

*(b) Fire apparatus access roads that are public or private roads which are provided or improved as a result of a Tentative Map, Tentative Parcel Map or a Major/Minor Use Permit shall have the dimensions as set forth by the County of San Diego Standards for Public and Private Roads.*

*(c) All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.*

*(d) Vertical clearances or road widths shall be increased when the fire code official determines that vertical clearances or road widths are not adequate to provide fire apparatus access.*

*(e) Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.*

*(f) Driveways exceeding 150 feet in length, but less than 600 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 600 feet, turnouts shall be provided no more than 400 feet apart.*

*(g) For buildings that are more than 35 feet in height, a 35-foot unobstructed fire lane shall be provided. Unless otherwise approved by the fire code official. Fire apparatus access roads shall have an unobstructed width of not less than 35 feet when within laddering distance of buildings exceeding 35 feet in height. The access road shall be set back from buildings exceeding two stories in height such that the centerline of the fire access road shall be equal to 1/4 the difference in elevation from the fire access road to the roof. The building curbside access roads serving buildings over two stories in height but less than 44 feet in height shall be permitted to be up to 10 feet away from the building.*

**AMENDMENT TO SECTION 503.2.3**

The Lakeside Fire Protection District adopts the following code amendment:

**Sec. 503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the FAHJ) and shall be provided with an approved paved surface so as to provide all weather driving capabilities. The paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided that slopes over 15% have a deep broom finish perpendicular to the direction of travel or other approved surface to enhance traction.

**Sec. 503.2.4 Roadway radius.** *The horizontal inside radius of a fire apparatus access road shall comply with the County of San Diego Public and Private Road Standards. The horizontal inside radius of any public or private driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official. The length of vertical curves of fire apparatus access roads shall not be less than 100 feet, or as approved by the fire code official.*

**Sec. 503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around *emergency* apparatus.

**Sec. 503.2.5.1 Dead end roads turn-around required.** *A cul-de-sac or other approved turn-around shall be provided in residential areas where the fire apparatus access roads serve 3 or more parcels. The minimum unobstructed radius width for a cul-de-sac in a residential area shall be 36 feet paved, 40 feet graded, or as approved by the fire code official. The fire code official shall establish a policy identifying acceptable turnarounds for various project types. See Annex A & B for illustrations*

**Sec. 503.2.5.2 Dead-end roads.** *The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:*

*(Title 14 SRA 1273.09 Ref.)*

ZONING FOR PARCEL SERVED  
BY DEAD-END ROAD(s)

CUMULATIVE LENGTH  
OF DEAD-END ROAD(s)

Parcels zoned for less than 1 acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1,320 feet
Parcels zoned for 5 acres to 19.99 acres	2,640 feet
Parcels zoned for 20 acres or larger	5,280 feet

*All lengths shall be measured from the edge of the roadway surface at the intersection where the road begins to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals. Each dead-end road shall have a turnaround approved by the fire code official and constructed at its terminus.*

*A turnaround shall be provided to all building sites on driveways over 150 feet in length and shall be within fifty (50) feet of the building.*

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

**Sec. 503.2.6.1 Bridges with one traffic lane.** *When approved by the fire code official, private bridges providing access to not more than two residential dwellings may have one 12-foot-wide travel lane and it shall provide for unobstructed visibility from one end to the other, and turnouts shall be provided at both ends.*

**Sec. 503.2.7 Grade.** *The gradient for a fire apparatus access roadway shall not exceed 15.0%. The fire code official may allow roadway grades up to 20.0% provided that the roadway surface conforms to section 503.2.3. The fire code official may require additional mitigation measures.*

**Sec 503.2.7.1 Cross-Slope.** *The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent.*

**Sec. 503.2.8 Angles of Approach and Departure.** *The angles of approach and departure for fire apparatus access roads shall not exceed 7 degrees (12 %) for the first 30' or as approved by the fire code official and shall not allow for transitions between grades that exceed 6% elevation change along any 10-foot section.*

**Sec. 503.2.9 Roadway Turnouts.** *When required by the fire code official, turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. (Title 14 SRA 1273.06)*

***Exception:** The minimum width of the turnout may be reduced to 10 feet wide when the fire code official determines the reduction does not impair access by fire apparatus.*

**Sec. 503.3 Marking.** When required by the fire code official, approved signs or other approved notices or markings that include the words “NO PARKING FIRE LANE” shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *Signs or notices* shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility

**Sec. 503.3.1 Fire Lane Designation.** *Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire apparatus access roads as provided by Vehicle Code section 22500.1.*

**Sec. 503.4 Obstruction of fire apparatus access roads.** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum road widths and clearances established in sections 503.2.1 and 503.2.2 shall be maintained at all times.

**Sec. 503.4.1 Traffic calming devices.** Traffic calming devices (*including, but not limited to, speed bumps, speed humps, speed control dips, etc.*) shall be prohibited unless approved by the fire code official.

**Sec. 503.5 Required gates or barricades.** The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

**Sec. 503.5.1 Secured gates and barricades.** When required, gates and barricades shall be secured *as approved by the fire code official*. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by section 503.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

**Exception:** The restriction on use shall not apply to public officers acting within the scope of duty.

**Sec. 503.5.2 School fences and gates.** *School grounds may be fenced, and gates therein may be equipped with locks, provided that safe dispersal areas based on three square feet per occupant are located between the school and the fence. Such required safe dispersal areas shall not be located less than 50 feet from school buildings.*

*Every public and private school shall conform to Education Code section 32020, which states:*

*The governing board of every public school district and the governing authority of every private school, which maintains any building used for the instruction or housing of school pupils on land entirely enclosed (except for building walls) by fences or walls, shall, through the cooperation of local law enforcement and fire protection agencies having jurisdiction of the area, provide for the erection of gates in these fences or walls. The gates shall be of sufficient size to permit the entrance of ambulances, police equipment and fire-fighting apparatus used by law enforcement and fire protection agencies. There shall be no less than one access gate and there shall be as many of these gates as needed to ensure access to all major buildings and ground areas. If these gates are equipped with locks, the locking devices shall be designed to permit ready entrance by the use of chain or bolt-cutting devices with which the local law enforcement and fire protection agencies may be equipped.*

**Sec. 503.6 Security gates.** *No person shall install a security gate or security device across a fire apparatus access road without the fire code official's approval.*

- 1. An automatic gate across a fire access road or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.*
- 2. A gate accessing more than four residences or residential lots or a gate accessing hazardous, institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus.*
- 3. An automatic gate shall be provided with a battery back-up or manual mechanical disconnect in case of power failure with "fail open" and "fail secure" options enabled to prevent entrapment.*
- 4. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.*
- 5. When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.*
- 6. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.*

7. *All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.*
8. *Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.*

## **Sec. 505 PREMISES IDENTIFICATION**

Section 505 of the California Fire Code is *revised* to read:

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

Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½-inch (12.7 mm) *for residential buildings, 8 inches high with a 1-inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch stroke for industrial buildings.* Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. 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. Address identification shall be maintained.

**Sec. 505.2 Street or road signs.** Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather-resistant and be maintained until replaced by permanent signs. *All new public roads, all private roads within major subdivisions and all private road easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13.*

**Sec 505.2.1 Traffic Access Limitations.** *Signs identifying traffic access limitations shall be placed at the intersection preceding the traffic access limitation, and no more than 100 feet before such traffic access limitation*

**Sec. 505.3 Easement address signs.** *A road easement which is not named differently from the roadway from which it originates shall have an address sign installed and maintained listing all street numbers occurring on that easement. The sign shall be located where the easement intersects the named roadway. The numbers on the sign shall contrast with the background and have a minimum height of 4 inches and a minimum stroke of ½-inch.*

**Sec. 505.4 Directory map.** *A lighted directory map acceptable to the FAHJ, shall be installed at the driveway entrance to a residential multi-family project or a mobile home park, with more than 15 units.*

**Sec. 505.5 Response map updates.** *Any new development which necessitates updating emergency response maps due to new structures, hydrants, roadways or similar features shall be required to provide map updates in a format compatible with current department mapping services and shall be charged a reasonable fee for updating all response maps.*

**Sec. 506.1.3 EMERGENCY KEY ACCESS.**

Section 506.1.3 is added to the California Fire Code portion to read:

**Sec. 506.1.3 Emergency key access.** All central station-monitored fire detection systems and automatic sprinkler systems shall have an approved emergency key access box on site in an approved location. The owner or occupant shall provide and maintain current keys for any structure for fire department placement in the box and shall notify the fire department in writing when the building is re-keyed.

**Sec. 507.2 TYPE OF WATER SUPPLY.**

Section 507.2 of the California Fire Code is *revised* to read:

**Sec. 507.2 Type of water supply.** A water supply *may* consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems, *as approved by the fire code official*, capable of providing the required fire flow. *In setting the requirements for fire flow, the fire code official shall follow section 507.3 or Appendix B of the CFC, or the standard published by the Insurance Service Office, "Guide for Determination of Required Fire Flow".*

**Sec. 507.2.1 Private fire service mains.** Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as referenced in Chapter 80 of CFC.

**Sec. 507.2.2 Waterline Extensions.** The fire code official shall require a waterline extension for the purpose of installing a fire hydrant if a water main is 1,500 feet or less from the property line.

**Exception:** *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

**Sec. 507.2.3 Water tanks.** Water tanks for private *residential* fire protection, *when authorized by the fire code official*, shall comply with Table 507.2.2 and be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. Water tanks for *commercial* fire protection, *when authorized by the fire code official*, shall be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

<b>Building Square Feet</b>	<b>Gallons Per Minute Water Flow</b>	<b>Capacity Gallons</b>	<b>Duration Minutes</b>
0 - 3600	250	7,500	30
Over 3600	250	15,000	60

When the exposure distance is one hundred feet (100') or less from an adjacent property, or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.

1. Tank bottom elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the FAHJ. Tank size may be increased to serve multiple structures on a single parcel. The bottom of the water storage tank shall be level with or above the building pad.

2. Supply outlet shall be at least one-4 inch in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall have an approved means of controlling water flow. The fire department connection shall be at least one-4 inch National Standard Thread (male), reduced to one- 2½ inch National Standard Thread (male). Additional outlets may be required.

3. Location of fire department outlet shall be shown on the plot plan when submitted to the FAHJ. Consideration will be given to topography, elevations, and distance from structures, driveway access, prevailing winds, etc.

4. The outlet shall be located along a fire apparatus access roadway and shall not be closer than 50 feet or further than 150 feet from the structure unless approved by the FAHJ.

5. All exposed tank supply pipes shall be listed for above-ground use as per the NFPA 13 edition referenced in Chapter 80 of CFC. Adequate support shall be provided.

6. Water storage tanks shall be constructed from materials approved by the NFPA 22 edition referenced in Chapter 80 of CFC and installed per manufacturer instructions.

7. Plans shall be submitted to the FAHJ for approval prior to tank installation. Tanks shall be installed as per County Zoning setback requirements. See “Annex F” example plan submittal.

8. Vessels previously used for products other than water shall not be allowed.

9. All underground piping serving the fire department connection shall be listed and approved as per the NFPA 24 edition referenced in Chapter 80 of CFC.

**Sec. 507.3 FIRE FLOW.**

Section 507.3 of the California Fire Code is *revised* to read:

**Sec. 507.3 Fire flow.** Fire flow requirements shall be based on Appendix B of the California Fire Code or the standard published by the Insurance Services Office, “Guide for Determination of Required Fire Flow.” Consideration should be given to increasing the gallons per minute to protect buildings and structures of extremely large square footage and for such reasons as: poor access roads, grade and canyon rims, hazardous brush and response times greater than five minutes by a recognized fire department or fire suppression company. In hazardous fire areas the main capacity for new subdivisions shall not be less than 2,500 – 3,000 gallons per minute, unless otherwise approved by the fire code official. If fire flow increases are not feasible, the fire code official may require alternative design standards such as: alternative types of construction that provides a higher level of fire resistance, fuel break requirements, which may include required irrigation, modified access road requirements, specified setback distances for building sites addressing canyon rim developments and hazardous brush areas, and other requirements as authorized by this chapter and as required by the fire code official.

**Sec. 507.5.7 FIRE HYDRANT AND FIRE VALVE LOCATION.**

Section 507.5.7 is added to the California Fire Code to read: *(Title 14 1275.15)*

**Sec. 507.5.7 Fire hydrant and fire valve location.** The fire hydrant or fire valve shall be between 14 to 24 inches above grade, no closer than 4 feet nor further than 10 feet from the roadway, and 10 feet from combustible vegetation.

**Sec. 507.5.7.1 Signing of water sources and fire department connections.** *The fire code official shall require fire hydrants and fire department connections to be identified. Fire hydrants shall be identified by a reflective blue marker and fire department connections shall be identified by a reflective green marker, with a minimum dimension of 3 inches, in the center of the travel lane adjacent the water source, or by other methods approved by the fire code official.*

*All materials shall be listed and approved by the water purveyor and/or fire code official. The fire code official may require a fire hydrant to have any combination of one-4 inch and one-2 ½ inch outlets with National Standard Threads.*

### **Sec. 605.3.1 SPARK ARRESTERS.**

Section 605.3.1 is added to the California Fire Code to read:

**Sec. 605.3.1 Spark arresters.** All buildings and structures having a chimney, flue or stovepipe attached to a fireplace, stove, barbecue or other solid or liquid fuel burning equipment or device shall have the chimney, flue or stovepipe equipped with an approved spark arrester. An approved spark arrester is a device intended to prevent sparks from escaping into the atmosphere, constructed of welded or woven wire mesh, 12-gauge thickness or larger, with openings no greater than ½” inch, or other alternative material the FAHJ determines provides equal or better protection.

### **Sec. 605.7.1 RESIDENTIAL INCINERATORS.**

Section 605.7.1 of the California Fire Code is *revised* to read:

**Sec. 605.7.1 Residential Incinerators.** *Residential incinerators are prohibited in the unincorporated area of the County.*

### **Sec. 903.2 AUTOMATIC SPRINKLER SYSTEMS-WHERE REQUIRED.**

Section 903.2 of the California Fire Code is *revised* to read:

**Sec. 903.2 Where required.** Approved automatic sprinkler systems shall be installed in all new buildings. For the purpose of automatic sprinkler systems, buildings separated by less than 10 feet from adjacent buildings shall be considered one building. Fire barriers and partitions, regardless of rating, shall not be considered as creating separate buildings for purposes of determining automatic sprinkler system requirements. Mezzanines shall be included in the total square footage calculation. All new buildings constructed shall have an approved NFPA 13, NFPA 13R or NFPA 13D automatic sprinkler system installed as per 903.3.1.1, 903.3.1.2 or 903.3.1.3. The Fire Code Official has the final decision of which NFPA 13 standard to apply, as required due to access, water supply and travel time.

#### **Exceptions:**

1. Group U occupancies *not greater* than 500 square feet, and when the building is more than 10 feet from an adjacent building or property line measured from the farthest projection from the building *and without ESS installed inside.*
2. Agricultural buildings constructed of wood or metal frames over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler system requirements unless physically connected to other building.

**Sec. 903.2 (a) Additions.** An automatic sprinkler system shall be required to be installed throughout the *entire* building when the addition is more than 50% of the existing building or when the altered building will exceed a fire flow as calculated pursuant to section 507.3. The fire code official may require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists, such as poor access roads, steep grades and canyon rims, hazardous brush and response times greater than 5 minutes by a fire department. The fire code official may require that other protective measures be taken based on existing conditions and/or potential hazards. The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.

**Sec. 903.2 (b) Remodels or reconstructions.** The fire code official may require an automatic sprinkler system to be installed throughout buildings if a remodel or reconstruction includes significant modification to the interior or roof of the building. *The fire code official may require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists, such as poor access roads, steep grades and canyon rims, hazardous brush and response times greater than 5 minutes by a fire department.* The fire code official may require that other protective measures be taken based on existing conditions and/or potential hazards. The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.

**Sec. 903.2 (c) Group U Occupancies.** For Group U Occupancies *greater* than 500 square feet *attached to an R-3 occupancy*, an approved automatic sprinkler system shall be installed as per NFPA 13D edition referenced in Chapter 80 CFC, or as approved by the FAHJ. *This applies to NEW buildings, remodels or additions.*

**Sec. 903.2 (d) Group R and Group U Occupancies with ESS.** When installed inside of a Group R & Group U Occupancies the attached and/or detached garage spaces shall comply with all of these conditions:

1. 1" water meter at the street serving the fire sprinkler system,
2. 1 hour rated enclosure in utility closets or spaces,
3. Fire sprinkler(s) design of .3/96 design as per NFPA 855.
4. Maximum 40kWh aggregate inside of garage.
5. All conditions in CFC 1207.11 through 1207.11.9 apply.

## Sec. 903.4.1 ELECTRONIC SUPERVISION

Section 903.4.1 of the California Fire Code is *revised* to read:

**Sec. 903.4.1 Electronic Supervision.** Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all automatic sprinkler systems shall be electronically supervised by a listed fire alarm control unit.

### **Exceptions:**

1. Automatic sprinkler systems *with less than 100 fire sprinklers* protecting one-family and two-family dwellings and Group U occupancies.
2. Limited area sprinkler systems in accordance with Section 903.3.8.
3. Automatic sprinkler systems installed in accordance with NFPA 13R edition referenced in Chapter 80 CFC. Where a common supply main is used to supply both domestic water and the automatic sprinkler system and a separate control valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.
8. Underground key or hub gate valves in roadway boxes.

## **Sec. 1205.5 GROUND-MOUNTED PHOTOVOLTAIC ARRAYS.**

Section 1205.5 of the California Fire Code is *revised* to read:

**Sec. 1205.5 Ground-mounted photovoltaic arrays.** *Ground-mounted photovoltaic array installations shall meet the requirements of sections 1205.5.1 through 1205.5.4.*

**Sec. 1205.5.1 Fire apparatus access roads.** *Fire apparatus access roads to ground-mounted photovoltaic arrays, associated equipment structures and operations/maintenance buildings shall comply with section 503.*

**Exception:** *Private residential and agricultural where the energy generated is primarily for on-site use are exempt from this requirement subject to the approval of the fire code official.*

**Sec. 1205.5.2 Perimeter fire apparatus access roadway.** *Ground-mounted photovoltaic arrays 10 acres or larger in size shall provide a fire apparatus access roadway around the perimeter of the project. The perimeter fire apparatus access roadway shall comply with section 503.*

**Sec. 1205.5.3 Fuel modification.** *Combustible vegetation within the array and to a distance of 30 feet from the array and associated equipment shall be reduced to a height of no more than 6 inches. The fuel modification zone may be increased when required by the fire code official.*

**Exception:** *For private residential and agricultural where the energy generated is used primarily on-site, the required fuel modification zone may be reduced to 10 feet from the array and associated equipment.*

*Operation/maintenance buildings shall be provided with fuel modification zones that comply with Section 6 in Part 7 California Wildland Urban Interface Code.*

**Sec. 1205.5.4 Water supply.** *Water supply for fire protection and suppression shall be provided for equipment structures and operations/maintenance buildings as required by section 507.*

**Sec. 1205.6 Identification.** *Ground-mounted photovoltaic arrays with multiple equipment structures shall include a means of readily identifying each equipment structure. The fire code official may require a lighted directory map of the project to be installed on-site near the entrance to the facility for projects of 10 or more acres in size.*

**Sec. 2808 STORAGE AND PROCESSING OF WOOD CHIPS, HOGGED MATERIAL, FINES, COMPOST, SOLID BIOMASS FEEDSTOCK AND RAW PRODUCT ASSOCIATED WITH YARD WASTE, AGRO-INDUSTRIAL AND RECYCLING FACILITIES.**

Section 2808 of the California Fire Code is *revised* to read:

**Sec. 2808.1 General.** The storage and processing (mulching, composting) of wood chips, hogged materials, fines, compost, solid biomass feedstock and raw product produced from yard waste, debris and agro-industrial and recycling facilities shall be in accordance with section 2808.1 through 2808.10.10.

**Sec. 2808.2 Storage sites.** Storage sites shall be level and on solid ground or other approved all-weather surface.

**Sec. 2808.3 Size of piles.** Pile height, width and length shall be limited to criteria approved by the fire code official, based in part on the site material handling equipment. In no case shall a pile exceed 12 feet in height, 100 feet in width and 200 feet in length.

**Sec. 2808.4 Pile separation.** Piles shall be separated from adjacent piles and property lines by fire department access roadways.

**Sec. 2808.5 Combustible vegetation control.** The operator shall clear any combustible material, weeds, brush, trees or other vegetation (including mulch) that is or may become, dry and capable of transmitting fire, from within 50 feet of raw greenwaste and mulch piles. Clearance shall be to bare earth or approved pavement. Individual growing trees within that distance may remain, subject to the fire code official's approval.

**Sec. 2808.6 Static pile protection.** Interior pile temperatures shall be monitored and recorded on a regular basis per the Operational Plan. Internal pile temperatures shall be taken at  $\frac{2}{3}$  the pile height, 12 to 24 inches from the surface with a probe-type thermometer. Readings shall be made at not greater than 50-foot intervals along the length of the pile. Temperatures above 158° F are known to adversely affect microbial decomposition and are considered excessive. Infrared thermometers may be used to monitor for hot spots at the surface but are not a substitute for internal probe measurement and documentation. Once windows exceed 170° F, the windows shall be reduced in size, be rotated and be monitored daily until temperatures drop below 158° F. All greenwaste stockpiles shall be re-mixed as necessary to alleviate any fire due to spontaneous combustion or temperatures above 170° F. Windrows shall be visually inspected on a regular basis. Once fires have been detected in any windrows at a site, this visual inspection shall be a minimum daily requirement. Daily inspections shall continue until the threat of fire no longer exists and the fire code official agrees inspections may be discontinued. All temperature and pile-

handling records shall be kept on file at the site and be made available for inspection by fire department personnel. Data shall include date, time, temperature, specific location and person conducting measurement.

**Sec. 2808.7 Firefighting water supplies and storage.** Firefighting water supplies shall conform to sections 2808.7.1 or 2808.7.2.

**Sec. 2808.7.1 Public water supply.** The operator shall provide and maintain approved fire hydrants and waterline mains as required by the fire code official. Water lines may be approved aboveground lines supplied from a reliable water supply with adequate protection against impact and fire flow reaction. Hydrant spacing shall be at 400-foot intervals along primary fire access roadways. Fire flow at each hydrant shall be least 1000 gallons per minute at 20 psi. Duration of the required fireflow shall be as determined by the fire code official.

**Sec. 2808.7.2 Private water supply.** Above-ground water storage tanks may be installed when authorized by the fire code official where public water supply is not adequate to meet fire flow requirements. Volume and duration of the required fireflow shall be as determined by the fire code official.

**Sec. 2808.8 Fire Extinguishers:** Shall be provided as per Section 906 of the California Fire Code and rated for Extra- High Hazard with travel distance not to exceed 50'

**Sec. 2808.9 Material-handling equipment.** Equipment used on all piles should be of a type that minimizes compaction. All vehicles operating on or around the piles shall have a Class A fire extinguisher of a minimum 2-A rating, in addition to the Class B rating appropriate for the vehicles. Approved material-handling equipment shall be available during firefighting operations for moving wood chips, hogged material, compost and raw product produced from yard waste and wood fines.

**Sec. 2808.10 Operational and emergency plans.** The following operational and emergency action plans shall be submitted to and be approved by the fire code official prior to initiating an operation under section 2808.10 through 2808.10.10:

1. **Operational Plan.** The operational plan shall include: Site layout, pile dimensions, fire access, water supply, site security, site operations, temperature monitoring, rotation and diversion plan.

2. **Emergency Plan.** The emergency plan shall include: Operator fire response actions, fire dispersal area, emergency equipment operator callback and initiation of incoming diversion plan. All plans shall define the equipment necessary to process and handle the materials.

**Sec. 2808.10.1 Permit required.** A permit shall be obtained from the fire code official prior to engaging in the operation and storing process of wood chips, hogged material, fines, compost and raw product in association with yard waste and similar material recycling facilities. The permit shall be renewed on an annual basis or shall be limited to such period of time as designated by the fire code official. Permits shall not be transferable and any change in use, location, occupancy, operation or ownership shall require a new permit.

**Sec. 2808.10.2 Financial assurance for cost recovery.** A security bond, irrevocable letter of credit or other approved form of financial assurance shall be required to be posted, in an amount determined by the fire code official. The financial assurance shall be a minimum of \$25,000.00 and a maximum of \$100,000.00, depending on the size of operation. The financial assurance shall reimburse the fire department for expenses incurred in any emergency response and/or enforcement action by the fire department to protect the public from fire or hazardous substances related to the operation. The financial assurance shall be returned to the operator in a timely fashion once the operation is closed to the satisfaction of the fire code official.

**Sec. 2808.10.3 Notification of fire department.** The operator shall report all fires to the fire department immediately upon discovery.

**Sec. 2808.10.4 Equipment operator emergency callback.** The operator shall implement and maintain a plan for rapid equipment operator response to the site. The maximum response time to the site shall be within one hour of a fire department notification. The following equipment shall be on site and staffed with skilled operators: bulldozer, loaders and heavy duty equipment necessary to mitigate a fire. Notification procedure shall be maintained operational 24 hours a day, seven days a week. Notification may be by pager activation, telephone answering service, or other approved means.

**Sec. 2808.10.5 Incoming waste diversion plan.** The operator shall develop a diversion plan for incoming greenwaste for implementation in the event of equipment failure or other inability to process and distribute greenwaste. The plan shall prevent stockpiling of waste on the site and unauthorized depositing of waste on or near the site. The operator shall initiate the diversion plan based on criteria in the Operational and Emergency Plan without further direction from the fire department.

**Sec. 2808.10.6 Unprocessable or non-greenwaste material.** All greenwaste that cannot be processed on-site, such as stumps and fibrous plants, shall be immediately removed from the feedstock, stored in roll-off containers or bins and be removed from the facility on a weekly basis. All plastic bags shall be removed prior to shredding material.

**Sec. 2808.10.7 Fire access roadway.** A fire access roadway shall be provided to the site and on the site. Each roadway shall be at least 20 feet wide, but the fire code

official may require a greater width, depending on site conditions. The operator shall also be required to obtain the fire code official's approval for the type of driving surface for the onsite access roadway.

**Sec. 2808.10.8 General safety rules for site equipment maintenance.** Welding or cutting torch operations shall be conducted a minimum of 30 feet from combustible materials. A fire watch shall be provided to detect fire, and to operate fire-extinguishing equipment throughout the welding or cutting operation and 30 minutes thereafter. Refueling and on-site maintenance shall meet California Fire Code requirements in Chapters 23 & 57 and all other applicable fire code requirements.

**Sec. 2808.10.9 Site security.** Pile storage areas shall be surrounded with approved fencing. Fences shall be a minimum of 6 feet in height.

**Sec. 2808.10.10 Smoking and open burning prohibited.** The operator shall prohibit smoking and open flame on the operational site, including smoking within vehicles. Approved signs shall be clearly and prominently posted and shall be enforced by the site operators. No open burning shall be allowed on site.

### **Sec. 3313. FUEL MODIFICATION ZONE REQUIREMENTS**

Section 3313 is added to the California Fire Code to read:

**Sec. 3313.1 Fuel modification zone during construction.** Any person doing construction of any kind which requires a permit under this code or the County Building Code shall install a fuel modification zone prior to allowing any combustible material to arrive on the site and shall maintain the zone during the duration of the project.

### **Sec. 5607.16. EXPLOSIVES AND FIREWORKS-APPLICABILITY.**

Section 5607.16 is added to the California Fire Code to read:

**Sec. 5607.16.1 Applicability.** This section shall apply to the manufacture, possession, storage, sale, transportation and use of explosives and blasting agents and to any blasting operation in the unincorporated area of the County. The Sheriff is the Issuing Officer for purposes of this section. The Sheriff may delegate the duties of Issuing Officer at her or his discretion. Additionally, as may be appropriate based on circumstances, the Issuing Officer may enter into memoranda of agreement with non-County fire agencies whereby such non-County agency will assume the duties of issuing a permit or permits required by this Chapter. The Issuing Officer shall determine whether a blast is a major blast or a minor blast under this section. A minor blast is subject to all conditions of this section except the inspection requirements.

**Sec. 5607.16.2 Definitions.** The following terms are defined in section 202:

**BLASTER.**

**BLASTING AGENT.**

**BLASTING OPERATION.**

**BLASTING PERMIT.**

**BLAST SITE.**

**EXPLOSIVES PERMIT.**

**INSPECTOR.**

**MAJOR BLASTING.**

**MINOR BLASTING.**

**Sec. 5607.16.2.1 Application.** Application for a permit required by this section shall be in the form required by the Issuing Officer.

**Sec. 5607.16.3 Permit requirements.** No person shall conduct blasting in the unincorporated area of the County without an explosives permit issued under this chapter. A person applying for an explosives permit shall, in addition to demonstrating compliance with fire safety requirements also comply with all County requirements for any building permits, grading permits, use permits, encroachment permits and all other entitlements to use property, including zoning requirements and any determination under the Zoning Ordinance of non-conforming status. The applicant shall be responsible for providing proof of all necessary approvals when requested by the Issuing Officer.

#### **AMENDMENT TO SECTION 5607.16.3.1**

The Lakeside Fire Protection District adopts the following code amendment:

**Sec. 5607.16.3.1 Blasting permit required.** In addition to obtaining an explosives permit; no person shall conduct blasting without first obtaining a blasting permit. The applicant shall be responsible for providing proof of all necessary approvals when requested by the Issuing Officer.

**Sec. 5607.16.3.2 Permit conditions.** The Issuing Officer may impose conditions and procedures as are deemed reasonably necessary to protect the public health and safety based upon the facts and circumstances of a particular blasting operation. The permit conditions shall be in writing. Failure to comply with any permit condition is grounds for revocation of the permit. A blaster may request the Issuing Officer release the blaster from any permit condition if circumstances have changed that make the condition no longer applicable. In addition to complying with the County blasting regulations, a blaster shall also comply with blasting regulations of neighboring jurisdictions, for any blasting

operations outside of the unincorporated area of the County conducted in conjunction with a project within the unincorporated areas of the County.

**Sec. 5607.16.3.3 Insurance and indemnification required.** As an additional condition for obtaining an explosives permit the applicant shall submit: (1) a certificate of insurance evidencing that the blaster has obtained a general liability insurance policy which includes coverage for explosion, collapse and underground property damage from an insurer satisfactory to the Issuing Officer, that is in effect for the period covered by the permit, written on an "occurrence" basis, in an amount of not less than \$500,000 per each occurrence, naming the County and the FAHJ as an additional insured and providing that the policy will not be canceled or terminated without 30 days prior written notice to the County and (2) an agreement signed by the blaster agreeing to defend, indemnify and hold the County and its agents, officers and employees harmless from any claims or actions arising from the issuance of the permit or any blasting activity conducted under the permit.

**Sec. 5607.16.3.4 Blasting hours.** Blasting shall only be allowed Monday through Saturday, between the hours of 7:00 a.m. and 6:00 p.m. or ½ hour before sunset, whichever occurs first, unless special circumstances warrant another time or day and the Issuing Officer grants approval of the change in time or day.

**Sec. 5607.16.3.5 Additional operational requirements.** The owner of any property in the unincorporated area of the County on which any blasting is intended to occur, shall give, or cause to be given, a one-time notice in writing, for any proposed blasting to the local fire agency and dispatch center and to all residences, including mobile homes, and businesses within 600 feet of any potential major blast location or 300 feet from any potential minor blast location. The notice shall be given not less than 24 hours, but not more than one week, before a blasting operation and shall be in a form approved by the Issuing Officer. The minimum 24-hour notice requirement may be reduced to a lesser period but not less than one hour if the Issuing Officer determines that special circumstances warrant the reduction in time. Adequate precautions shall be taken to reasonably safeguard persons and property before, during and after blasting operations. These precautions shall include:

1. The blaster shall retain an inspector to inspect all buildings and structures, including mobile homes, within 300 feet of the blast site before blasting operations, unless inspection is waived by the owner and/or occupant. The inspector shall obtain permission of the owner and/or occupant before conducting the inspection. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable preexisting defects or damages in any building and structure. Waiver of inspection shall be in writing signed by the owner and/or occupant. Refusal to allow inspection shall also constitute a waiver. The inspector shall notify the owner and/or occupant of the consequences of refusing an inspection shall include a refusal in the summary report filed with the Issuing Officer. The

blaster shall request an inspector conduct post-blast inspections upon receipt of a written complaint of property damage if the complaint is made within 60 days of completion of blasting operations. If the blaster has knowledge of alleged property damage independent of the written complaint, the blaster shall also retain an inspector to conduct a post-blast inspection.

2. An inspector shall complete and sign pre-blast- inspection reports identifying all findings and inspection waivers. The blaster shall retain the inspection reports for three years from the date of the blasting and upon a complaint of alleged damage the blaster shall immediately file a copy of the report with the Issuing Officer and provide a copy to the complainant. If there is a change in the blasting contractor after blasting has commenced on a project, a re-inspection shall be conducted in accordance with the preceding paragraph before the new blasting contractor undertakes any additional blasting.

3. The blaster shall retain an inspector to conduct a post-blast- inspection of any building and structure for which a written complaint alleging blast damage has been received. A written report of the inspection shall be immediately filed with the Issuing Officer and provided to any person who made a complaint for damages.

4. The blaster shall allow any representative of the Issuing Officer to inspect the blast site and blast materials or explosives at any reasonable time.

5. If the blaster wants a representative of the Issuing Officer to witness a blasting operation the blaster shall make a request with the Issuing Officer at least 12 hours before the blast. The blaster shall confirm the request for a witness with the Issuing Officer at least one hour before the blast. The blaster shall be responsible for any cost incurred by the Issuing Officer in having a representative witness the blast.

6. The blaster shall notify the Issuing Officer on the day of a scheduled blasting operation not less than one hour before blasting.

7. All major blasting operations shall be monitored by an approved seismograph located at the nearest building and structure within 600 feet of the blasting operation. All daily seismograph reports shall be maintained by the blaster for three years from the blasting.

**Sec. 5607.16.3.6 Seizure of illegal items.** The Issuing Officer may seize at the owner's expense all explosives, ammunition or blasting agents, which are illegally manufactured, sold, offered or exposed for sale, delivered, stored, possessed or transported in violation of this chapter.

**Sec. 5607.16.3.7 Violations for false or misleading information.** It shall be unlawful and a violation of this chapter for any person to provide false or misleading information or documentation to the County or any of its officers or employees or to any fire department, fire protection district, fire company or legally formed volunteer fire department, or its officers or employees in the unincorporated area of the County, having jurisdiction over any aspect of the explosives or blasting permit process or blasting operations.

**Sec. 5607.16.3.8 Fees.** A person applying to the Issuing Officer to be approved as a blaster or inspector, as defined in this section, shall pay an application fee to the Issuing Officer. A person applying for an explosives permit under this section shall pay the fee established by the Issuing Officer with the application. The amount of any fee required by this chapter shall be determined by the Issuing Officer on the basis of the full costs involved in processing an application.

#### **Sec. 5608.1 FIREWORKS DISPLAY.**

Section 5608.1 of the California Fire Code is *revised* to read:

**Sec. 5608.1 General.** Outdoor fireworks displays, use of pyrotechnics before a proximate audience and pyrotechnic special effects in motion picture, television, theatrical and group entertainment productions shall comply with California Code of Regulations, Title 19, Chapter 6 *Fireworks and County Code sections 32.101 et seq.* *The Fire Warden is the Issuing Officer for any fireworks permit required by this Chapter. The Fire Warden may delegate the duties of Issuing Officer at her or his discretion. Additionally, as may be appropriate based on circumstances, the Issuing Officer may enter into memoranda of agreement with non-County fire agencies whereby such non-County agency will assume the duties of issuing a permit or permits required by this Chapter.*

**Sec. 5608.1.1 Scope.** *The possession, manufacture, sale, storage, use and display of fireworks are prohibited in the unincorporated area of the County except as provided in County Code sections 32.101 et seq.*

#### **Sec. 5706.2.5.2 TANKS FOR GRAVITY DISCHARGE.**

Section 5706.2.5.2.1 is added to the California Fire Code to read:

**Sec. 5706.2.5.2.1 Limitations on tanks for gravity discharge.** Gravity dispensing of Class I or II liquids or Class III liquids that are heated up to or above their flash points is prohibited. Dispensing devices for flammable and combustible liquids shall be of an approved type. Approved pumps taking suction from the top of the tank shall be used. Flammable or combustible liquids shall not be dispensed by a device that operates

through pressure within a storage tank. Air or oxygen shall not be used to pressurize an aboveground tank.

**Sec. 5706.2.8.2 PROHIBITION ON USE OF TANK VEHICLE.**

Section 5706.2.8.2 is added to the California Fire Code to read:

**Sec. 5706.2.8.2 Tank vehicle as a substitute for permanent tank prohibited.** The use of a tank vehicle in a stationary manner as a substitute for an approved above-ground or below-ground fuel tank is prohibited.

**Sec. 8001 REFERENCED STANDARDS.**

Section 8001 is added to the California Fire Code to read:

**Sec. 8001 Referenced standard NFPA 13D.** Referenced sections as follows:

*Revise 5.1.1.2 to read as follows:*

**NFPA 13D 5.1.1.2 Spare sprinkler heads.** Spare fire sprinkler heads (one of each type or as approved by the FAHJ) wrench, inspectors test key and operation and maintenance instructions shall be provided in the vicinity of the riser.

*Add a new 7.3.4 to read as follows:*

**NFPA 13D 7.3.4 Pressure gauge.** An approved 300 psi pressure gauge shall be permanently installed at the riser.

*Revise 7.6 to read as follows:*

**NFPA 13D 7.6 Alarms.** A water flow switch shall be provided and located on the sprinkler riser above the check valve and main drain and shall actuate an audible fire alarm signal bell and may be required to be interconnected to the interior smoke alarms. The water flow switch shall be a retarding type with a delay between 15-60 seconds before activation of the signal bell. Alarm bell shall have a minimum diameter of 8 inches and be mounted on the exterior in the vicinity of the master bedroom. The alarm bell shall be clearly audible in all bedrooms with intervening doors closed.

*Revise 8.3.2 to read as follows:*

**NFPA 13D 8.3.2** Sprinklers are not required in bathrooms where the area does not exceed 55 sq. ft. unless there is door exiting directly to the outside, and the walls and ceilings

including behind fixtures, are of noncombustible or limited combustible materials providing a fifteen-minute thermal barrier.

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

**NFPA 13D 8.3.4** Sprinklers may be omitted from carports and open attached porches. However, attached garages shall be protected with intermediate temperature rated sprinklers. Sprinkler heads in garages shall be protected against mechanical damage by approved guards, unless recessed heads are provided. Garage doors may be disregarded in the layout of the automatic sprinkler system.

***Revise 8.3.5.1.1 to read as follows:***

**NFPA 13D 8.3.5.1.1** Where the fuel-fired equipment is above all of the occupied areas of the dwelling unit, at least one quick-response intermediate temperature sprinkler shall be installed above the equipment.

***Add a new 10.2.4.1 to read as follows:***

**NFPA 13D 10.2.4.1 3-Head Calculation.** When design conditions exceed the allowances of sec. 10.2, a 3-head calculation may be required by the FAHJ.

***Add a new 10.2.5 to read as follows:***

**NFPA 13D 10.2.5 Pressure Cushion.** The system shall be designed 10% below available water source pressure during peak usage.

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

**NFPA 13D 11.2.1.1 Hydrostatic Tests.** Where a fire department connection is not provided, the system shall be hydrostatically tested at 200 psi for 2 hours.

***Revised 12.3.6 to read as follows:***

**NFPA 13D 12.3.6 Inactive Systems.** When automatic sprinkler systems are shut-off or otherwise inoperative for periods greater than 48 hours for repair of service, the FAHJ must be notified immediately.

## **Sec. APP.H100 REPORTING FORMS**

Appendix H, sec. H100 is added to the California Fire Code to read:

### **SECTION H100**

## **REPORTING FORMS**

**H100.1 Reporting forms.** Hazardous Materials reporting forms currently adopted by San Diego County Department of Environmental Health Hazardous Materials Management Unit which cover the same areas as forms contained in this Appendix are adopted by reference and take precedence over this Appendix.

#### **Section 4 EFFECTIVE DATE**

This ordinance shall take effect and be in force thirty days after the date of its passage and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the East County California, a newspaper of general circulation published in the County of San Diego.

#### **Section 5**

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Directors hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof. Irrespective of the fact that anyone or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

#### **Section 6**

That nothing in this ordinance or in the 2022 California Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 1 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

#### **Section 8**

That the Clerk of the Board of Directors is hereby ordered and directed to cause this ordinance to be published. First read at a regular meeting of the Board of Directors of the Lakeside Fire Protection District, held on the 9th of September 2025. A second reading occurred at a regular meeting on the 14th of October 2025, and finally adopted and ordered published in the manner required by law at the hearing and meeting on the 14th of October, 2025 by the following roll call vote:

AYES: Bowser, Liebig, Turner.

NOES:

ABSENT: Bingham, Robles.

ABSTAIN:

Upon passage, the ordinance shall transmit a copy to the California Building Standards Commission pursuant to Health and Safety Code section 17958.7.

Section 8

That this ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect 30 days from and after the date of its final passage and adoption.



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Brent Bower  
Board President

ATTEST:



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Janise Bocskovits  
Board Clerk