

WOODSIDE FIRE PROTECTION DISTRICT  
ORDINANCE NO. 13-2023  
DISTRICT FIRE PREVENTION CODE

AN ORDINANCE OF THE WOODSIDE FIRE PROTECTION DISTRICT ADOPTING THE 2022 CALIFORNIA FIRE CODE (BASED ON THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE), INCLUDING APPENDICES B, BB C, CC, D, L AND P ONLY, WITH LOCAL AMENDMENTS, ADOPTING THE 2021 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, INCLUDING APPENDICES A THROUGH D ONLY, ADOPTING FINDINGS SUPPORTING THE LOCAL AMENDMENTS, ADOPTING A FINDING THAT THE ORDINANCE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND REPEALING ORDINANCE NO. 12.

**WHEREAS**, pursuant to Title 24 of the California Code of Regulations, also known as the California Building Standards Code (“CBSC”) and California Health and Safety Code Section 13869 *et seq.*, a fire protection district may adopt a fire prevention code by reference and may also, when reasonably necessary due to local climatic, geological, or topographical conditions, establish more stringent local building standards relating to fire and safety than those set forth in the CBSC; and

**WHEREAS**, pursuant to California Health and Safety Code sections 18941.5 and 17958, the Board of Directors of the Woodside Fire Protection District hereby finds that the amendments adopted herein are reasonably necessary because of local climatic, geologic, and topographic conditions; and

**WHEREAS**, the Woodside Fire Protection District (the “District” or the “Fire District”) now desires to adopt by reference an amended and restated District Fire Prevention Code that makes local amendments to the 2022 Edition of the California Fire Code based upon the 2021 Edition of the International Fire Code; and

**WHEREAS**, this Ordinance was introduced and was adopted after the holding of a public hearing pursuant to California Health and Safety Code Section 13869.7 and California Government Code Section 50022.3.

**NOW, THEREFORE**, the Board of Directors of the Woodside Fire Protection District ordains as follows:

**SECTION 1: LOCAL CLIMATIC, GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS**

Pursuant to Sections 13869.7, 17958.5, 17958.7 and 18941.5 of the California Health and Safety Code, the findings contained herein are submitted as the “Findings of Fact” document supporting adoption of the Woodside Fire Protection District Ordinance No. 13-2023 in order to protect health, safety, and welfare of the residents and the property specific to the areas served by the District.

The Woodside Fire Protection District encompasses 32 square miles in southern San Mateo County. The physical location of the district includes the Town of Woodside, the Town of Portola Valley, and several unincorporated areas of San Mateo County such as Ladera, Los Trancos, Vista Verde, Emerald Lake, and the Skyline region. The Woodside Fire Protection District finds that unique climatic, geological, and topographic conditions within the District warrant amendments to the 2022 California Fire Code that are reasonably necessary to address fire-related problems and concerns and the future direction by which this Fire District can establish and maintain an environment that will afford a level of fire and life safety to its citizens. These climatic, geological, and topographical conditions are as follows:

### **Climatic Conditions**

The climatic weather patterns within the Woodside Fire Protection District are moderate. The district, on average, experiences an annual rainfall of 26 inches. This rainfall can be expected between October and April of each year. However, during the summer months there is little, if any, measurable precipitation. During this dry period the temperatures are usually between 70 – 95 F degrees (June-October) with light to gusty westerly winds. These drying winds, combined with the natural and imported vegetation, which is dominant throughout the area, create a hazardous fuel condition that can cause extensive encroaching into the dense, heavily wooded brush covered hillsides and canyons, and grass covered areas where wind-driven fires can have severe consequences. This has been demonstrated in several similar climatic areas within the State of California and the Western United States.

Because of variable weather patterns, normal rainfall cannot always be relied upon. This can result in water rationing and water allocation programs, as demonstrated in past drought patterns. Water shortages may also be expected in the future due to limited water storage capabilities and increased consumption. The district is bounded by San Francisco Bay on the East and the foothills of the Santa Cruz Coastal Range of mountains on the west. This setting allows for strong gusty winds to blow through the Fire District. These winds are a common occurrence each afternoon during summer months. Wind increases a fire's ability to spread and has been attributed to the rapid spread of both vegetation and structure fires. This is especially true during Diablo wind events when strong northerly winds are aligned with the downslope direction of the canyons and watersheds of the coastal mountains. Automatic fire sprinkler protection as required in buildings specified in Chapter 9 of the Fire Code and the local requirements and standards of the Woodside Fire Protection District would significantly reduce the fire's ability to spread rapidly, especially when the jurisdiction is affected by the typical wind patterns.

The Fire District is in a "Chaparral Biome." In its natural state, chaparral is characterized by infrequent fires, with intervals ranging between 10 to 15 years to over a hundred years. Mature chaparral (stands that have been allowed greater intervals between fires) is characterized by impenetrable, dense thickets. These plants are highly flammable. They grow as woody shrubs with hard and small leaves, are non-leaf dropping (non-deciduous), and are drought tolerant. After the first seasonal rains following a fire, the landscape is dominated by soft-leaved, non-woody annual plants, known as fire followers, which die back with the summer dry period. The California Interior Chaparral and Woodlands Eco-Region covers 24,900 square miles in an elliptical ring around the California Central Valley. It occurs on hills and mountains ranging from 300 to 3,000 feet in elevation. It is part of the Mediterranean forests, woodlands, and scrub biome. Many of the plants

are pyrophytes, or “fire-loving,” adapted to (or even depending on) fire for reproduction, recycling of nutrients, and the removal of dead or senescent vegetation. Many plant and animal species in this ecoregion are adapted to periodic fire.

The Fire District’s chaparral vegetation includes chamise, manzanita, buckeye, and ceanothus. Oak woodlands is the most widespread, with coast live oak dominating, but the chaparral vegetation also includes scrub oak, blue oak, canyon live oak, valley oak, tan oak, black oak, and interior oak. Open grasslands are the primary understory within the oak savannah woodlands. In areas with interlocking tree canopy, primarily north and east facing slopes, the understory is primarily tree duff and litter.

All vegetation in the Fire District reaches some degree of combustibility during the dry summer months, and under certain conditions, during the winter months. For example, as chaparral and other brush species age, twigs and branches within the plants die and are held in place, increasing the decadent material component. A stand of 10 to 20-year-old brush typically contains enough dead material to produce rates of spread equivalent to fully cured grass. Due to the higher fuel load, fires in brush fields also yield much higher fire line intensity.

In severe drought years, additional plant material may die, contributing to the fuel load. There will normally be enough dead fuel load that has accumulated in 20 to 30-year-old brush to give rates of spread about twice as fast as the rates of spread in a grass fire. Under moderate weather conditions that produce a spread rate of a one-half foot per second in grass, a 20- to 30-year-old stand of brush may have a rate of fire spread of approximately one foot per second. Fire spread in old brush (40 years or older) has been measured at eight times faster than grass (4 feet per second). Under extreme weather conditions these rates can be much higher, with the fastest fire spread rate in grass at up to 12 feet per second or about eight miles per hour. Residential structures within the wildland intermix or interface near mature brush fields are thus at greater threat from wildfire. The climatic conditions along the Peninsula affect the acceleration, intensity, and size of a fire within the District. Times of little or no rainfall, low humidity, and high temperatures have created extremely hazardous fire conditions, particularly as they relate to roof fires and conflagrations. The winds experienced in the District can have a tremendous impact upon structure fires by carrying sparks and burning brands to other structures, thus spreading the fire and causing conflagrations.

## **Geological Conditions**

A. Seismic Location. Seismically, parts of the District sit on the San Andreas Fault and other parts sit between two active earthquake faults, the San Andreas Fault and the Hayward/Calaveras Fault, and the District includes numerous other potentially active faults. A majority of the District’s land surface is in the high-to-moderate seismic hazard zones as established by the U.S. Geological Survey. The location makes it particularly vulnerable to damage to taller and older structures caused by seismic events. The relatively young geological processes that have created the San Francisco Bay Area are still active today.

Fires following an earthquake have the potential of causing greater loss of life and damage than the earthquake itself. A significant portion of the District’s residential and commercial structures are in seismic risk zones. Should a significant seismic event occur, fire suppression resources

would have to be prioritized to mitigate the greatest threat and may not be available for every structural fire. In such an event, individual structures should be equipped to help in mitigation of the risk of damage.

Other variables could aggravate the fire hazard after an earthquake: (i) the extent of damage to the water system; (ii) the extent of isolation due to bridge and/or freeway overpass collapse; (iii) the extent of roadway damage and/or amount of debris blocking the roadways; (iv) climatic conditions (hot, dry weather with high winds); (v) time of day, which will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours; and; (vi) the availability of timely mutual aid or military assistance.

B. Waterways. The Fire District's Southern boundary line being the San Francisquito Creek is influenced by tides. The San Francisquito Creek is fed from Searsville Dam, located along Jasper Ridge, and collects water from storm drains along its drainage pathway. The creek finally empties into San Francisco Bay and is therefore influenced by tidal activity. During periods of heavy rainfall in combination with high tides in the Bay, San Francisquito Creek has overflowed its banks, causing floods in the Southernmost portions of the district. The floods have hampered fire apparatus making a timely response to emergencies and providing needed service to the community. Proper roadway widths as defined in Chapter 5 of the Fire Code and the minimum roadway standards established by Woodside Fire Protection District can provide fire apparatus with accessibility while helping to divert excess water flow during rainy seasons.

All of the District's geological conditions described above increase the magnitude, exposure, and accessibility to fire events. For example, a fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. Hazardous materials, particularly toxic gases, could pose the greatest threat to the largest number of people, should a significant seismic event occur. Fire protection resources would have to be prioritized to mitigate the greatest threat and may likely be unavailable for smaller single-family dwellings or smaller business occupancy fires. Other variable conditions could include damage to the water system, freeway overpass collapse, roadways blocked by debris, and time of day, which could affect traffic patterns during or after the event.

In 1989 a 7.0 magnitude earthquake struck the San Francisco Bay Area via the San Andreas Fault. For three hours following the event, firefighters from Woodside Fire Protection District responded to over 100 incidents per hour. Though during this event, losses in the District due to fire were minimal, however other neighboring jurisdictions were not as lucky. Had automatic fire sprinkler protection systems been a requirement at the time, it could have assisted firefighters in setting their priorities and assisting those citizens who needed emergency services the most.

### **Topographical Conditions**

The district's topographical conditions are closely associated with the geological element. With elevation changes between 400 and 1800 feet within the district, development has followed the path of least resistance, creating a meandering pattern. The district is divided by canyons, hills, lakes, and streams. This circumstance does not lend itself to a good systematic street and road layout, which would promote easy traffic flow. It has, in fact, resulted in few major cross-town thoroughfares that tend to be heavily congested, primarily during commute hours and seasonal

periods of the year. This creates barriers that reduce the response time of fire equipment and other emergency services.

The topography of the District is also challenged by major development patterns. Employment areas are located adjacent to and throughout the jurisdiction. The people who work in these areas have added to the traffic congestion in the District thereby reducing the District's response time capabilities.

Inherent delays caused by these traffic patterns make it necessary to mitigate these problems with greater requirements for built-in automatic fire protection systems, noted in Section 903 of the District Fire Prevention Code, along with local requirements and standards. In addition, the Fire District has added Fire Alarm maintenance requirements, specifically UL Certification noted in Section 907, to reduce false alarms and ensure system reliability.

Heavy traffic congestion on city streets already acts as a barrier to the timely response of fire equipment and emergency services. Continued growth, both residential and commercial, from inside and outside the District will only serve to continue the traffic problem. In the event of an accident or other emergency at certain key point intersections, portions of the Fire District could be isolated, or response times could be sufficiently slowed, thus increasing the risk of substantial injury and damage.

A year-long study of response times for fire apparatus indicates significant increases in response to emergencies during the commute hours of 6:00 am to 10:00 am and again from 3:00 pm to 7:00 pm. In conjunction with the increased response time, fire losses also showed the same pattern of higher losses for fires starting during commute hours.

If fire apparatus is hindered in their response, automatic fire sprinkler protection will help. According to IFSTA Training Manuals, the temperature inside a structure can go from ambient to more than 1,000 degrees Fahrenheit within the first ten minutes of a fire. Delay of fire apparatus will only allow the fire to grow, thus making efforts to suppress the fire more difficult. Additionally, the ability to perform an effective rescue is diminished if firefighters are delayed in their response. With an automatic fire sprinkler protection system in place, the fire should be held to a controllable level, allowing citizens to escape from the burning structure, as well as allowing firefighters to contain the fire in a safe manner in its beginning stages.

The district is divided by three major state highways (La Honda Road/ Hwy 84 and Skyline Blvd./Hwy 35) and one major interstate freeway (I-280). However, the interconnecting road system is significantly less well developed. These conditions are likely to affect response times of fire suppression personnel and apparatus during periods of heavy traffic or conditions of major emergencies.

Many of the older and taller buildings are of designs which also greatly limit accessibility by district fire suppression resources. This includes large narrow parcels that have been subdivided into "flag-lots" on narrow residential streets. The infrastructure that supports these buildings is old and not in compliance with current Codes. Some water purveyors and water mains in residential and commercial areas deliver water supplies that do not meet fire flow requirements required by Appendix B of the California Fire Code. Some fire hydrant locations in both

residential and commercial do not meet distance requirements of Appendix C of the Fire Code. This will not only hamper fire suppression operations, but limits building design. When water supplies must be altered to accommodate new construction, Woodside Fire Protection District Standards on Water Supplies attempt to work with the existing infrastructure to accommodate the needs of firefighters.

Residential properties in the Fire District consist primarily of one-acre or smaller and 1–5-acre parcels, flag lots, and single and multi-family infill developments. Common to the larger parcels is the development of additional residential or in-law type occupancies for which fire department access is difficult based on existing driveway configurations for the original single-family parcels. Flag lots, for example, typically have driveways more than 150 feet, with narrow access, necessitating additional requirements, which the Fire District has added to Section 503, by creating Standards for driveways and private roadways that includes minimum driveway widths, fire apparatus turnaround specifications, and minimum vertical clearances. Areas in the District have older narrow roads, less than 20 feet wide, unimproved sidewalks or gutters and allow parking on both sides. Parking is a regional issue which plagues the streets causing streets to be narrow allowing only one vehicle to pass. Regional traffic has increased causing neighborhoods to be flooded with increased pass-through traffic, reducing alternative emergency response routes. Additionally, Fire Department response times are increased due to gated access roads, a lack of street or address illumination, and existing vegetation barriers. Section 505.1 provides minimum standards for addresses on buildings and now requires new buildings to have illuminated addressing. However, neighborhood street lighting continues to be an issue.

The historical and rural significance of the entire District is an ongoing concern. Buildings, roadways, open space preserves, parks and rural neighborhoods have been preserved to create a feeling of being in the past. More structures are being built on topographically challenging parcels.

Proper roadway widths as required by Chapter 5 and Appendix D of the Fire Code, along with minimum Woodside Fire Protection District Fire Prevention Codes, would allow fire apparatus to set up fire suppression operations and access both driveways that extend greater than 150 feet, and private roadways serving minor developments.

The Very High Fire Severity areas that exist in the District’s foothills of the Santa Cruz coastal mountain range and “the narrow drainage and sub-drainage topographic features” of this coastal range have the capability to funnel winds, increase wind speeds, erratically alter wind direction, and facilitate fire spread and promote extreme fire behavior. This is especially true during Diablo wind events when strong northerly winds are aligned with the downslope direction of the canyons and watersheds of the coastal mountains. The topography of the District is, therefore, capable of producing wind conditions that promote extreme wildfire behavior.” These unique topographic and weather conditions that promote fast moving and extreme wildfire conditions make swift evacuation critical for residents within and adjacent to the Very High Fire Severity areas. Furthermore, many Very High and High Fire Severity areas are adjacent to and amongst unmitigated non-fire resilient open space lands containing extreme fuel loads which only make matters worse. Many residents have only a single route out of the area. A large portion of the roads in the Very High Fire Severity areas are narrow and winding having the potential to cause life threatening traffic congestion during an evacuation as residents try to leave the area and firefighters attempt to enter the area to fight the fire. In building fires, winds can literally force the

fire back into the structure, creating a blow torch effect, in addition to preventing the natural and cross ventilation efforts of firefighters.

Water supply, (municipal fire flow), systems within the district are directly affected by the topographical layout of the district. Water supplies within the district vary dramatically with some areas having little or no water flowing more than 500 gallons per minute. This wide variation causes major problems for development as well as fire suppression activities.

The roadway systems throughout the district by and large were designed around the topographical lay of the land with respect to narrow, windy, steep grades with numerous overhanging tree canopy. Grades on some of the roadways exceed 25% and widths of less than twelve feet would not be uncommon. The topographical nature of the district also lends itself to power failures caused when tree limbs fall on sections of electrical lines.

The historical and rural significance of the entire district is an ongoing concern. Buildings, roadways, open space preserves, parks and rural neighborhoods have been preserved to create a feeling of being in the past. More structures are being built on topographically challenging parcels.

## **SECTION 2: TITLE, ENFORCEMENT AND RECORDKEEPING**

This Ordinance, including provisions adopted and incorporated by reference, shall be known as the "District Fire Prevention Code" of the Woodside Fire Protection District and may be cited as such. It is also referred to herein as "this code" or the "Fire Code."

- A. No section of the District Fire Prevention Code shall impose a mandatory duty of enforcement on the Fire District, or on any officer, official, agent, employee, board, or commission thereof. Instead, if any section purports to impose a mandatory duty of enforcement, said section shall be deemed to invest the Fire District, and the appropriate officer, official, agent, employee, board, council, or commission with discretion to enforce the section, or not to enforce it.
- B. A copy of the District Fire Prevention Code, as defined herein, shall be kept on file in the office of the Woodside Fire Protection District or Bureau of Fire Prevention & Life Safety.

## **SECTION 3: AUTHORITY**

The District Fire Prevention Code is adopted pursuant to the Fire Protection District Act of 1987 (California Health and Safety Code Sections 13800 *et seq.*) and the following provisions of that Act:

- A. Section 13861(h), which empowers the district to adopt ordinances;
- B. Section 13861(i), which empowers the district to establish and enforce rules and regulations for the administration, operation, and maintenance of the governmental services which it is authorized to provide;

- C. Section 13862, which empowers the district to provide certain governmental services including fire protection services;
- D. Section 13869, which empowers the district to adopt a fire prevention code by reference;
- E. Section 13870, which empowers the district's authorized representatives to order correction or elimination of fire and life hazards;
- F. Section 13871(b), which provides that failure to correct or eliminate a fire or life hazard after a duly issued order is a misdemeanor;
- G. Section 13872, which empowers the District's authorized representatives to issue citations for certain violations;
- H. Section 13873, which provides that the District's employees shall have the powers of peace officers while engaged in the prevention and suppression of fires and the preservation of life and property; and
- I. Sections 13916, 13917, 13918 and 13919, which, among other things, empower the District's Board of Directors to charge a fee to cover the cost of any services that the District provides and the cost of enforcing any regulation for which a fee is charged.

**SECTION 4: ADOPTION BY REFERENCE**

The Woodside Fire Protection District hereby adopts the 2022 California Fire Code (California Code of Regulations, Title 24, Part, 9, based on the 2021 International Fire Code published by the International Code Council, with California Amendments), including Chapters 1-80 and Appendices B, BB C, CC, D, L and P only, except to the extent portions of the California Fire Code may be added, deleted, modified, or amended by Section 6 (local amendments) of this code. The 2022 California Fire Code, with the changes, additions, and deletions set forth in this Ordinance, is adopted by this reference as though fully set forth in this Ordinance. The Woodside Fire Protection District also hereby adopts by reference the 2021 edition of the International Wildland-Urban Interface Code (published by the International Code Council), including Appendices A through D, only. As of the effective date of this Ordinance, the provisions of these adopted and amended fire codes, the District Fire Prevention Code, are controlling and enforceable within the limits of each town or city or unincorporated area within the jurisdiction of the District.

**SECTION 5: AUTHORITY AND DUTIES OF THE BUREAU OF FIRE PREVENTION AND LIFE SAFETY**

The California Fire Code, including California Fire Code Standards as adopted and amended herein, shall be enforced by the Woodside Fire Protection District, and managed by the Bureau of Fire Prevention and Life Safety, and shall operate under the direction of the Fire Chief and the Fire Marshal of the Woodside Fire Protection District. Both Fire Officers shall be known as the Fire Code Officials.

- A. The Chief of the Fire Department shall appoint an officer of the Fire Department as Chief of the Bureau of Fire Prevention. The title shall be Fire Marshal. The appointment shall



continue during good behavior and satisfactory service, and they shall not be removed from office except for cause in accordance with the rules and regulations of the Woodside Fire Protection District.

- B. The Fire Marshal may appoint such members of the Fire Department as Deputy Fire Marshals and Inspectors as shall from time to time be necessary.
- C. A report of the Bureau of Fire Prevention shall be made monthly or annually and transmitted to the Board of Directors. It shall contain such statistics as the Chief of the Department, or the Board of Directors may wish to include therein. The Fire Marshal shall produce and transmit to the Board of Directors, Town Councils of Woodside, Portola Valley, and the San Mateo County Board of Supervisors a report of all California State Fire Marshal mandated inspection activity within the Woodside Fire Protection District territory annually, by December 15th. The Chief of the Department shall recommend any amendments to the Code, which, in his judgment, shall be desirable.

**SECTION 6: LOCAL AMENDMENTS, MODIFICATIONS AND DELETIONS TO THE CALIFORNIA FIRE CODE**

Based upon the findings of the Board of Directors of the Woodside Fire Protection District regarding local climatic, topographical, and geological conditions, the following sections and/or subsections of the 2022 California Fire Code are amended or modified as set forth in this section. If a section is not referenced below, it remains unchanged.

***CHAPTER 1 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW***

**101 SCOPE AND GENERAL REQUIREMENTS** is *amended* to read as follows:

**101.1 Title** is *amended* to read as follows:

**101.1 Title.** These regulations shall be known as the 2022 California Fire Code with amendments adopted by the Woodside Fire Protection District (“District”) and will be referred to herein as the “this code, “the Fire Code,” and/or the “District Fire Prevention Code.”

**101.6 Standards and Guidelines Manual** is *added* to read as follows:

**101.6 Standards and Guidelines Manual.** The Bureau of Fire Prevention and Life Safety Standards and Guidelines Manual (“Standards and Guidelines Manual”) shall serve as a supplemental instruction and interpretation manual for the District Fire Prevention Code and is hereby adopted and incorporated by reference as if fully set forth herein. The Fire Marshal is responsible for amending this manual as necessary to maintain current instructions and interpretations. The information contained within the Standards and Guidelines Manual shall not be construed to make new code requirements not authorized by this Ordinance.

**SECTION 102 APPLICABILITY** is *amended* to read as follows:

**102.1 Construction and Design Provisions** is *amended* to read as follows:

## 102.1 Construction and Design Provisions

The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities, and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions where required in Chapter 11.
4. Existing structures, facilities, and conditions that, in the opinion of the fire code official, constitute a distinct hazard to life or property.
5. Vehicles, ships and boats that are permanently affixed to a permanent location within the boundaries of this jurisdiction where not otherwise limited by law.

**102.1.1 Applicability to Alterations, Additions and Repairs of Existing Buildings or Structures** is *added* to read as follows:

**102.1.1 Applicability to Alterations, Additions and Repairs of Existing Buildings or Structures.** Alterations, additions and additions that include alterations to existing buildings for which building permit(s) have been issued within any 12-month period that collectively exceeds more than 50 percent of the existing gross floor area, 50 percent of the existing wall area or when the combination of the percentages of affected gross floor area and affected wall area exceeds 50 percent are treated as new buildings, such buildings or structures shall be made in their entirety to conform to the Fire Code requirements for new buildings or structures. In calculating these percentages, the following guidelines shall apply:

- a. Calculation of Percentage of Affected Gross Floor Area (PFA): The floor area of any addition, all rooms affected by any addition, and the floor area of all rooms affected by structural changes made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, footings, piles or retaining walls or similar components, shall be included in computing the floor areas for applying this section.
- b. Calculation of Percentage of Affected Wall Area (PWA): The calculated wall area affected shall include all interior and exterior walls where no studs are proposed to be removed or if some studs remain and/or if the surface of both sides of the studs are proposed to be removed such that one can see through the wall.
- c. Calculation of Combination of Percentage of Affected Gross Floor Area (PFA) and Wall Area (PWA): The combination of the percentage of Affected Gross Floor Area (PFA) as describe above plus the percentage of Affected Wall Area (PWA) as described above (PFA + PWA > 50%).

Areas to be included in the gross floor area square footage calculation include:

1. Garages or carports if under a habitable space
2. New attached garage
3. All additions
4. Total square footage of any room that received alterations or additions. Removing sheetrock exposing structural framing or any structural change in a room involves the total square footage of that room.

Existing square footage shall be obtained from the San Mateo County Tax Assessor's Office or may be submitted by a licensed architect.

Within the Woodside Fire Protection District's jurisdiction, each of the Building Departments may use their specific dollar values and structural formulas to complete the computation of existing and new gross floor areas in accordance with their respective ordinance requirements only to the extent the respective ordinances impose a more stringent standard. The Fire District will accept such computations within the structure's jurisdictional boundary. Verification must be attained by the Municipal or County Building Official.

**102.6 Historic Buildings** is *amended* to read as follows:

**102.6 Historic Buildings** The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings where such buildings or structures do not constitute a distinct hazard to life or property. Fire protection in designated historic buildings shall be provided in accordance with the California Historic Building Code.

**SECTION 104 DUTIES AND POWERS OF THE FIRE CODE OFFICIAL** is *amended* as follows:

**104.1.1 Design Standards** is *added* to read as follows:

**104.1.1 Design Standards.** Woodside Fire Protection District will maintain a set of design and installation standards (Standards and Guidelines Manual) that includes but is not limited to: Address posting, Bridges, Emergency shut off placards, Turnarounds, Turnouts, Driveway criteria, Knox installations, Solar PV integrated roof installations, battery systems and fire sprinkler systems, including those with tanks and pumps.

These standards, which apply to subjects not specifically covered by the Fire Code, are necessary for the Woodside Fire Protection District to provide a reasonable degree of fire and life safety for the community and firefighters within the jurisdictional boundaries of the Fire District and are maintained in accordance with Section 102.9 of the Fire Code.

**104.2.1 Review Construction Documents** is *added* to read as follows:

**104.2.1 Review Construction Documents.** Woodside Fire Protection District shall review all applications and construction documents related to any type of existing or new driveway construction, improvement or reconstruction within its territory jurisdiction which have been submitted to the Building Department.

**104.12.4 Authority to Photograph or Otherwise Record Investigations** is *added* to read as follows:

**104.12.4 Authority to Photograph or Otherwise Record Investigations.** The Chief or his duly authorized representative may make such audio, visual or other recordings including photographs, video tapes, audio tapes, diagrams, drawings, sketches, and the like, in connection with the investigation of any actual or alleged violation of this code or in connection with the investigation of any incident as authorized by this code.

**SECTION 105 PERMITS** is *amended* as follows:

**105.5 Required Operational Permits** is *amended* to read as follows:

**105.5 Required Operational Permits.**

The fire code official is authorized to issue operational permits for operations set forth in Sections 105.5.1 through 105.5.55.

**105.5.16 Explosives** is *amended* to read as follows:

**105.5.16 Explosives.**

An operational permit is required for the manufacture, storage, handling, sale, or use of any quantity of explosives, explosive materials, fireworks, pyrotechnic special effects, or rocketry within the scope of Chapter 56. See Health and Safety Code Division 11, Part 1, Sections 12000, et seq. for additional requirements.

**Exception:** Storage in Group R-3 occupancies of smokeless propellant, black powder, and small arms primers for personal use, not for resale and in accordance with Section 5606.

**105.5.33 Motor Fuel Dispensing** is *amended* to read as follows:

**105.5.33 Motor Fuel Dispensing.**

An operational permit is required for the fueling of motor vehicles, including automotive, marine, and fleets, at fixed facilities and through mobile operations.

**105.5.34 Open Burning** is hereby *modified by deleting the exception*, as follows:

**105.5.34 Open Burning**

An operational permit is required for the kindling or maintenance of an open fire or a fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be complied with.

**105.5.55 Local Permits** is *added* to read as follows:

**105.5.55 Local Permits.** In addition to the other operational permits required by Section 105.5, an operational permit shall be obtained from the Bureau of Fire Prevention & Life Safety prior to engaging in the following activities, operations, practices, or functions:

1. **Apartment, hotel, or motel.** An operational permit is required to operate an apartment house, hotel, or motel.

2. **Cannabis.** An operational permit is required to operate a cannabis facility or operation listed below:

2.1 Cultivation

2.2 Distribution

2.3 Manufacturing

2.4 Testing/lab

3. **Care facilities.** An operational permit is required to operate a day care facility with an occupant load greater than eight (8) persons.

**Exception:** Residential or commercial institutional care facility occupancies complying with Health and Safety Code Section 13235 are exempt.

4. **Emergency responder Communication Coverage.** An operational permit is required to operate an Emergency Responder Radio System.

5. **High-rise occupancy.** An operational permit is required to operate a high-rise building as defined in Title 24, Part 2, California Code of Regulations.

6. **Live entertainment.** An operational permit is required to operate a business where alcohol is served, while providing live entertainment to the public.

7. **Model rockets rental, sale, or operation.** An operational permit is required to operate, manufacture, import, export, possess, store, rent or sell model rockets as defined by Health and Safety Code Section 12519.

8. **Asbestos removal.** A permit is required to conduct asbestos-removal operations regulated by section 3319.

9. **Christmas tree sales.** A permit is required to use a property for the purpose of selling cut Christmas trees.

10. **Temporary water supply.** A permit is required to use a temporary water supply for construction of residential projects or subdivisions pursuant to Section 3313.1.

11. **Indoor growing operations.** A permit is required to operate an indoor growing operation.  
**Exception:** agricultural greenhouses in an agricultural zone.

[A] **105.6 Required Construction Permits** is *amended* to read as follows:

**[A] 105.6 Required Construction Permits.**

The fire code official is authorized to issue construction permits for work as set forth in Sections 105.6.1 through 105.6.25.

**105.6.25 Local Construction Permits** is *added* to read as follows:

**105.6.25 Local Construction permits.** In addition to the permits required by Section 105.6.1 through 105.6.24, the following construction permits shall be obtained from the Bureau of Fire Prevention & Life Safety for work as described in this section:

1. **Fire Protection Plan.** A construction permit is required to implement a Fire Protection plan in accordance with Chapter 49 of this Code and the International Wildland Urban-Interface Code as adopted.
2. **Landscape Plan.** A construction permit is required to implement a Landscape plan in accordance with Chapter 49 of this Code.

**105.7 Responsibility of Permittee** is *added*, to read as follows:

**105.7 Responsibility of Permittee.** Construction permits shall be presumed by the Fire District to incorporate all the work that the applicant or the applicant's agent, employees, or contractors shall carry out. Work performed shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No Fire District approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code, nor shall any vested rights be created for any work performed in violation of this code.

**105.8 Fire Protection Plan** is added to read as follows:

**105.8 Fire Protection Plan** A fire protection plan shall be prepared by the applicant when required by the Fire Code Official in accordance with Chapter 49 of this Code and the International Wildland Urban-Interface Code as adopted. All fire protection plans require approval by the Fire Code Official.

**105.8.1 Landscape Plan** is *added* to read as follows:

**105.8.1 Landscape Plan.** A Landscape plan shall be prepared by the applicant when required by the Fire Code Official in accordance with Chapter 49 of this Code. All Landscape plans require approval by the Fire Code Official.

**105.8.1.1 Cost** is *added* to read as follows:

**105.8.1.1 Cost.** The cost of preparing and reviewing a fire protection or vegetation management plan shall be the responsibility of the applicant. The cost of the fire protection plan preparation and review shall be the responsibility of the applicant.

**SECTION 107 FEES** is *amended* to read as follows:

**107.1 Inspection Authority** is *amended* to read as follows:

**107.1 Fees** The fees for the permits and other services shall be established by resolution of the Woodside Fire Protection District Fire Board Fee Schedule (“Fee Schedule”). The fee shall be set to cover the cost the Fire District incurs to review and inspect the intended activities, operations, or functions.

**Exception:** Fees for a permit may be waived at the discretion of the Fire Marshal when the work or event to be conducted is for the Town of Portola Valley, Town of Woodside, County of San Mateo or Mid-Peninsula Open Space District.

**107.1A Inspection Authority** is *added* to read as follows:

**107.1A Inspection Authority** the Fire Marshal or other designated representatives shall inspect buildings and premises, including appliances and other hazards, to ascertain and cause to be corrected any condition which would be deemed a fire hazard and reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire and life safety.

**107.2 Schedule of Permit Fees** is *amended* to read as follows:

**107.2 Schedule of Permit Fees.** Where a permit or other inspection fee is required, a fee for each permit shall be paid as required, in accordance with the Woodside Fire Protection District Fee Schedule.

**107.7 Cost Recovery** is *added* to read as follows:

**107.7 Cost Recovery.** The costs of fire suppression, rescue, emergency medical services, and other costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as they may be amended or superseded from time to time. Additionally, any person whose negligence, intentionally wrongful conduct, or violation of law causes an incident resulting in an appropriate emergency response, including, but not limited to, a traffic accident, spill of toxic, flammable, or combustible fluids or chemicals is liable for the costs of responding to the incident, including those costs pursuant to Government Code Section 53150, et seq, as may be amended or superseded from time to time. Any expense incurred by the Woodside Fire Protection District for securing such emergency shall constitute a debt of such person and shall be collectable by the Woodside Fire Protection District in the same manner as in the case of an obligation under a contract, expressed or implied.

**SECTION 111 MEANS OF APPEALS** is *amended* to read as follows:

**111.1 Board of Appeals Established** is *amended* to read as follows:

**111.1 Board of Appeals Established.** Whenever the Fire Marshal or Fire Code Official shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of this code do not apply or that the true intent and meaning of this code has been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Marshal or Fire Code Official by presenting, within 10 days, a written request to the District Board of Directors, acting as the District's Board of Appeals, for a hearing on and a review of such decision. The request shall state the reasons therefore, and the District Board of Directors shall, within 60 days of the receipt of same, hold a hearing, and may modify, vacate, or affirm the decision.

**111.2 Limitation on Authority** is *amended* to read as follows:

**111.2 Limitation on Authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

**111.3 Qualifications and 111.4 Administration** are *deleted* in their entirety.

**SECTION 112 VIOLATIONS** is *amended* as follows:

**[A] 112.4 Violation Penalties.** is *amended* to read as follows:

**[A] 112.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1000 or by imprisonment not exceeding 6 months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**[A] 112.4.2 Other Penalties and Remedies.** is *added* to read as follows:

**Section 112.4.2 Other penalties and remedies.** Nothing in this Section 112.4 shall limit the fire code official from pursuing other available legal remedies for violations of this code, including but not limited to administrative citations and attendant fines, civil penalties, and administrative and summary abatements.

## ***CHAPTER 2 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW***

**SECTION 202 GENERAL DEFINITIONS** is *amended* to add the following:

**Administrator.** The Fire Chief.

**Aerial Fuels.** Standing and supported live and dead combustibles not in direct contact with the ground and consisting mainly of foliage, twigs, branches, stems, cones, bark, and vines.



**Agency Having Jurisdiction.** The agency having delegated or assigned legal authority to adopt, determine, mandate, or enforce ordinances and regulatory requirements, or to take other actions under local, state, or federal law.

**All Weather Driving Surface.** A roadway designed to carry the imposed weight loads of fire apparatus complete with all underground utilities, curbs, gutters, and a minimum surface finish of one layer of asphalt or concrete or road pavers.

**Board of Directors.** The governing body of the District.

**Combustible Material.** Rubbish, litter, or material of any kind, other than hazardous vegetation, that is combustible and endangers the public safety by creating a fire hazard as determined by the Fire Code Official.

**Driveway,** a private access road that provides access from the public way to a structure and that is used for public or private vehicular access, including fire and emergency apparatus or vehicles.

**Essential Service Facility.** That building or structure which has been designated by the local government to house facilities that are necessary for emergency operations.

**Fire Code Official.** The District's Fire Chief, employees of the District's Fire Prevention and Fire Suppression Divisions, and such other representatives of the District as may be authorized by the Woodside Fire District Board of Directors or the Fire Chief.

**Fire Protection Plan:** A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

**Fire Trail,** a graded firebreak of sufficient width, surface, and design to provide access for personnel and equipment to suppress and to assist in preventing surface extension of fires. Must be able to support the safe travel of a Type 3 Fire Apparatus.

**Hazardous Vegetation.** Vegetation that is combustible and endangers the public safety by creating a fire hazard, including but not limited to seasonal and recurrent grasses, weeds, vines, stubble, brush, dry leaves, dry needles, dead, dying, or diseased trees and any other vegetation as determined by the fire code official.

**Jurisdiction.** Jurisdiction shall mean the territorial boundaries of the Woodside Fire Protection District. As such, "jurisdiction" would mean, as appropriate, certain unincorporated areas of the County of San Mateo, the Town of Woodside, and the Town of Portola Valley. The Fire District's map book shall be adopted by reference to indicate the territorial boundaries of the Woodside Fire Protection District.

When the term "jurisdiction" is used in this code in a context that implies the ability to exercise governmental powers, such as "the authority having jurisdiction," the term "jurisdiction" shall mean, instead the Woodside Fire Protection District.

**Landscape Plan.** a component of a development plan prepared for a specific project or development proposed for the wildland-urban interface area on which is shown proposed landscape species (such as number, spacing, size at time of planting, size at maturity, and planting details); proposals for protection and treatment of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other information that can reasonably be required in order that an informed decision can be made by the Fire Code Official.

**Nuisance Alarm.** The activation of any fire protection or alarm system which results in the response of the Fire District and is caused by mechanical failure, malfunction, improper installation or maintenance, negligence, or misuse of the system by an owner, occupant, employee, or agent, or any other activation not caused by excessive heat, smoke, fire, or similar activating event.

**Person:** Includes an individual, heirs, executors, administrators or assigns, and also includes any agency of the State, county, city, district, town or other local public entity, and any individual, firm, association, partnership, business trust, corporation, limited liability company, or company and its successors or assigns, or the agent of any of the aforesaid.

**Response Time.** The elapsed time from receipt of a call to the District seeking emergency assistance and the arrival of the first unit on scene.

**Rubbish.** Waste matter, litter, trash, refuse, debris, and dirt on streets or private property in the jurisdiction which is, or when dry may become, a fire hazard.

**Rural Area.** An area generally designated for agricultural or open space uses with parcels of more than 10 acres (4.046873ha) in size.

**Rural Residential Area.** An area generally designated for single family residential use with parcels between three (1.2140619ha) and 10 (4.046873ha) acres in size.

**Sprinkler Alarm and Supervisory System (SASS).** A Dedicated Function Fire Alarm System located at the protected premise installed specifically to monitor sprinkler water-flow alarm, valve supervisory, and general trouble conditions where a building fire alarm is not required.

**Streets.** Includes alleys, parkways, sidewalks, and areas between sidewalks and curbs, highways, public rights of way, private roads, public streets, and easements.

**Structure:** That which is built or constructed.

**Temporary Water Supply.** Water stored for firefighting purposes in an approved aboveground tank during combustible construction.

**Wildland-Urban Interface (WUI).** A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the Woodside Fire Protection District to be at a significant risk from wildfires.

***CHAPTER 3 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW***

**SECTION 304 COMBUSTIBLE WASTE MATERIAL** is *amended* to read as follows:

**304.1.2 Vegetation** is *amended* to read as follows:

**304.1.2. Vegetation.** Hazardous vegetation, combustible material, combustible growth, debris, or rubbish capable of being ignited and endangering property shall be cut down and removed by the owner or occupant of the premises in accordance with the Fire District's ordinances, including but not limited to those ordinances addressing defensible space, exterior hazard abatement, and fuel breaks. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49 of this code and in accordance with the Fire District's ordinances.

**SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES** is *amended* as follows:

**307.1.1 Prohibited Open Burning** is *amended* to read as follows:

**307.1.1A Prohibited Open Burning** Open burning is prohibited within the jurisdictional boundaries of the Woodside Fire Protection District. The Fire Marshal prohibits burning of trash or vegetation, except for fuel reduction purposes and dedicated campfires in County Parks by special permit only.

**Exceptions:**

1. Gas Fire Pits inspected by the Fire Prevention Bureau.
2. Open burning does not include approved exterior fireplaces with permanent spark arrestors, or barbecues, that are used in a safe manner and used for cooking or warming purposes only.

**SECTION 308 OPEN FLAMES** is *amended* as follows:

**308.3.2 Theatrical Performances** is *amended* to read as follows:

**308.3.2 Theatrical Performances.** Where approved, open-flame devices used in conjunction with theatrical performances are allowed to be used where adequate safety precautions have been taken in accordance with NFPA 160 and Title 19 CCR.

***CHAPTER 4 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW***

**SECTION 401 EMERGENCY PLANNING AND PREPAREDNESS** is *amended* to read as follows:

**401.3.2.1 Nuisance Alarm Notification** is *added* to read as follows:

**401.3.2.1 Nuisance Alarm Notification.** Notification of emergency responders based on a nuisance alarm may be punishable by a fine in accordance with the Woodside Fire Protection District Fee Schedule or requirements. In addition, the responsible party may be liable for the

operational and administrative costs incurred from the emergency response or mitigation procedures resulting from a nuisance alarm notification.

**401.3.2.2 Multiple Nuisance Alarm Activations** is *added* to read as follows:

**401.3.2.2 Multiple Nuisance Alarm Activations.** Any occupancy that has more than three nuisance alarms causing emergency response within a 12-month period may be required to modify, repair, upgrade or replace their system and/or monitoring station as determined by the fire code official.

**SECTION 402 DEFINITIONS** is *added and amended* to read as follows:

**402.1** is *amended* to add the following:

## **NUISANCE ALARM**

**CHAPTER 5 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW:**

**501.1 Scope** is *amended* to read as follows:

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

**SECTION 503 FIRE APPARATUS ACCESS ROADS** is *amended* to read as follows:

**503.1 Where Required** is *amended* to read as follows:

**503.1 Where Required.** Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3, interpreted according to the Woodside Fire Protection District “Standards and Guidelines Manual.”

**503.1.1.1 Fire Lanes** is *added* to read as follows:

**503.1.1.1 Fire Lanes** Nothing in this code shall prevent a Town or County from designating or maintaining a street as a “Fire Lane” which does not meet the requirements of a fire apparatus access road under Sections 503.1.2 - 503.6.

**503.1.4 Access to Open Spaces** is *added* to read:

**503.1.4 Access to Open Spaces.** When access to open land/space or fire trail systems maintained for public or private use is obstructed by new development of any kind, the developer shall provide alternate acceptable access into the area that is sufficient to allow access for fire personnel and apparatus. The alternate means of access requires the approval of the fire code official.

**503.1.5 Existing Fire Trail Systems Shall be Maintained** is *added* to read:

**503.1.5 Existing Fire Trail Systems Shall be Maintained.** When conditions make access and maintenance of existing trails unavailable or impractical, alternate means of access shall be provided and require approval by the fire code official.

**503.2.1 Dimensions** is *amended* to read as follows:

**503.2.1 Dimensions:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, inclusive of all-weather surface shoulders, and a vertical clearance of not less than 13 feet 6 inches. Security gates shall be in accordance with section 503.6. Driveways serving one property with one or more habitable dwellings shall have an unobstructed driveway width of not less than 12 feet and unobstructed vertical clearance of not less than 13 feet 6 inches. Shared driveways serving more than one property with habitable structures shall have an unobstructed minimum width of 18 feet, inclusive of all-weather drivable surface shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. All gates obstructing emergency access roadways shall have a sign stating, "Emergency Evacuation Route."

**503.2.6.1 Evaluation and Maintenance** is *added* to read as follows:

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

**503.3 Marking** is *amended* to read as follows:

**503.3 Marking.** Where required by the fire code official, approved signs and markings designating fire lanes shall comply with California Vehicle Code Section 22500.1. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place, clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE". Signs and markings shall not be obstructed and shall be maintained in a clean and legible condition and be replaced or repaired when necessary to provide adequate visibility. Reference is made to the Designation and Marking of Fire Lanes Standards and Guidelines included in the Standards and Guidelines Manual (Section 101.6 of this Code).

**503.7 Fire Lane Restrictions and Requirements** is *added* to read as follows:

**503.7 Fire Lane Restrictions and Requirements** Restrictions and requirements as specified in the California Vehicle Code shall apply to fire lanes established by this section.

**SECTION 505 PREMISES IDENTIFICATION** is *amended* to read as follows:

**505.1 Address Identification** is *amended* to read as follows:

**505.1 Address Identification.** New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or English alphabet letters. 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. Said numbers shall be either internally or externally illuminated in all new construction. Numbers shall be as follows: Minimum of one-half inch (1/2") stroke by eight inches (8") high.

**Exception:** For a single-family dwelling a minimum of one-half inch (1/2") stroke by four inches (4") high. When the structure is more than fifty (50) feet from the street or fire apparatus access road, a minimum of one inch (1") stroke by twelve inches (12") high is required.

**505.1.1 Multi-Tenant Buildings** is *added* to read as follows:

**505.1.1 Multi -Tenant Buildings.** Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

**505.1.2 Rear Addressing** is *added* to read as follows:

**505.1.2 Rear Addressing.** When required by the fire code official, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide an acceptable vehicular access. Number stroke and size shall comply with Section 505.1.

**Section 506.1 Fire Service Features, Key Boxes** *amended* to read as follows:

**506.1 Where Required** is *amended* to read as follows:

**506.1 Where Required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official. Where a new gate or barrier is installed on a fire access roadway, the fire department shall have emergency access. Gates or barriers shall have a Knox® key switch.

**506.1.1.1 Key Box Content Requirements** *added* to read as follows:

**506.1.1.1 Key Box Content Requirements.** The keys to multi-tenant spaces shall be included. Additional keys shall be included for card access, elevator control, fire alarm control panels, and fire sprinkler control valve access. Reference is made to the Knox Box Standards and Guidelines included in the Standards and Guidelines Manual (Section 101.6 of this Code).

**Exceptions:**

1) Multi-tenant spaces which provide a key box for each tenant and are installed per Section 506.1.

**SECTION 507 FIRE PROTECTION WATER SUPPLIES** is *amended* to read as follows:

**507.5.1.1 Hydrant for standpipe systems** is *amended* to read as follows:

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

**Exception:**

The distance shall be permitted to exceed 100 feet (30 480 mmm) where approved by the fire code official.

**507.5.7 Fire Hydrant Size and Outlets** is *added* to read as follows:

**507.5.7 Fire Hydrant Size and Outlets.** Shall be in accordance with the Woodside Fire Protection District standards and guidelines, or as approved by the fire code official.

**507.5.8 Fire Hydrant Street Marker** is *added* to read as follows:

**507.5.8 Fire Hydrant Street Marker.** Fire hydrant locations shall be visually indicated in accordance with the Woodside Fire Protection District standards or as approved by the fire code official, as may be amended from time to time. Any hydrant marker damaged or removed during street construction or repair shall be immediately replaced by the contractor, developer, or person responsible for removal or damage.

**SECTION 508 FIRE COMMAND CENTER** is *amended* to read as follows:

**508.2 Fire Control Room** is *added* to read as follows:

**508.2 Fire Control Room.** An approved fire control room shall be provided in all new buildings and in occupancies with a change of use requiring protection by an automatic fire sprinkler system. The room shall contain the fire alarm control panels, ERCCS control equipment, and other fire equipment required by the fire code official. Fire control rooms shall be located within the building at a location approved by the fire code official and shall be provided at grade with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire control rooms shall not be less than 50 square feet.

**Exceptions:**

1. Group R-3 Occupancies.

2. Occupancies with a fire pump shall have a fire control room that is a minimum of 200 square feet.

3. In high-rise buildings, the fire control room shall not be less than 200 square feet.

**SECTION 510 EMERGENCY RESPONDER COMMUNICATION COVERAGE** is *amended* to read as follows:

**510.1 Emergency responder communication coverage in new buildings.** Exception no. 1 is deleted.

**510.3 Permit Required** is *amended* to read as follows:

**510.3 Permit required.** Construction permits shall be required as set forth in Sections 105.6 and 105.7. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

**510.4.2 System Design** is *amended* to read as follows:

**510.4.2 System design.** The in-building, two-way emergency responder communication coverage system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8, NFPA 1221, NFPA 72 and San Mateo County ERCCS (P-500).

**510.5 Installation Requirements** is *amended* to read as follows:

**510.5 Installation requirements.** The installation of the in-building, two-way emergency responder communication coverage system shall be in accordance with San Mateo County ERCCS (P-500), NFPA 72, NFPA 1221, and Sections 510.5.2 through 510.5.5.

***CHAPTER 6 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 605 FUEL-FIRED APPLIANCES** is *amended* as follows:

**605.3.1 Spark Arrestors** is *added* to read:

**605.3.1 Spark Arrestors.** All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrestor per California Building Code Section 2113.9.2.

***CHAPTER 9 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 901 FIRE PROTECTION AND LIFE SAFETY SYSTEMS, GENERAL SCOPE** is *amended* as follows:

**901.4.4.1 Additional Fire Protection Systems in Accessory Dwelling Units.** is *added* to read as follows:

**901.4.4.1 Additional Fire Protection Systems in Accessory Dwelling Units.** An automatic fire sprinkler system may be used in new accessory dwelling units as an alternative, when aspects of the fire code cannot be met in their entirety and when approved by the fire code official.



**901.6.3.2 Records Reporting** is *added* to read as follows:

**901.6.3.2 Records Reporting.** Fire detection, alarm, and extinguishing systems shall always be maintained in an operative condition and shall be replaced or repaired when defective. Non-required fire protection systems and equipment shall be inspected, tested, and maintained or removed. All inspection, testing and maintenance reports shall be forwarded to the Fire District using electronic media to the designated third-party electronic record keeping service as chosen by the Fire District's fire code official. Hard copy reports are not permitted.

**SECTION 903 AUTOMATIC SPRINKLER SYSTEMS** is *amended* as follows:

**903.2 Where Required** is *amended* to read as follows:

**903.2 Where Required.** Approved automatic sprinkler systems shall be provided throughout new buildings and structures in the locations described in this Section or in Sections 903.2.1 through 903.2.21, whichever is most restrictive.

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

For the purposes of this Section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. An automatic sprinkler system shall be provided throughout all new buildings and structures greater than 1,000 square feet of building area.

**Exceptions:**

1. Group S-2 or U occupancies used exclusively for vehicle parking, and which meet all the following:

1.1 Noncombustible construction.

1.2. Maximum building area not to exceed 5,000 square feet.

1.3. Structure is open on three (3) or more sides.

1.4 Minimum of 10 feet separation from existing buildings unless the area is separated by fire walls complying with California Building Code Section 706.

2. Detached non-combustible motor vehicle fuel dispensing canopies less than 1000 square feet that cover motor vehicle fuel dispensing facilities when constructed in accordance with Section 406.7.2 of the 2022 California Building Code.

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

**903.2.7 Group M** is *amended* to read as follows:

**903.2.7 Group M.** Automatic fire sprinkler systems shall be provided throughout buildings containing a Group M occupancy and a fire area greater than 1,000 square feet, and any Group M occupancy used for the display and sale of upholstered furniture.

**903.2.10.3 Lithium-Ion Batteries in Vehicles** is *added* to read as follows:

**903.2.10.3 Lithium-Ion Batteries in Vehicles.** An automatic sprinkler system shall be installed throughout buildings having Group S-2 occupancies that house vehicles with lithium-ion batteries. The sprinkler system shall be designed for the square footage area of the building that houses such vehicles, based on an area of sprinkler operation of 2,500 square feet and design density of 0.40 gpm/sf. Group S-2 occupancies with portions of floors without lithium-ion batteries in vehicles shall be provided with a sprinkler protection system per NFPA 13.

**903.2.11 Specific Building Areas and Hazards** is *amended* as follows:

**903.2.11 Specific Building Areas and Hazards.** In all occupancies an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in sections 903.2.11.1 through 903.2.11.6.

**903.2.11.1 Stories without openings** is *amended* as follows:

**903.2.11.1 Stories and Basements without Openings.** Automatic sprinkler systems shall be installed in every building with a basement.

Automatic sprinkler systems shall be installed in every story of all buildings where the floor area exceeds 1000 square feet and where the following type of exterior wall opening is not provided.

1. Openings entirely above the adjoining ground level totaling at least 20 square feet (1.86 m<sup>2</sup>) in each 50 linear feet (15 240 mm), or fraction thereof, of the exterior wall in the story on at least one side.

**903.2.18 Group U private garages and carports accessory to Group R-3 occupancies** is *amended* to read as follows:

**903.2.18 Group U Private Garages and Carports Accessory to Group R-3 Occupancies.** Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this Section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with R313 of The California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft<sup>2</sup> over the most hydraulically demanding area of the structure, but not to exceed two sprinklers for hydraulic calculations purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

**903.2.22 Fire Department Delivery Capability** is *added* to read as follows:

**Section 903.2.22 Fire Department Delivery Capability.** An automatic fire sprinkler shall be installed in all new buildings and occupancies or in existing buildings or structures that change occupancy classification or use when the required fire flow exceeds 2,000 gallons per minute.

**903.3.1.1.2 Bathrooms** is *deleted*.

**903.3.1.2 NFPA 13R Sprinkler Systems.** is *amended* to read as follows:

**903.3.1.2 NFPA 13R Sprinkler Systems.** Where in this code a NFPA 13R sprinkler system is allowed in Group R-1, R-2, R-2.1, and R-4 occupancies, a NFPA 13 sprinkler system shall be used.

**903.3.3 Obstructed Locations.** is *amended* to read as follows:

**903.3.3 Obstructed Locations.** Automatic sprinklers shall be installed with regard to obstructions that will delay activation or obstruct the water distribution pattern and shall be in accordance with the applicable automatic sprinkler system standard that is being used. Automatic fire sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands, laboratory fume hoods, bio-safety cabinets that use flammable liquids in processes, or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers. Sprinklers shall be provided in all areas, including combustible or noncombustible concealed spaces 6 inches or more in height.

**Exception:**

1. Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904.

**903.3.5.3 Non-permissible Water Supply Storage** is *added* to read as follows:

**903.3.5.3 Non-permissible Water Supply Storage.** Swimming pools and ponds shall not be considered water storage for the purposes of Section 903.3.5.

**903.3.10 Partial Systems in New Buildings or Structures** is *added* to read as follows:

**903.3.10 Partial Systems in New Buildings or Structures.** Automatic fire sprinkler systems that only protect a portion of the building shall not be allowed.

**903.4.2 Alarms** is *amended* to read as follows:

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

**903.6 Where Required in Existing Buildings and Structures** is *amended* to read as follows:

**903.6 Where Required in Existing Buildings and Structures.** An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 or when improvements are conducted in accordance with this Section.

**903.6.1 Where Required Due to Improvements to Buildings and Structures** is *added* to read as follows:

**903.6.1 Where Required Due to Improvements to Buildings and Structures.** The provisions of this Section are intended to provide a reasonable degree of fire safety in existing structures by requiring installation of an automatic fire-extinguishing system. All existing buildings and structures, regardless of type of occupancy or area, shall be provided with an automatic fire sprinkler system in the following circumstances:

1. Where the alterations fall within the provisions of Section 102.1.1 of this Code. Within the unincorporated San Mateo County State Responsibility Area, where the gross floor area of a proposed alteration, addition, or combination of alterations and additions and the gross floor area of any alterations, additions, or combination of alterations and additions meets the definition of a “substantial alteration” as defined in San Mateo County Ordinance number 4873 or its successor ordinance.
2. Any combination of additions, alterations, or repairs to more than 50% of the existing gross floor area of the building within a two-year time-period. Within the unincorporated San Mateo County State Responsibility Area, any combination of additions, alterations and/or repairs within a two-year time-period meets the definition of a “substantial alteration” as defined in San Mateo County Ordinance number 4873 or its successor ordinance. Timelines will be based on the date of the last final fire inspection.
3. Any additions, alterations or repairs within a building that contains an existing automatic fire sprinkler system shall have the automatic fire sprinkler system extended/modified to the area of proposed work.
4. Any change in use or occupancy creating a more hazardous fire/life safety condition as determined by the Fire Code Official requires that an automatic fire sprinklers system be installed in the space where the change in use or occupancy is proposed.
5. Any change of use from a non-habitable to a habitable, non-day-lighted basement requires the installation of an automatic fire sprinkler system in the proposed habitable basement portion.
6. All automatic fire sprinkler systems shall comply with the current edition of NFPA-13, NFPA-13D, NFPA-13R and any additional National and local standards recognized by the Woodside Fire Protection District.

**Exceptions:**

1. Buildings or Structures less than 1,000 square feet.
2. Seismic, foundation or accessibility improvements.

3. Detached group U and group U agricultural occupancies which do not already have fire sprinklers and do not have living quarters attached.
4. Work requiring only mechanical, electrical, plumbing and/or demolition.
5. Exterior improvements, including windows, roofing or repairs that constitute reconstruction or renewal for the purpose of maintenance.
6. Work related to damage due to a natural disaster.
7. Mobile/manufactured or factory-built homes constructed or altered on or before March 12, 2011 that were not manufactured with automatic fire sprinklers and are not subject to fire sprinkler requirements.
8. Independent solar carports or structures, non-combustible carports, or shade structures.
9. Canopies less than 1000 square feet over motor vehicle fuel dispensing facilities when constructed in accordance with Section 406.7.2 of the 2022 California Building Code.

**903.6.1.2 Partial Systems in Existing Buildings and Structures** is *added* to read as follows:

**903.6.1.2 Partial Systems in Existing Buildings and Structures.** Automatic fire sprinkler systems that only protect a portion of the building shall not be allowed.

**Exception:** A phased installation of an automatic fire sprinkler system may be accepted as an alternate materials and method application, as prescribed in Section 104.9, when different tenant spaces in the same building are occupied, and the installation of a fire sprinkler system may disrupt business. Not to exceed five (5) years for final completion from initial permit date.

**903.6.2 Change of Occupancy Classification** is *added*, to read as follows:

**903.6.2 Change of Occupancy Classification.** Any existing building that undergoes a change of occupancy classification into a higher hazard category shall comply with the requirements of Section 903.2. Relative hazard categories of occupancy groups shall be established based upon the Heights and Areas Hazard Categories of Table 1011.5 of the 2021 edition of the International Existing Building Code, as published by the International Code Council. The requirements of Section 903.2 shall not be required when a change of occupancy classification is made to an equal or lesser hazard category. Group L occupancies shall be considered a relative hazard of 1 (highest hazard).

**SECTION 905 STANDPIPE SYSTEMS** is *amended* to read as follows:

**905.3.12 Lithium-Ion Batteries in Vehicles** is *added* to read as follows:

**905.3.12 Lithium-Ion Batteries in Vehicles.** Commercial buildings with lithium-ion battery vehicle parking shall be equipped with Class I standpipe systems extended to have hose connections located within 100 feet of lithium-ion battery vehicle parking.

Exceptions: Group R-3 and R-3.1 occupancies.

**SECTION 907 FIRE ALARM AND DETECTION SYSTEMS** is *amended* to read as follows:

**907.1.6 Certification** is *added* to read as follows:

**907.1.6 Certification.** New fire alarm systems shall be UL-Certified. A certificate of completion and other documentation as listed in NFPA 72 shall be provided for all new fire alarm system installation. It is the responsibility of the building owner or owner's representative to obtain and maintain a current and valid certificate. The protected premises shall be issued a UUFX type certification from Underwriters Laboratories (UL).

**907.1.6.1 Posting of Certification** is *added* to read as follows:

**907.1.6.1 Posting of Certification.** The UL certificate required in Section 907.1.6 shall be posted in a durable transparent cover within three (3) feet of the fire alarm control panel within 45 days of the final acceptance test/inspection.

**907.4.4 Monitoring of Other Fire Systems** is *added* to read as follows:

**907.4.4 Monitoring of Other Fire Systems.** In buildings equipped with a fire alarm system or sprinkler alarm and supervisory service (SASS) system, where other fire suppression or extinguishing systems are installed in the building (including, but not limited to commercial kitchen suppression systems, pre-action fire suppression systems, dry chemical systems, and clean agent systems), these other suppression systems shall be monitored by the SASS dedicated function fire alarm system and transmitted as a specific signal to the Central Station. The system shall be monitored in compliance with Section 907.6.6.

**907.7 Acceptance Tests and Completion** is *amended* to read as follows:

**907.7 Acceptance Tests and Completion.** Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72. Fire alarm systems in commercial structures shall obtain a UL Certificate for the system prior to final inspection.

**907.9 Where Required in Existing Buildings and Structures** is *amended* to read as follows:

**907.9 Where Required in Existing Buildings and Structures.** An approved fire alarm system shall be provided in existing buildings and structures where required in Chapter 11. When an alteration to any existing building or structure requires an upgrade or new fire alarm system, multiple fire alarm systems shall be approved by the fire code official.

**SECTION 912 FIRE DEPARTMENT CONNECTIONS** is *amended* to read as follows:

**912.2 Location** is *amended* to read as follows:

**912.2 Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will

not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or as approved by the fire code official (Also see Section 507.5.1.1).

***CHAPTER 10 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 1028 EXIT DISCHARGE** is *amended* as follows:

**1028.5.1 Exit Discharge Surface** is *added* to read as follows:

**1028.5.1 Exit Discharge Surface.** Exterior exit pathway surfaces shall be of a non-slip type surface that would not contribute to a fall, slip, or trip hazard in inclement weather. The pathway shall terminate at a public way as defined in the California Building Code.

***CHAPTER 12 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 1207 ELECTRICAL ENERGY STORAGE SYSTEMS (ESS)** is *amended* as follows:

**1207.11.5.1 Electrical Disconnect** *added* to read as follows:

**1207.11.5.1 Electrical Disconnect.** The ESS disconnect shall be located on the exterior of the building and at the main panel.

**1207.11.11 Interconnected Electrical Power Sources** is *added* to read as follows:

**1207.11.11 Interconnected Electrical Power Sources,** A permanent directory site plan plaque denoting the location of all electrical power source disconnecting means on or in the premises shall be installed at each service equipment location and at the location(s) of the system disconnect(s) for all electric power production sources capable of being interconnected.

***CHAPTER 33 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 3303 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION** is *amended* to read as follows:

**3303.1.2 Additional Amendments** is *added* to read as follows:

**3303.1.2 Additional Amendments.** Additional requirements may be required to an approved site safety plan if deemed necessary by both the Building Official and fire code official, based on previous fires or hazards that occurred on site or within the jurisdiction.

**3303.1.3 Site Security Requirements** is *added* to read as follows:

**3303.1.3 Site Security Requirements.** Site security requirements shall include the following if deemed necessary by both the Building Official and fire code official:

1. Controlled access points.

2. Site fencing, up to 12 feet in height with tamper sensors and security wires on top.
3. Security guards, full-time 24/7 presence on-site, to perform fire watch and patrols.
4. Detection check points located throughout the buildings for fire watch and patrol verification.
5. Security camera coverage throughout the site with motion detection notifications.
6. Identify measures taken to prevent tampering with security cameras and motion sensors.
7. Necessary lighting throughout the project site.

**SECTION 3319 GENERAL ASBESTOS REMOVAL** is *added* to read as follows:

**3319.1 General** is *added* to read as follows:

**3319.1 General.** Operations involving removal of asbestos or asbestos-containing materials from buildings shall be in accordance with Section 3319.

**Exception:** Section 3319 does not apply to the removal of asbestos from:

1. Pumps, valves, gaskets, and similar equipment.
2. Pipes, ducts, girders, or beams that have a length less than 21 linear feet (6400 mm).
3. Wall or ceiling panels that have an area of less than 10 square feet (0.93 m<sup>2</sup>) or a dimension of less than 10 linear feet (3048 mm).
4. Floor tiles when their removal can be completed in less than four hours.
5. Group R-3 occupancies.

**3319.2 Notification** is *added* to read as follows:

**3319.2 Notification.** The fire code official shall be notified 24 hours prior to the commencement and closure of asbestos-removal operations. The permit applicant shall notify the building official when asbestos abatement involves the removal of materials that were used as a feature of the building's fire resistance.

**3319.3 Plastic Film** is *added* to read as follows:

**3319.3 Plastic Film.** Plastic film that is installed on building elements shall be flame resistant as required for combustible decorative material, in accordance with Section 807.

**3319.4 Signs** is *added* to read as follows:

**3319.4 Signs.** Approved signs shall be posted at the entrance, exit and exit-access door, decontamination areas, and waste disposal areas for asbestos-removal operations. The signs shall state that asbestos is being removed from the area, that asbestos is a suspected carcinogen, and that



proper respiratory protection is required. Signs shall have a reflective surface. Lettering shall be a minimum of 2 inches (51 mm) high.

***CHAPTER 39 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 3901 GENERAL** is *amended* as follows:

**3901.1.1 Cannabis Growing, Processing, or Extraction Facilities** is *added* to read as follows:

**3901.1.1 Cannabis Growing, Processing, or Extraction Facilities.** Cannabis growing, processing, and extraction facilities shall be designed and constructed in accordance with this chapter and NFPA 1, Chapter 38 as amended in Chapter 80.

***CHAPTER 49 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 4902 DEFINITIONS** is *amended* as follows:

**4902.1 WILDLAND-URBAN INTERFACE (WUI)** is *amended* to read as follows:

**4902.1 WILDLAND-URBAN INTERFACE (WUI).** A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the Woodside Fire Protection District to be at a significant risk from wildfires.

**SECTION 4903 PLANS** is *amended* as follows:

**4903.2 CONTENTS** is *amended* to read as follows:

**4903.2 CONTENTS.**

The fire protection plan shall be based on a project-specific wildfire hazard assessment that includes consideration of location, topography, aspect, and climatic and fire history.

The plan shall identify conformance with all applicable state wildfire protection regulations, statutes and applicable local ordinances, whichever are more restrictive.

The plan shall address fire department access, egress, road and address signage, water supply in addition to fuel reduction in accordance with Public Resources Code (PRC) 4290; the defensible space requirements in accordance with PRC 4291 or Government Code 51182 and applicable Fire District ordinances; and the applicable building codes and standards for wildfire safety. The plan shall identify mitigation measures to address the project’s specific wildfire risk and shall include the information required in section 4903.2.1

**SECTION 4906 VEGETATION MANAGEMENT** is *amended* as follows:

**4906.2 APPLICATION** is *amended* to read as follows:

**4906.2 APPLICATION.** All new plantings of vegetation in State Responsibility Areas (SRA) and Local Responsibility Areas (LRA) designated as a Very High Fire Hazard Severity Zone shall comply with Sections 4906.3 through 4906.5.3 and applicable Fire District ordinances.

**SECTION 4907 DEFENSIBLE SPACE** is *amended* to read as follows:

**4907.1 General** is *amended* to read as follows:

**4907.1 General.** Hazardous vegetation and fuels and defensible space shall be managed in State Responsibility and Local Responsibility Areas as identified in Section 4907.2 to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations, including applicable ordinances of the Fire District.

**4907.3 Requirements** is *amended* to read as follows:

**4907.3 Requirements.** Hazardous vegetation and fuels around all applicable buildings and structures shall be maintained in accordance with the following laws and regulations:

1. Public Resources Code, Section 4291.
2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299 (see guidance for implementation “General Guidelines to Create Defensible Space”).
3. California Government Code, Section 51182.
4. California Code of Regulations Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
5. All applicable ordinances of the Woodside Fire Protection District.

***CHAPTER 50 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 5001 HAZARDOUS MATERIALS GENERAL PROVISIONS** is *amended* as follows:

**5001.5.1 Hazardous Materials Management Plan (HMMP)** is *amended* to read as follows:

**5001.5.1 Hazardous Material Management Plan (HMMP).** Where required by the fire code official, an application for a permit shall include an HMMP. The HMMP shall include an aerial pre-plan of the facility that includes, but is not limited to, the following:

1. Access to each storage and use area.
2. Location of emergency equipment.
3. Location where liaison will meet emergency responders.
4. Facility evacuation meeting point locations.

5. The general purpose of other areas within the building.
6. Location of all above-ground and underground tanks and their appurtenances including, but not limited to sumps, vaults, below-ground treatment systems and piping.
7. The hazard classes in each area.
8. Locations of all control areas and Group H occupancies.
9. Emergency exits.
10. Fire Department related safety equipment:
  - A. Fire alarm control panel (FACP)
  - B. Sprinkler riser
  - C. Fire department connection (FDC)
  - D. Knox Box location
  - E. Gas valve shutoff
  - F. Electrical main shutoff
  - G. Water shutoff
  - H. Elevator equipment room

**5001.5.3 Emergency Response Support Information** is *added* to read as follows:

**5001.5.3 Emergency Response Support Information.** This section is applicable to occupancies with an operational permit as set forth in Section 105.5 and/or in conjunction with Section 5001.5.2. Floor plans, material safety data sheets, Hazardous Materials Management Plans (HMMP), Hazardous Material Inventory Statements (HMIS), and other information must be stored at a readily accessible location as determined by the fire code official. This location may be in cabinets located outside of facilities or buildings. Information may be required to be maintained in a specific electronic media format to facilitate computer aided dispatching.

**SECTION 5003 HAZARDOUS MATERIALS GENERAL REQUIREMENTS** is *amended* as follows:

**5003.9.1.2 Documentation** is *added* to read as follows:

**5003.9.1.2 Documentation.** Evidence of compliance with the provisions of this chapter as well as with state and federal hazardous material regulations shall be maintained on site and available for inspection by Fire District personnel.

**CHAPTER 53 COMPRESSED GASES IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW**

**SECTION 5307 COMPRESSED GASES NOT OTHERWISE REGULATED is amended as follows:**

**5307.4.3 Gas Detection System** is *amended* to read as follows:

**5307.4.3 Gas Detection System.** A gas detection system complying with Section 916 shall be provided in rooms or indoor areas in which the carbon dioxide enrichment process is located, in rooms or indoor areas in which container systems are located, and in other areas where carbon dioxide is expected to accumulate. Carbon dioxide sensors shall be provided within 12 inches (305 mm) of the floor in the area where the gas is expected to accumulate, or leaks are most likely to occur. The system shall be designed as follows:

1. Activates a low-level alarm upon detection of a carbon dioxide concentration of 5,000 ppm.
2. Activates a high-level alarm upon detection of a carbon dioxide concentration of 10,000 ppm.

**CHAPTER 56 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW**

**SECTION 5601 EXPLOSIVES AND FIREWORKS is amended as follows:**

**5601.1.3 Fireworks** is *amended* to read as follows:

**5601.1.3 Fireworks.** The possession, manufacture, storage, sale, handling, and use of fireworks within all areas of the Woodside Fire Protection District are prohibited.

**Exceptions:**

1. Storage and handling of fireworks by a Public Safety Agency.
2. Special permit issued to a licensed pyrotechnic operator by the Fire Marshal.
3. Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.

**5601.2.2 Sale and Retail Display** is *amended* to read as follows:

**5601.2.2 Sale and Retail Display.** No person shall construct a retail display or offer for sale any explosives, explosive materials, or fireworks within the jurisdiction.

**Exception:**

Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.

**SECTION 5608 FIREWORKS DISPLAY is amended as follows:**

**5608.1 General** is *amended* to read as follows:

**5608.1 General.** All professional pyrotechnical devices used for public display, or special effects, shall be in accordance with the applicable provisions of the State of California Code of Regulations, Title 19, and the applicable section of this code. Permits for public display and/or special effects shall be obtained through the Fire Marshal.

**5608.1.1 Scope** is *amended* to read as follows:

**5608.1.1 Scope.** All non-professional fireworks listed by the California State Fire Marshal as “Safe and Sane” are prohibited within the jurisdictional boundaries of the Woodside Fire Protection District.

***CHAPTER 57 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 5704 FLAMMABLE AND COMBUSTIBLE LIQUID STORAGE** is *amended* as follows:

**5704.2.9.6.1 Locations Where Above-Ground Tanks are Prohibited** is *amended* to read as follows:

**5704.2.9.6.1 Locations Where Above-Ground Tanks are Prohibited.** The limits referred to in sections 5704.2, 5704.4.2.4, Table 5704.2, and section 5706 of the California Fire Code in which the storage or dispensing of flammable or combustible liquid, in outside above ground tanks, is permitted, shall be limited to districts zoned for commercial, industrial, or agricultural uses. The dispensing, mixing, handling, or storage adjacent to or on parcels with R1 and R2 occupancies is prohibited.

**Exceptions:**

1. Quantities less than 50 gallons.
2. Protected above-ground tanks for the purpose of emergency power generator installations in areas zoned commercial, industrial, agricultural, business district, rural or rural residential district, and for approved facilities on an individual basis consistent with the intent of this provision. Tank size shall not exceed an aggregate total of 1,000 gallons for any class of liquids.
3. Farms, critical infrastructure, and construction sites if it is determined by the Fire Marshal that the safety of the public is not compromised. The occupancy classification quantities in chapter 57 shall not be exceeded.

**5706.2.4.4 Locations where Above-ground Tanks are Prohibited** is *amended* to read as follows:

**5706.2.4.4 Locations where Above-Ground Tanks are Prohibited.** Storage of Class I and II liquids in above-ground tanks is prohibited in all zoning districts except districts zoned for commercial, industrial, or agricultural uses.

**Exception:** Protected above-ground tanks for the purpose of emergency power generator installations in areas zoned commercial, industrial, agricultural, business district, rural or rural residential, and for approved facilities on an individual basis consistent with the intent of this provision. Tank size shall not exceed 1,000 gallons for any class liquids.

***CHAPTER 58 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 5806 FLAMMABLE CRYOGENIC FLUIDS** is *amended* as follows:

**5806.2 Limitations** is *amended* to read as follows:

**5806.2 Limitations.** The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in any area which is zoned for other than industrial use.

**Exception:** Liquid hydrogen fuel systems in compliance with Section 5806.3 or 5806.4 of this code

***CHAPTER 61 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION 6103 LIQUIFIED PETROLEUM GAS, INSTALLATION OF EQUIPMENT** is *amended* as follows:

**6103.2.1.7 Use for Food Preparation** is *amended* to read as follows:

**6103.2.1.7 Use for Food Preparation.** Individual portable L-P containers used, stored, or handled inside a building classified as a Group A, Group B, or Group M occupancy for the purposes of cooking, food display, or a similar use, shall be limited in size to one pound capacity and shall be of an approved type. The number of portable containers permitted will be at the discretion of the fire code official. LP-gas appliances used for food preparation shall be listed for such use in accordance with the California Mechanical Code and NFPA 58.

**SECTION 6104 LOCATION OF LIQUIFIED PETROLEUM GAS CONTAINERS** is *amended* to read as follows:

**6104.2 Maximum Capacity Within Established Limits** is *amended* to read as follows:

**6104.2 Maximum Capacity Within Established Limits** The storage of liquefied petroleum gas shall not exceed a water capacity of 100 gallons aggregate for any one premise installation within the Woodside Fire Protection District territory where natural gas mains exist.

**Exception:** Installation of Liquefied Petroleum Gas may be permitted if used as a means of emergency standby supply for residential or industrial operations, or used for medical, research, testing, or purposes not suited to the use of natural gas. Such installation shall be in accordance with Chapter 61 of the California Fire Code and all provisions of NFPA 58 and must not exceed 1000 gallons aggregate for any one premise installation.

***CHAPTER 80 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**CHAPTER 80 REFERENCED STANDARDS** is *amended* by *amending* **NFPA 13D (2020): Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** as follows:

**Add Section 7.7.1 to read:**

**7.7.1** Where CPVC pipe is installed above the normal insulation in an unconditioned space, such as in an attic space, or a garage without conditioned living space above, CPVC pipe shall be adequately insulated to a minimum R-19 value, or equivalent, or pipe shall be limited to Type K or L copper, or ferrous piping.

**Revise Section 8.3.5.1.2 to read:**

**8.3.5.1.2** Where fuel-fired equipment is below or on the same level as occupied areas of the dwelling unit, at least one quick-response intermediate temperature sprinkler shall be installed above the equipment or at the wall separating the space with the fuel-fired equipment from the occupied space. In unconditioned spaces, CPVC pipe shall be adequately insulated to a minimum R-19 value, or equivalent, or pipe shall be limited to Type K or L copper, or ferrous piping.

***APPENDIX B FIRE FLOW REQUIREMENTS FOR BUILDINGS IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION B105 FIRE FLOW REQUIREMENTS FOR BUILDINGS** is *amended* as follows:

**Section B105.1** is *amended* to read as follows:

**B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.**

The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2). The minimum fire flow shall be 1000 gallons per minute. A water supply for fire protection shall mean a fire hydrant within 600 feet from the building, measured via an approved roadway/driveway capable of the required fire flow. Where a public or private water company is not within a 1000 feet of a required fire hydrant location, or the water company cannot provide the required gallons per minute, NFPA 1142 Standard on Water Supplies for Suburban and Rural Firefighting 2022 Edition may be adhered to for fire flow requirements as an alternate means.

**TABLE B105.1(1) REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES** is *amended* as follows:

**TABLE B105.1(1)**

**REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

| <b>FIRE-FLOW CALCULATION AREA (Square feet)</b> | <b>AUTOMATIC SPRINKLER SYSTEM (Design Standard)</b>  | <b>MINIMUM FIRE-FLOW (gallons per minute)</b> | <b>FLOW DURATION (hours)</b>                               |
|---|--|---|--|
| 0-3,600   | No automatic sprinkler system  | 1,000   | 1  |
| 3,601 and greater                               | No automatic sprinkler system  | Value in Table B105.1(2)                      | Duration in Table B105.1(2) at the required fire-flow rate |
| 0-3,600   | Section 903.3.1.3 of the <i>California Fire Code</i><br>or Section 313.3 of the <i>California Residential Code</i> | 1,000   | 1  |
| 3,601 and greater                               | Section 903.3.1.3 of the <i>California Fire Code</i><br>or Section 313.3 of the <i>California Residential Code</i> | ½ value in Table B105.1(2) <sup>a</sup>       | 1  |

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.



**TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES** is *amended* to read as follows:

**TABLE B105.2**

**REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

| <b>AUTOMATIC SPRINKLER SYSTEM<br/>(Design Standard)</b> | <b>MINIMUM FIRE-FLOW<br/>(Gallons per minute)</b> | <b>FLOW DURATION<br/>(hours)</b>                     |
|---|---|--|
| No automatic sprinkler system                           | Value in Table B105.1(2)                          | Duration in Table B105.1(2)                          |
| Section 903.3.1.1 of the <i>California Fire Code</i>    | 50% of the value in Table B105.1(2) <sup>a</sup>  | Duration in Table B105.1(2) at the reduced flow rate |
| Section 903.3.1.2 of the <i>California Fire Code</i>    | 50% of the value in Table B105.1(2) <sup>a</sup>  | Duration in Table B105.1(2) at the reduced flow rate |

For SI: 1 gallon per minute = 3.785 L/m.

- a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

***APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION C103 FIRE HYDRANT SPACING** is *amended* as follows:

**C103.2.1 Modified Distribution of Fire Hydrants** is *added* to read as follows:

**C103.2.1 Average Spacing.** In rural areas where parcels with structures have large frontages and or long driveways, the minimum location of a fire hydrant shall be 600 feet to the structure measured via a roadway or primary driveway as approved by the Fire Code Official.

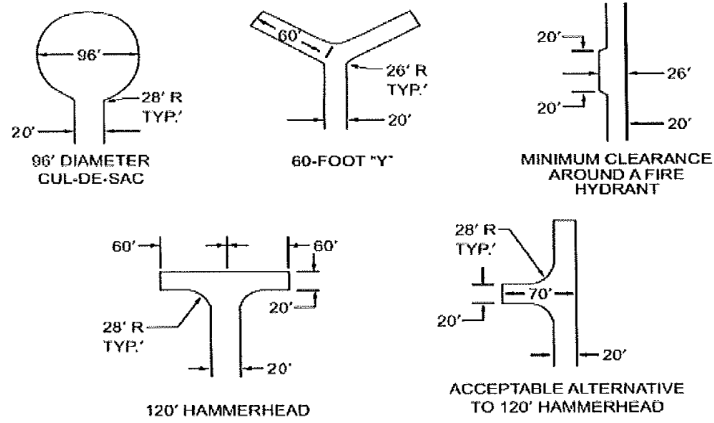
***APPENDIX D FIRE APPARATUS ACCESS ROADS IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION D103 MINIMUM SPECIFICATIONS** is *amended* as follows:

**D103.1 Access Road with a Hydrant** is *amended* to read as follows:

**D103.1 Access Road with a Hydrant.** Where a fire hydrant is located on a fire apparatus access road, the road shall be a minimum of 20 feet in width inclusive of all-weather drivable shoulders.

**Figure D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND** is amended to read as follows:



For SI: 1 foot = 304.88 mm.

**FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

**D103.2 Grade** is amended to read as follows:

**Section D103.2 Grade.** Fire apparatus access roads or driveways shall not exceed 20 percent in grade.

***Appendix L REQUIREMENTS FOR FIREFIGHTER AIR REPLENISHMENT SYSTEMS IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW***

**SECTION L101.1 SCOPE** is *amended* as follows:

**L101.1 Scope.** Buildings more than 10 stories in height shall install Firefighter Air Replenishment Systems.

**SECTION 7: VALIDITY**

The Woodside Fire Protection District Board of Directors hereby declares that should any section, paragraph, sentence, or word of this Ordinance or of the codes adopted by reference herein be declared for any reason to be invalid, it is the intent of the Woodside Fire Protection District Board of Directors that it would have passed all other portions of this Ordinance independent of the elimination here from of any such portion as may be declared invalid.

**SECTION 8: PUBLIC POSTING AND PUBLICATION**

This ordinance shall be publicly posted in the following places:

Front Door of the Woodside Fire Protection District office.

Bulletin Board in Front of Station 19 in the Woodside Fire Protection District; and

Woodside Fire District Website.

Publication shall be as required by law in the Country Almanac.

**SECTION 9: REPEAL OF CONFLICTING ORDINANCES.**

Ordinance No.12 of the Woodside Fire Protection District is hereby repealed.

**SECTION 10: ADOPTION OF CEQA FINDINGS.**

The Woodside Fire Protection District Board finds that the adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Title 14, Chapter 3, California Code of Regulations Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the adoption of this Ordinance will have a significant effect on the environment. The Ordinance adopts standard codes in effect pursuant to state law and sets requirements for compliance. The adoption of this Ordinance does not entitle new development or any changes to the physical environment.

**SECTION 11: DATE OF EFFECT.**

This ordinance shall be published once in the Country Almanac and shall be effective upon the expiration of 30 days from its adoption, except that this Ordinance shall not be effective within a municipality within the District until it is ratified by that municipality’s governing body, and shall not be effective within the unincorporated areas that are part of the District until it is ratified by the Board of Supervisors of the County of San Mateo.

Regularly passed and adopted this \_\_\_\_ day of \_\_\_\_\_ 2023 by the following vote:

PASSED, APPROVED and ADOPTED this \_\_\_\_ day of \_\_\_\_ 2023 at the regular meeting of the District Board of Directors held on \_\_\_\_\_, 2023, on a motion made by

Director , seconded by Director , and duly carried with the following roll call vote:

AYES:

NOES:

ABSENT:

**ORDINANCE NO. 13-2023**

\_\_\_\_\_  
Matt Miller, President  
Board of Directors

ATTEST:

AS TO FORM:

\_\_\_\_\_  
Don Bullard  
Fire Marshal

\_\_\_\_\_  
Jon Holtzman  
District Counsel