

AGENDA
WOODSIDE FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS MEETING

July 25th, 2023

7:00 P.M.

808 Portola Road

(Note: Public May Also Attend Virtually at Address Listed Below)

Portola Valley, CA 94028

Woodside Fire is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

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Meeting ID: 819 1577 8700

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+1 646 876 9923 US (New York)

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District meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the Fire Chief, at least 2 working days before the meeting at (650) 851-1594 and/or info@woodsidefire.org. Notification in advance of the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it. Attendees to this meeting are reminded that other attendees may be sensitive to various chemical-based products.

If you wish to speak to the Board, please let the Secretary of the Board know before the meeting, if possible, to assist the Board in recognizing you at the appropriate time.

I. CALL TO ORDER AND ROLL CALL:

II. PUBLIC COMMENT

This item is reserved for persons wishing to address the Board on any matters within the subject matter jurisdiction of the District that are not listed on the agenda. Speakers will be limited to three minutes, unless otherwise specified by the President. Members of the public will be given an opportunity to speak on each agenda item at the time it is called.

We request that members of the public who wish to address the Board should let staff know before the meeting to assist the Board in recognizing them at the appropriate time.

III. ACTION TO SET AGENDA and TO APPROVE CONSENT AGENDA

This item is to set the final consent and regular agenda, and for the approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action unless a request is made to transfer an item to the regular agenda for separate discussion and action. Any items on the regular agenda may be transferred to the consent agenda.

IV. REGULAR AGENDA:

1. Approval of Minutes of the June 27th, 2023, Meeting of the Board of Directors.
2. *Financial Reports June 2023. **(Not Available)**
3. *Statement of Accounts June 2023. **(Not Available)**
4. *Warrant List June 2023. **(Not Available)**
5. *Fiscal Year Spreadsheet 22-23. **(Not Available)**
6. CPM- Mike Wasserman to Provide Station 7 and Station 8 Project Updates
7. 2nd Reading: Consider taking the following actions: (1) Conduct a public hearing; (2) Adopt “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” (the “Ordinance”); and (3) find that the Ordinance is exempt from review under the California Environmental Quality Act.

V. STAFF REPORTS:

- Training
- EMS
- Prevention
- Operations
- Facilities and IT
- Pub Ed/EPiC

VI. FIRE CHIEF'S REPORT

VII. REPORT ON WRITTEN COMMUNICATIONS

ADJOURNMENT:

Public records that relate to any item on the open session agenda for a regular board meeting are available for public inspection. Those records distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of members of the Board. The Board has designated the office of the Woodside Fire Protection District, located at 808 Portola Road, Portola Valley, CA, for the purpose of making those public records available for inspection. The documents are also available on the District's Internet Web site. The website is located at www.woodsidefire.org.

WFPD Board of Directors Zoom Meetings 2023

1/31/2023 - <https://youtu.be/e4pLJMpr410>

2/28/2023 - <https://youtu.be/7GVpgfbaLG0>

4/4/2023 - <https://youtu.be/lckKKddPzN8>

4/25/2023 - https://youtu.be/_qW-ESp-RxY

6/13/2023 - <https://youtu.be/JDXrsStu0ME>

6/27/2023 - <https://youtu.be/z5eay8J8TE8>,

**Woodside Fire Protection District
Board of Directors Meeting
Administration Building
808 Portola Rd.
Portola Valley, CA 94028
June 27th, 2023**

The special meeting of the Board of Director was called to order at 7:02pm by Director Miller

Directors Present: Cain, Miller, Holthaus

Staff: Chief Cuschieri, Finance Manager Liu, Battalion Chief K. Hird, Battalion Chief Zabala, Battalion Chief Dagenais. Zoom Attendance-Battalion Chief Smith, Battalion Chief Nannini

Other Attendees: WFPD General Counsel Rubin Cruse (RPLG); Mike Wassermann – Capital Program Management, MJ Lee

Public Comment Non-Agendized Topics:

No public comments

Consent Agenda:

Director Cain motioned to move items B, C, and D from the regular agenda to the consent agenda and approve them as submitted, 2nd by Director Holthaus. Motion passed 3-0.

Regular Agenda: (Meeting recorded – Refer to recording which is posted on website)

Item A: Approval of Minutes of the June 13th, 2023, Special Meeting of the Board of Directors

Director Cain requested Rubin Cruse (RPLG) summarize the changes made to the minutes.

Rubin Cruse stated that the proposed amendments were minor and, firstly, related to Item A on the agenda which was the first reading of the Fire Code update. In summary there is a reference to the title of the ordinance using the word “appendixes” instead of the word “appendices”. Number two, a prior version of the minutes had indicated that the public hearing had considered a date of adopting the ordinance as June 27th, which was not correct. It has been corrected to July 25th, 2023. Finally, the following sentence is proposed to be added to the minutes after the Board action reflected on the minutes, and that sentence is as follows – “President Miller announced that the public hearing to consider adopting, amending, or rejecting the Fire Code and CEQA findings is scheduled for the July 25th, 2023 meeting”. He concluded that these revisions were to clarify the minutes for the public. The recommendation was made to approve the minutes as amended.

Director Miller thanked Rubin Cruse for his recommendations and opened the meeting for comment.

Director Cain motioned to approve the minutes of the June 13, 2023 Special Meeting of the Board of Directors as amended, 2nd by Director Holthaus. Motion passed 3-0.

Item E: Accept Fiscal year Spreadsheet 22-23

Director Miller asked that due to the Fiscal Year ending in three days, he would give pause and allow for any necessary discussion.

Director Cain motioned to accept the Fiscal Year Spreadsheet, 2nd by Director Holthaus. Motion passed 3-0.

Item F: Resolution 23-02 Resolution of the Board of Directors of the Woodside Fire Protection District Authorizing Transfer of Funds

Director Cain motioned to approve Resolution 23-02, 2nd by Director Holthaus. Motion passed 3-0.

Item G: Resolution 23-03 Resolution of the Board of Directors of the Woodside Fire Protection District Authorizing Transfer of Funds

Rubin Cruse clarified a minor typographical error in one of the words pertaining to the Item G, which required a correction to the resolution.

Director Cain motioned to approve Resolution 23-03 as corrected, 2nd by Director Holthaus. Motion passed 3-0.

Item H: Resolution 23-04 Resolution of the Board of Directors of the Woodside Fire Protection District Authorizing Transfer of Funds

Director Cain motioned to approve Resolution 23-04 as submitted, 2nd by Director Holthaus. Motion passed 3-0.

Item I: Station 7 and Station 8 Project updates

Mike Wassermann gave a presentation to the Board. At the previous meeting he provided a project status update PowerPoint presentation to the board (See PowerPoint downloaded on website). They listed budget modifications and he reported today that the modifications have been completed, as well the Fire Foundation Capital Campaign contributed an additional 1 million dollars. They also updated the contingencies. They increased the budget contingency for Interim Station 7 to \$300,000. They increased the budget contingency for Station 7 for \$193,000, and \$55,000 for Station 8. Mike Wasserman stated all adjustments contributed to a shortfall of \$376,458. If the Interim Station 7 does not need to be demolished then the budget is ok as is, if it does need to be demolished, it may cost more than current contingencies can cover.

Director Miller asked Mike Wasserman to clarify what the extra cost would specifically come from if WFPD would need to demolish Interim Station 7. Mike Wasserman stated that they have prepared for worst case scenario being that if Stanford does not want to keep any part of the facilities, and the \$350,00 reflects that.

Director Cain asked what SLAC would want to use the Interim Station potentially for. Chief Cuschieri mentioned that it could be used for students that come into Jasper Ridge to conduct work. Mike Wasserman added that the biggest hurdle would be SLAC's ability to maintain security.

Construction for Station 7 is being expected to be completed by late November. Station 8 is still expected to be completed by August 30th, 2023.

ITEM J: Approval of Amendment #2 Agreement Between Woodside Fire Protection District and Capital Program Management, Inc.

Director Cain motioned to approve Amendment #2, 2nd by Director Holthaus. Motion passed 3-0.

Staff Reports:

No comments from the Board

Fire Chief's Report:

Chief Cuschieri advised the Board of that the entry level/lateral firefighter testing has been completed. 2 people have been offered positions, and both candidates accepted.

Chief Cuschieri advised the Board of upcoming promotional exams for battalion chief (September 12th) and fire captain (October 10th-11th).

Chief Cuschieri advised the Board that the Fire Marshal application process has been closed, they only had one candidate.

Chief Cuschieri advised the Board that B/C Dagenais, Captain Lima and himself will be meeting with AMR to discuss the Ambulance Staffing Services Agreement.

Chief Cuschieri notified that the Badge Pinning has been scheduled for Monday, July 17th at 10am.

WRITTEN COMMUNICATIONS:

None were submitted.

Public Comment: MJ Lee requested that the Board provide an update from Flame Mapper to the public. As a member of the Wildfire Preparedness Committee she has been very eager for the update. She also requested what the cost was for the Risk Assessment Plan. Lastly, she wanted to know who would be funding the project.

Director Miller notified her that the project has been taking longer than expected for a few reasons, one being that it is very difficult to create a risk assessment map that is up to Cal Fire standards yet is innovative in a way that brings modern science to bare. Another reason for the project taking so much time is that Cal Fire will be releasing their map soon, and WFPD does not want to release it immediately after. Also, Cal Fire's maps are already a couple of years late.

Meeting was adjourned 7:45 P.M. and entered closed session.

Closed Session:

No closed session items.

Return from Closed Session: N/A

Adjournment: The meeting was adjourned at 8:25 P.M

The next scheduled meeting will be held July 25th, at 7:00 P.M at the WFPD Administration Building, 808 Portola Rd. Portola Valley, CA 94028.

Respectfully Submitted,

Pat Cain – Board Secretary

DRAFT

List view of all incidents (last month)

Basic Incident Alarm Date Time (FD1.26)	CAD2 Basic Incident Number	CAD Basic Incident Street Name	CAD2 Basic Incident City Name	Basic Incident Type (FD1.21)	Basic Incident Postal Code (FD1.19)
Basic Incident City Name (FD1.16): Emerald Lakes					
06/13/2023 13:29:22	WF23-1097	BAY VIEW	Emerald Lakes	Gas leak (natural gas or LPG)	94062
06/13/2023 13:34:19	WF23-1098	SUNSET	Emerald Lakes	Wires Down, Power line down (WDOWN)	94062
06/17/2023 18:55:43	WF23-1128	ROCK CREEK	Emerald Lakes	Cancelled en route, did not arrive on scene.	94062
06/20/2023 17:47:48	WF23-1147	GLENMERE	Emerald Lakes	EMS call, excluding vehicle accident with injury (MED)	94062
06/21/2023 16:29:05	DF23-1436	EDMONDS	Emerald Lakes	Cancelled en route, did not arrive on scene.	94062
06/23/2023 21:49:03	WF23-1168	WILMINGTON	Emerald Lakes	Cancelled en route, did not arrive on scene.	94062
06/30/2023 16:32:13	DF23-1487	LAKE	Emerald Lakes	EMS call, excluding vehicle accident with injury (MED)	94062
Basic Incident City Name (FD1.16): Kings Mountain					
06/03/2023 19:04:34	WF23-1040	KINGS MOUNTAIN	Kings Mountain	Motor vehicle accident with no injuries. (TA)	94062
06/06/2023 10:40:35	WF23-1049	KINGS MOUNTAIN	Kings Mountain	Smoke Investigation - Not SLAC (SI)	94062
06/11/2023 10:14:37	WF23-1083	KINGS MOUNTAIN	Kings Mountain	MVA with injuries (TA)	94062
06/13/2023 22:58:19	DF23-1390	SKYLINE	Kings Mountain	Cancelled en route, did not arrive on scene.	94062
06/18/2023 16:51:46	WF23-1131	SKYLINE	Kings Mountain	EMS call, excluding vehicle accident with injury (MED)	94062
06/21/2023 17:33:39	WF23-1156	REIDS ROOST	Kings Mountain	MVA with injuries (TA)	94062
06/30/2023 10:23:03	WF23-1195	SKYLINE	Kings Mountain	Water or steam leak	94062
Basic Incident City Name (FD1.16): La Honda					
06/18/2023 17:07:05	DF23-1418	LA HONDA	La Honda	Cancelled en route, did not arrive on scene.	94020
06/24/2023 09:48:23	DF23-1457	PESCADERO CREEK	La Honda	Cancelled en route, did not arrive on scene.	94020
Basic Incident City Name (FD1.16): LAD					
06/02/2023 11:04:29	WF23-1030	ALPINE	LAD	EMS call, excluding vehicle accident with injury (MED)	94028
06/07/2023 11:16:40	WF23-1055	ALPINE	LAD	Cancelled en route, did not arrive on scene.	94028
06/07/2023 11:44:51	WF23-1056	MIMOSA	LAD	False Alarm - Smoke detector activation (Dust, Construction, etc..) (FAS)	94028
06/09/2023 14:22:48	WF23-1069	LA CUESTA	LAD	EMS call, excluding vehicle accident with injury (MED)	94028
06/10/2023 16:04:08	WF23-1082	CASTANYA	LAD	Cancelled en route, did not arrive on scene.	94028
06/12/2023 10:54:43	WF23-1087	ERICA	LAD	Public service, excluding Lift Assist (see 554) (PA)	94028
06/13/2023 06:03:33	WF23-1093	CORONA	LAD	Flooding Conditions mitigation (Water Vac, Pump, Etc...) (PAW)	94028
06/15/2023 15:18:09	WF23-1112	LA CUESTA	LAD	Motor vehicle accident with no injuries. (TA)	94028
06/20/2023 02:02:23	WF23-1140	LA MESA	LAD	EMS call, excluding vehicle accident with injury (MED)	94028
06/21/2023 09:46:47	WF23-1153	LA MESA	LAD	False Alarm - CO detector activation due to malfunction (FACM)	94028
06/24/2023 18:40:56	DF23-1458	ANDETA	LAD	EMS call, excluding vehicle accident with injury (MED)	94028
06/27/2023 16:50:38	WF23-1179	ALPINE	LAD	EMS call, excluding vehicle accident with injury (MED)	94028
06/29/2023 13:03:23	WF23-1187	BALSAMINA	LAD	False Alarm - CO detector activation due to malfunction (FACM)	94028
Basic Incident City Name (FD1.16): Ladera Census Designated Place					
06/26/2023 09:59:56	WF23-1173	LA MESA	LAD	EMS call, excluding vehicle accident with injury (MED)	94028
Basic Incident City Name (FD1.16): Menlo Park					
06/03/2023 00:51:39	MF23-5006	SAND HILL	Menlo Park	Cancelled en route, did not arrive on scene.	94025
06/03/2023 02:11:05	MF23-5007	SAND HILL	Menlo Park	Cancelled en route, did not arrive on scene.	94025
06/03/2023 10:47:00	MF23-5016	SHARON PARK	Menlo Park	Cancelled en route, did not arrive on scene.	94025
06/03/2023 16:16:56	DF23-1332	SB 280	Menlo Park	EMS call, excluding vehicle accident with injury (MED)	94025
06/04/2023 11:53:59	MF23-5046	SAND HILL	Menlo Park	Arcing, shorted electrical equipment	94025

Basic Incident Alarm Date Time (FD1.26)	CAD2 Basic Incident Number	CAD Basic Incident Street Name	CAD2 Basic Incident City Name	Basic Incident Type (FD1.21)	Basic Incident Postal Code (FD1.19)
06/08/2023 13:08:22	MF23-5159	SAND HILL	Menlo Park	MVA with injuries (TA)	94025
06/12/2023 09:01:26	MF23-5263	SAND HILL	Menlo Park	EMS call, excluding vehicle accident with injury (MED)	94025
06/12/2023 19:49:38	MF23-5276	SAND HILL	Menlo Park	EMS call, excluding vehicle accident with injury (MED)	94025
06/15/2023 12:58:18	MF23-5345	SAND HILL	Menlo Park	False Alarm - Alarm Sounding (FA)	94025
06/15/2023 17:05:05	MF23-5351	SAND HILL	Menlo Park	False Alarm - Alarm Sounding (FA)	94025
06/15/2023 17:39:42	MF23-5352	SAND HILL	Menlo Park	False Alarm - Alarm Sounding (FA)	94025
06/15/2023 19:58:11	MF23-5356	SAND HILL	Menlo Park	Cancelled en route, did not arrive on scene.	94025
06/20/2023 06:23:53	MF23-5492	SAND HILL	Menlo Park	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94025
06/20/2023 11:31:14	MF23-5500	SAND HILL	Menlo Park	False Alarm - Smoke detector activation (Dust, Construction, etc..) (FAS)	94025
06/20/2023 13:37:32	MF23-5503	SB 101	Menlo Park	Cancelled en route, did not arrive on scene.	94025
06/24/2023 03:37:13	DF23-1454	SB 280	Menlo Park	Motor vehicle accident with no injuries. (TA)	94025
06/24/2023 12:31:33	MF23-5629	SAND HILL	Menlo Park	False Alarm - Smoke detector activation due to malfunction (FAS)	94025
06/25/2023 10:08:06	MF23-5652	SAND HILL	Menlo Park	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94025
06/26/2023 13:44:06	MF23-5694	SAND HILL	Menlo Park	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94025
06/28/2023 11:47:20	MF23-5745	SAND HILL	Menlo Park	Trash Fire (TF)	94025
06/29/2023 17:07:05	MF23-5784	O'BRIEN	Menlo Park	Cancelled en route, did not arrive on scene.	94025
06/30/2023 17:03:41	MF23-5808	SAND HILL	Menlo Park	Public service, excluding Lift Assist (see 554) (PA)	94025
Basic Incident City Name (FD1.16): NFO					
06/29/2023 15:55:40	RF23-7307	BAY RD[ACF	NFO	Building fire (SF)	94063
Basic Incident City Name (FD1.16): PA					
06/20/2023 16:48:53	WF23-1146	SB 280	PA	Cancelled en route, did not arrive on scene.	94028
Basic Incident City Name (FD1.16): Palomar Park					
06/02/2023 15:44:03	DF23-1322	PALOMAR	Palomar Park	Mobile property (vehicle) fire, other (SF)	94062
06/17/2023 16:41:44	DF23-1408	PALOMAR	Palomar Park	(UTL) No incident found on arrival at dispatch address	94062
Basic Incident City Name (FD1.16): Portola Valley					
06/01/2023 03:38:25	WF23-1028	SANDSTONE	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/01/2023 09:37:21	WF23-1029	WESTRIDGE	Portola Valley	Cancelled en route, did not arrive on scene.	94028
06/03/2023 02:38:20	WF23-1036	OLD LA HONDA	Portola Valley	Motor vehicle accident with no injuries. (TA)	94062
06/03/2023 10:10:49	WF23-1038	ALPINE	Portola Valley	Odor of Gas, gas scare (HMI)	94028
06/03/2023 11:04:11	WF23-1039	PORTOLA	Portola Valley	False alarm or false call, other (FA)	94028
06/05/2023 20:00:32	WF23-1046	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/06/2023 06:24:21	WF23-1047	ESCOBAR	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/07/2023 10:22:50	WF23-1054	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/07/2023 12:30:29	WF23-1057	BUCKEYE	Portola Valley	Gas leak (natural gas or LPG)	94028
06/07/2023 17:35:47	WF23-1058	PORTOLA	Portola Valley	False Alarm - Smoke detector activation due to malfunction (FAS)	94028
06/08/2023 17:37:11	WF23-1062	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/09/2023 11:03:03	WF23-1068	ALPINE	Portola Valley	MVA vs pedestrian with injuries (TA)	94028
06/09/2023 16:16:41	WF23-1070	PORTOLA	Portola Valley	Cancelled en route, did not arrive on scene.	94028
06/10/2023 14:05:53	WF23-1079	PORTOLA	Portola Valley	Public service, excluding Lift Assist (see 554) (PA)	94028
06/11/2023 12:45:16	WF23-1084	SKYLINE	Portola Valley	Cancelled en route, did not arrive on scene.	94028
06/11/2023 15:58:04	WF23-1085	SKYLINE	Portola Valley	Cancelled en route, did not arrive on scene.	94028
06/12/2023 13:03:11	WF23-1088	PORTOLA	Portola Valley	False Alarm - Sprinkler activation due to malfunction	94028

Basic Incident Alarm Date Time (FD1.26)	CAD2 Basic Incident Number	CAD Basic Incident Street Name	CAD2 Basic Incident City Name	Basic Incident Type (FD1.21)	Basic Incident Postal Code (FD1.19)
06/12/2023 23:04:45	WF23-1091	PALMER	Portola Valley	False Alarm - Smoke detector activation due to malfunction (FAS)	94028
06/14/2023 07:55:50	WF23-1102	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/14/2023 09:40:34	WF23-1103	FAWN	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/14/2023 13:40:26	WF23-1106	PORTOLA	Portola Valley	False Alarm - Alarm Sounding (FA)	94028
06/15/2023 14:14:34	WF23-1110	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/15/2023 14:36:04	WF23-1111	MAPACHE	Portola Valley	False Alarm - CO detector activation, no CO (FACM)	94028
06/15/2023 15:53:59	WF23-1113	ALPINE	Portola Valley	MVA with injuries Involving Bicyclist (MED)	94028
06/15/2023 15:58:09	WF23-1114	WESTRIDGE	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/15/2023 17:51:16	WF23-1115	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/16/2023 00:18:47	WF23-1116	FRANCISCAN	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/16/2023 11:22:55	WF23-1117	PORTOLA	Portola Valley	Cancelled en route, did not arrive on scene.	94028
06/16/2023 21:24:19	WF23-1120	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/17/2023 01:10:43	WF23-1121	WILLOWBROOK	Portola Valley	MVA with injuries (TA)	94028
06/17/2023 08:31:07	WF23-1123	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/17/2023 10:38:08	WF23-1124	PORTOLA	Portola Valley	Lock-out (vehicle, unoccupied) (LO)	94028
06/17/2023 17:36:36	WF23-1127	ALPINE	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/17/2023 22:06:05	WF23-1129	ARASTRADERO	Portola Valley	Lock-out (vehicle, unoccupied) (LO)	94028
06/18/2023 21:10:34	WF23-1135	PORTOLA	Portola Valley	False Alarm - CO detector activation, no CO (FACM)	94028
06/19/2023 12:03:06	WF23-1136	ECHO	Portola Valley	Cancelled en route, did not arrive on scene.	94028
06/19/2023 13:12:53	WF23-1137	ESCOBAR	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/20/2023 11:25:07	WF23-1143	LOS TRANCOS	Portola Valley	Smoke Investigation - Not SLAC (SI)	94028
06/20/2023 14:12:43	WF23-1145	CHEROKEE	Portola Valley	False Alarm - Smoke detector activation due to malfunction (FAS)	94028
06/20/2023 19:58:55	WF23-1148	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/20/2023 23:28:30	WF23-1150	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/21/2023 12:23:14	WF23-1155	SHAWNEE	Portola Valley	False Alarm - Smoke detector activation (Dust, Construction, etc..) (FAS)	94028
06/22/2023 00:54:56	WF23-1157	CANYON	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/22/2023 12:43:33	WF23-1158	WESTRIDGE	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/22/2023 13:33:10	WF23-1159	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/22/2023 16:47:40	WF23-1160	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/22/2023 18:28:37	WF23-1162	CHEROKEE	Portola Valley	Smoke detector activation (FAS)	94028
06/23/2023 14:26:45	WF23-1166	SUNHILL	Portola Valley	False Alarm - Smoke detector activation due to malfunction (FAS)	94028
06/23/2023 16:38:07	WF23-1167	BAYBERRY	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/24/2023 10:12:58	WF23-1170	APPLEWOOD	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/25/2023 14:48:27	WF23-1171	MEADOWOOD	Portola Valley	False Alarm - Smoke detector activation due to malfunction (FAS)	94028
06/27/2023 15:24:36	WF23-1178	PORTOLA	Portola Valley	False Alarm - intentional activation (pull station, alarm activation malicious intent) (FAM)	94028
06/27/2023 18:35:25	WF23-1180	ALPINE RD[IAO]	Portola Valley	MVA with injuries (TA)	94028

Basic Incident Alarm Date Time (FD1.26)	CAD2 Basic Incident Number	CAD Basic Incident Street Name	CAD2 Basic Incident City Name	Basic Incident Type (FD1.21)	Basic Incident Postal Code (FD1.19)
06/27/2023 21:23:07	WF23-1181	WESTRIDGE	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/28/2023 17:18:48	WF23-1183	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/29/2023 12:05:39	WF23-1186	PORTOLA	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
06/29/2023 15:17:48	WF23-1190	ALPINE	Portola Valley	False Alarm - CO detector activation due to malfunction (FACM)	94028
06/30/2023 05:03:09	WF23-1192	BEAR GULCH	Portola Valley	Lift Assist, no medical merit	94028
06/30/2023 10:16:29	WF23-1194	PORTOLA	Portola Valley	Gas leak (natural gas or LPG)	94028
06/30/2023 19:32:22	WF23-1197	FAVONIA	Portola Valley	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94028
06/30/2023 20:10:50	WF23-1198	PORTOLA	Portola Valley	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94028
Basic Incident City Name (FD1.16): Redwood City					
06/01/2023 16:06:47	RF23-6231	BROADWAY	Redwood City	Cancelled en route, did not arrive on scene.	94063
06/06/2023 13:20:12	WF23-1052	CALIFORNIA	Redwood City	EMS call, excluding vehicle accident with injury (MED)	94062
06/08/2023 09:53:30	RF23-6486	EL CAMINO REAL	Redwood City	MVA with injuries (TA)	94063
06/08/2023 16:20:43	RF23-6516	GLENWOOD	Redwood City	Grass fire, light flashy fuels only. otherwise use 141 (GF)	94062
06/08/2023 20:57:23	WF23-1064	COLTON	Redwood City	EMS call, excluding vehicle accident with injury (MED)	94062
06/13/2023 12:17:28	RF23-6686	NB 101	Redwood City	Cancelled en route, did not arrive on scene.	94063
06/13/2023 15:35:12	RF23-6694	TOPAZ	Redwood City	EMS call, excluding vehicle accident with injury (MED)	94061
06/14/2023 13:30:18	WF23-1105	BLACK FOX	Redwood City	EMS call, excluding vehicle accident with injury (MED)	94061
06/15/2023 14:32:18	RF23-6763	SHEPARD	Redwood City	EMS call, excluding vehicle accident with injury (MED)	94062
06/16/2023 12:44:33	RF23-6799	JEFFERSON	Redwood City	Cancelled en route, did not arrive on scene.	94063
06/20/2023 03:59:40	RF23-6929	WHIPPLE	Redwood City	Building fire (SF)	94062
06/20/2023 10:42:34	RF23-6944	ROOSEVELT	Redwood City	EMS call, excluding vehicle accident with injury (MED)	94061
06/26/2023 12:53:00	WF23-1174	EASTVIEW	Redwood City		94062
Basic Incident City Name (FD1.16): Sheriffs Office Bayside					
06/09/2023 17:35:56	DF23-1364	PAGE MILL	Sheriffs Office Bayside	Cancelled en route, did not arrive on scene.	94020
06/17/2023 18:17:25	DF23-1409	CANADA	Sheriffs Office Bayside	Lock-out (residential, unoccupied) (LOR)	94062
06/30/2023 01:18:47	DF23-1483	PAGE MILL	Sheriffs Office Bayside	Cancelled en route, did not arrive on scene.	94020
Basic Incident City Name (FD1.16): Skylonda					
06/03/2023 17:44:15	DF23-1334	LA HONDA	Skylonda	MVA with injuries (TA)	94062
06/04/2023 00:57:36	DF23-1336	LA HONDA RD[IAO	Skylonda	Motor vehicle accident with no injuries. (TA)	94062
06/27/2023 10:42:46	WF23-1177	SKYLINE	Skylonda	EMS call, excluding vehicle accident with injury (MED)	94062
06/29/2023 16:26:16	WF23-1191	FOX HILL	Skylonda	False Alarm - Smoke detector activation due to malfunction (FAS)	94062
Basic Incident City Name (FD1.16): Town of Portola Valley					
06/26/2023 07:20:22	WF23-1172	WILLOWBROOK	Portola Valley	EMS call, excluding vehicle accident with injury (MED)	94028
Basic Incident City Name (FD1.16): WMP					
06/28/2023 15:11:30	MF23-5750	GORDON	WMP	Cancelled en route, did not arrive on scene.	94025
06/30/2023 14:29:21	MF23-5801	VALPARAISO	WMP	Cancelled en route, did not arrive on scene.	94025
Basic Incident City Name (FD1.16): Woodside					
06/02/2023 13:05:15	WF23-1031	WOODSIDE	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/02/2023 17:47:53	WF23-1032	PORTOLA	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062

Basic Incident Alarm Date Time (FD1.26)	CAD2 Basic Incident Number	CAD Basic Incident Street Name	CAD2 Basic Incident City Name	Basic Incident Type (FD1.21)	Basic Incident Postal Code (FD1.19)
06/02/2023 17:50:51	WF23-1033	OLIVE HILL	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/02/2023 19:06:14	WF23-1034	FARM	Woodside	Lift Assist, no medical merit	94062
06/03/2023 02:24:59	WF23-1035	FARM	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/03/2023 09:45:05	WF23-1037	OLD LA HONDA	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/04/2023 11:14:34	WF23-1041	EUGENIA	Woodside	False Alarm - Smoke detector activation (Dust, Construction, etc..) (FAS)	94062
06/04/2023 15:55:20	WF23-1042	MARVA OAKS	Woodside	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94062
06/05/2023 15:01:56	WF23-1043	KINGS MOUNTAIN	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/05/2023 16:58:39	WF23-1044	WOODSIDE	Woodside	MVA with injuries (TA)	94062
06/05/2023 17:35:01	WF23-1045	NORMANDY	Woodside	Cancelled en route, did not arrive on scene.	94062
06/06/2023 09:09:00	WF23-1048	OAKHILL	Woodside	Cancelled en route, did not arrive on scene.	94062
06/06/2023 13:19:37	WF23-1051	KINGS MOUNTAIN	Woodside	Road freight or transport vehicle fire	94062
06/07/2023 21:34:19	WF23-1059	WOODVIEW	Woodside	False Alarm - CO detector activation due to malfunction (FACM)	94028
06/08/2023 16:34:42	WF23-1061	LA HONDA	Woodside	Wires Down, Power line down (WDOWN)	94062
06/08/2023 17:40:16	WF23-1063	QUAIL MEADOWS	Woodside	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94062
06/09/2023 06:44:00	WF23-1065	LA HONDA	Woodside	Wires Down, Power line down (WDOWN)	94062
06/09/2023 07:45:23	WF23-1067	GLEN	Woodside	Smoke detector activation (FAS)	94062
06/09/2023 17:15:54	WF23-1071	SUMMIT SPRINGS	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/10/2023 09:06:16	WF23-1072	QUAIL MEADOWS	Woodside	Cancelled en route, did not arrive on scene.	94062
06/10/2023 09:31:04	WF23-1073	WOODSIDE	Woodside	Cancelled en route, did not arrive on scene.	94062
06/10/2023 09:34:35	WF23-1074	WOODSIDE	Woodside	Public service, excluding Lift Assist (see 554) (PA)	94062
06/10/2023 13:36:30	WF23-1076	WOODSIDE	Woodside	Car Fire - Passenger vehicle fire , not a motorhome	94062
06/10/2023 14:59:01	WF23-1080	KINGS MOUNTAIN	Woodside	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94062
06/10/2023 15:01:37	WF23-1081	WOODSIDE	Woodside	Flooding Conditions mitigation (Water Vac, Pump, Etc...) (PAW)	94062
06/11/2023 18:22:29	WF23-1086	NB 280	Woodside	Motor vehicle accident with no injuries. (TA)	94027
06/12/2023 14:13:41	WF23-1089	LA HONDA	Woodside	Cancelled en route, did not arrive on scene.	94062
06/12/2023 15:39:33	WF23-1090	WOODSIDE	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/13/2023 02:16:12	WF23-1092	WOODSIDE	Woodside	False Alarm - CO detector activation, no CO (FACM)	94062
06/13/2023 06:31:00	WF23-1094	ENTRANCE	Woodside	Motor vehicle accident with no injuries. (TA)	94062
06/13/2023 11:50:24	WF23-1096	MOUNTAIN WOOD	Woodside	Cancelled en route, did not arrive on scene.	94062
06/13/2023 14:29:29	WF23-1099	TRIPP	Woodside	Tree Down (TDOWN)	94062
06/13/2023 23:04:32	WF23-1100	BUCK	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/14/2023 02:01:33	WF23-1101	SB 280	Woodside	Car Fire - Passenger vehicle fire , not a motorhome	94028
06/14/2023 11:57:22	WF23-1104	WOODSIDE	Woodside	Detector activation, no fire - unintentional	94062
06/14/2023 13:55:32	WF23-1107	MANZANITA	Woodside	Wires Down, Power line down (WDOWN)	94062
06/14/2023 20:50:34	WF23-1108	BUCK	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/15/2023 09:36:46	WF23-1109	KINGS MOUNTAIN	Woodside	Cancelled en route, did not arrive on scene.	94062
06/16/2023 12:29:06	WF23-1118	CALIFORNIA	Woodside	Public service, excluding Lift Assist (see 554) (PA)	94062
06/16/2023 16:55:40	WF23-1119	MARVA OAKS	Woodside	Cancelled en route, did not arrive on scene.	94062
06/17/2023 06:00:08	WF23-1122	CEDAR	Woodside	Cancelled en route, did not arrive on scene.	94062
06/17/2023 14:05:20	WF23-1125	PATROL	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062

Basic Incident Alarm Date Time (FD1.26)	CAD2 Basic Incident Number	CAD Basic Incident Street Name	CAD2 Basic Incident City Name	Basic Incident Type (FD1.21)	Basic Incident Postal Code (FD1.19)
06/17/2023 14:37:59	WF23-1126	WOODSIDE	Woodside	EMS call, Bicyclist Down (MED)	94062
06/18/2023 08:30:25	WF23-1130	SAND HILL	Woodside	EMS call, excluding vehicle accident with injury (MED)	94028
06/18/2023 19:23:28	WF23-1133	TADIN	Woodside	Arcing, shorted electrical equipment	94062
06/18/2023 20:36:36	WF23-1134	WHISKEY HILL	Woodside	Public service, excluding Lift Assist (see 554) (PA)	94062
06/20/2023 08:29:20	WF23-1141	GLENWOOD	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/20/2023 22:09:21	WF23-1149	WOODSIDE	Woodside	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94062
06/21/2023 00:52:57	WF23-1151	PALM CIRCLE	Woodside	Smoke Investigation - Not SLAC (SI)	94062
06/21/2023 08:59:37	WF23-1152	SKYWOOD	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/22/2023 17:12:07	WF23-1161	OLD LA HONDA	Woodside	Motor vehicle accident with no injuries. (TA)	94062
06/22/2023 19:47:05	WF23-1163	WOODSIDE	Woodside	Tree Down (TDOWN)	94062
06/23/2023 02:03:58	WF23-1164	JANE	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/23/2023 13:52:36	WF23-1165	SKYLINE	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/24/2023 09:09:41	WF23-1169	PORTOLA	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/26/2023 19:03:01	WF23-1175	FARM	Woodside	Cancelled en route, did not arrive on scene.	94062
06/26/2023 19:55:17	WF23-1176	QUAIL MEADOWS	Woodside	False Alarm - Unintentional (Accidental) Alarm system activation, no fire (FA)	94062
06/28/2023 11:03:30	WF23-1182	HIDDEN VALLEY	Woodside	MVA with injuries (TA)	94062
06/28/2023 17:40:36	WF23-1184	STADLER	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/28/2023 20:40:11	WF23-1185	MONTICELLO	Woodside	Dumpster or other outside trash receptacle fire (TF)	94062
06/29/2023 14:35:50	WF23-1188	HARCROSS	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/29/2023 15:14:41	WF23-1189	LA HONDA	Woodside	Cancelled en route, did not arrive on scene.	94062
06/30/2023 06:47:36	WF23-1193	SUMMIT SPRINGS	Woodside	EMS call, excluding vehicle accident with injury (MED)	94062
06/30/2023 15:25:27	WF23-1196	WOODSIDE	Woodside	False Alarm - Alarm Sounding (FA)	94062
Basic Incident City Name (FD1.16): WSB					
06/26/2023 20:08:12	MF23-5701	SANTA CLARA	WSB	EMS call, excluding vehicle accident with injury (MED)	94061

Report Criteria

Basic Incident City Name (Fd1.16): Is Not Blank Ladera|Portola Valley|Skylonda|Town of Portola Valley|Town of Woodside|Woodside

Cad2 Basic Incident Date: Is Equal To Last Month

Description

This report displays a list view of all incidents and their corresponding area within WFPD



WOODSIDE FIRE PROTECTION DISTRICT

FIRE PREVENTION BUREAU
808 PORTOLA ROAD PORTOLA VALLEY, CA. 94028
(650) 851-1594

WWW.WOODSIDEFIRE.ORG
DON BULLARD — FIRE MARSHAL

To: WFPD Board of Directors

From: Fire Marshal Bullard

Re: Staff recommends that the Board of Directors conduct a Public Hearing to consider enacting Fire Code Ordinance 13-2023 and find that Fire Code Ordinance 13-2023 is exempt from the California Environmental Quality Act for the reasons stated in the proposed ordinance.

Date: July 20, 2023

Dear Directors Holthaus, Miller, and Cain,

Staff recommends that the Board of Directors conduct a Public Hearing to consider enacting Fire Code Ordinance 13-2023 and find that Fire Code Ordinance 13-2023 is exempt from the California Environmental Quality Act for the reasons stated in the proposed ordinance.

SUMMARY OF THE PROPOSED ORDINANCE: Every three years, new editions of the state building codes are published. The new codes and local amendments reflect changes in technology, fire safety techniques, and the building industry. These codes became the minimum standards for the State of California on January 1, 2023. The proposed ordinance also reflects local amendments with more restrictive building standards reasonably necessary because of local climactic, geological, or topographical conditions.

The district thanks everyone who provided their written comments to the proposed Ordinance and the District has attempted to address and respond to them. The proposed Ordinance under consideration reflects the input that has been received.

Please note that we have attempted to identify changes from the district's 2019 Fire Code by marking the relevant language in red font. Upon receiving written comments, additional revisions to the previous Draft Ordinance are noted on the proposed Ordinance under consideration by marking the relevant language in strike-out and blue font. But there may be instances in which deviations are not so marked.

In addition, based on recent comments from Stanford University, and the Portola Valley Wildfire Preparedness Committee, some additional amendments are proposed as reflected in the materials

included with this Staff Report. The additional amendments do not materially change the provisions of the proposed ordinance.

By adopting the proposed ordinance, the Woodside Fire Protection District will be enforcing a code that is consistent with state regulations. Under state law, after the first reading of the title of the proposed ordinance, which occurred on June 13, 2023, the District is required to hold a public hearing before the proposed ordinance is adopted (Government Code § 50022.3). After the hearing, the Board of Directors may amend, adopt, or reject the proposed ordinance.

CEQA DETERMINATION: It is recommended that Board determine the proposed ordinance is exempt from review under the California Environmental Quality Act (CEQA) for the reasons stated in the ordinance.

Respectfully,

Don Bullard
Fire Marshal
Woodside Fire Protection District



WOODSIDE FIRE PROTECTION DISTRICT

FIRE PREVENTION BUREAU
808 PORTOLA ROAD PORTOLA VALLEY, CA. 94028
(650) 851-1594

WWW.WOODSIDEFIRE.ORG
DON BULLARD – FIRE MARSHAL

To: WFPD Board of Directors

From: Fire Marshal Bullard

Re: Identification of new amendments made to Ordinance 13-2023 based on comments received from Stanford and the Portola Valley Wildfire Preparedness Committee.

Date: July 21, 2023

Dear Directors Holthaus, Miller, and Cain,

The fire district received comments on Ordinance 13 - 2023 from Stanford and from the Portola Valley Wildfire Preparedness Committee. Those comments and the district's response to those comments have been provided to you in the July Board packet along with comments and district responses to Mid-Pen and the Towns of Woodside and Portola Valley.

Also in the July Board packet is a copy of Ordinance 13-2023 showing proposed amendments. In addition to those amendments the district has agreed to make additional amendments based on Stanford's and the Portola Valley Wildfire Committee's comments on Ordinance 13-2023. The additional amendments are outlined below:

STANFORD

1. The district agrees with Stanford's comment that "city" streets should be changed to "Town" streets in paragraph number 4 on page 5 of Ordinance 13-2023. The amendment will read, "Heavy traffic congestion on Town streets . . . "

2. The district agrees to delete the following paragraph on page 5 of Ordinance 13-2023:

" 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."

Stanford commented that "if a study was specifically referenced, it is appropriate that a reference to the actual study be included". The district has been unable to locate the referenced study. The current Fire

Marshal did not request that such a study be performed. It may have been performed or requested by former district staff. As such, the district agrees to remove this specific paragraph.

Portola Valley Wildfire Preparedness Committee

1. As mentioned above, the district agrees to delete the following paragraph on page 5 of Ordinance 13-2023:

“ 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.”

The Portola Valley WPC asked for the source of this paragraph. For the reasons stated above, the district agrees to remove this specific paragraph.

2. On pages 6 and 7 of Ordinance 13-2023, the following paragraph was duplicated:

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.

The Portola Valley WPC noted this duplication. The district appreciates the note that the same paragraph was duplicated and agrees to remove one of the paragraphs as a duplicate.

3. The district agrees with the Portola Valley WPC’s comment that on page 6 of Ordinance 13-2023, there is a closing double quote without an opening double quote. The district appreciates the note of a typographical error and agrees to correct the typographical error.

The above identifies the newest amendments that are proposed to be made to Ordinance 13-2023 prior to final adoption. None of these amendments materially change the provisions of Ordinance 13-2023.

Respectfully,

Don Bullard
Fire Marshal



GENERAL MANAGER
Ana M. Ruiz

BOARD OF DIRECTORS
Craig Gleason
Yoriko Kishimoto
Jed Cyr
Curt Riffle
Karen Holman
Margaret MacNiven
Zoe Kersteen-Tucker

May 25, 2023

Woodside Fire Protection District Board of Directors
808 Portola Rd #C
Portola Valley, CA 94028

Submitted via email 'info@woodsidefire.org'

RE: WFPD Board Meeting on 5/30/2023 Ordinance 13-2023

The Midpeninsula Regional Open Space District (Midpen) has preserved over 65,000 acres of open space lands, limiting development in areas with high wildfire risk that has aided in reducing the overall fire risk and extent of fire susceptibility and impact to surrounding communities within our region. Midpen manages over 2,000 acres within the Woodside Fire Protection District, primarily in Windy Hill, Thornewood, and Teague Hill Open Space Preserves. Midpen has a long history of working cooperatively with the Woodside Fire Protection District (WFPD) on wildfire prevention efforts over the last several years through Midpen's [Wildland Fire Resiliency Program](#), which integrates extensive input from the WFPD and numerous other fire agencies, firesafe councils, neighborhoods, and public-at-large.

Thank you for the opportunity to comment on the proposed adoption of WFPD ordinance 13-2023. Firstly, we appreciate dropping section 304.1.2A, which required 50 feet of perimeter property line clearance. As Midpen and partners have commented, requiring property line clearance in wildland areas is ineffectual and redirects resources from the priority areas for effective fuels reduction work. We ask that you also remove similar language from the proposed WFPD Ordinance 22-03 prior to final adoption.

There are several other sections where Midpen has input on the proposed WFPD ordinance 13-2023: Section 107.1 *Inspection Authority*, Section 304.1.2 *Vegetation*, and Section 503.1.5, *Existing Fire Trail Systems Shall be Maintained*.

In Section 107.1 *Inspection*, as an important partner in fire prevention, together with the Town of Woodside, Town of Portola Valley and San Mateo County, Midpen requests to be added to the Exception section, for consistency with other local governmental partners.

In Section 304.1.2 *Vegetation*, under the proposed language, the vegetation clearance requirements in the WFPD ordinance are incorporated by reference as follows: "*Vegetation clearance requirements in*

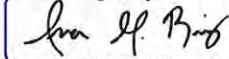
wildland-urban interface areas shall be in accordance with Chapter 49 of this code and in accordance with the Fire District's ordinances.” For clarity and transparency, this reference should only apply with known affirmative approval/adoption by the local jurisdictional municipalities (Town of Woodside and Town of Portola Valley) and San Mateo County, whom retain approval authority for the adoption of the fire code in each of their respective jurisdictions. As they consider approval of the fire code, these jurisdictions should clearly understand that Section 304.1.2 references controversial requirements that are proposed in a separate WFPD ordinance.

Section 503.1.5, *Existing Fire trail Systems Shall be Maintained*, should either be deleted or significantly amended prior to adoption. Midpen’s elected Board of Directors have statutory authority to make decisions on roads and trails within Midpen open space lands. Midpen devotes extensive resources to maintaining, improving, and repairing access roads in Midpen preserves for maintenance, patrol, emergency access, and visitor use. When there is significant damage to an existing unpaved interior property road, the jurisdiction responsible for that road needs to retain the decision-making authority for how access should be maintained. Midpen requests that this section be deleted given the issues that this section creates in retaining local jurisdiction authority for land management agencies to make such decisions, which are based on many factors, some that are unknown or not considered by WFPD. At minimum, if retained, there should be an exception for Midpen, Portola Valley, Woodside, and San Mateo County, who manage and maintain numerous unpaved roads, of which most of the unpaved roads are not at all tied to prior development permits or fire code requirements.

Midpen appreciates your careful consideration of these requested changes. If you have any questions, please feel free to contact Assistant General Manager Brian Malone at bmalone@openspace.org or (650) 625-6562.

Sincerely,

DocuSigned by:



00890619FB40410
Ana Maria Ruiz

General Manager

cc: Don Bullard, Woodside Fire Protection District Battalion Chief and Fire Marshal
Nicholas Calderon, Parks Director, San Mateo County Park
Midpeninsula Regional Open Space District Board of Directors
Howard Young, Interim Portola Valley Town Manager
Kevin Bryant, Woodside Town Manager



WOODSIDE FIRE PROTECTION DISTRICT

FIRE PREVENTION BUREAU
808 PORTOLA ROAD PORTOLA VALLEY, CA. 94028
(650) 851-1594

WWW.WOODSIDEFIRE.ORG

DON BULLARD – FIRE MARSHAL

June 14, 2023

Mid-Peninsula Regional Open Space District
5050 El Camino Real,
Los Altos, CA 94022

Submitted via email bmalone@openspace.org

Re: Midpen Comment letter to WFPD May 2023

Good afternoon, Brian,

The following serves to follow up on our conversations concerning the comment letter from the Midpeninsula Open Space District (Midpen) on the proposed Fire Code Update.

In summary:

1. Section 107.1 (Addressing Fees): Midpen requested to be added to the Exception section, with other local government entities.

Response to Midpen: The revised Fire Code Update includes Midpeninsula Open Space District as being eligible for a fee waiver, along with other local government entities.

2. Section 304.1.2 – Midpen has concerns about the language in yellow highlight below. Midpen requests that this “reference should only apply with known affirmative approval/adoption by the local jurisdictional municipalities (Town of Woodside, Town of Portola Valley) and San Mateo County.”

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.

Response to Midpen: The highlighted provision, which is at issue, is declaratory of existing law. The Fire District has the statutory authority to establish vegetation clearance requirements in wildland-urban interface areas independent of the Fire Code and without the requirement for affirmative approval/adoption by the local municipalities and the county. Public Resources Code § 4117 specifically authorizes the District to establish fire prevention rules or regulations that are necessary to meet local conditions of weather, **vegetation**, or other fire hazards. Such rules or regulations may be more restrictive than state statutes to meet local fire hazard conditions.

3. Section 503.1.5

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.

Midpen requests that this provision (in yellow highlight) either be deleted or significantly amended. In summary, Midpen asserts that this provision impedes on Midpen's statutory authority to make decisions on roads and trails within Midpen's open space lands.

Response to Midpen: This provision is consistent with other provisions in Section 503 of the State Fire Code that provide authority of the Fire Code Official over the adequacy of fire apparatus access roads. The Fire Code currently in existence (Ordinance 12) adopted Section 503 in its entirety with an amendment to Section 503.2.1 (Dimensions of Fire Apparatus Access Roads).

For example, Section 503.1.1 creates a requirement that fire apparatus access roads be provided for every building within the jurisdiction, which, among other things, shall extend to within 150 feet of the building. However, the Fire Code Official is authorized to increase the 150 feet requirement when fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

There are additional provisions in Chapter 503 concerning the Fire Code Official's authority over fire apparatus access roads: For example, (1) Requiring more than one fire apparatus access road (Section 503.1.2); (2) Requiring modifications to access road width when they are inadequate for fire or rescue operations (Section 503.2.2); Determining the required turning radius (Section 503.2.4).

In addition to fire apparatus access roads, the proposed Fire Code Update addresses fire trails and defines them as follows:

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

The purpose of Section 503.1.5 is to ensure that, should existing fire trails designed for emergency fire access no longer be maintained or available, alternative access is provided. To be effective, fire equipment needs to be able to get to the fire and prevent its spread to buildings and structures. This section is consistent with the district's legal authority and existing provisions in Section 503 of the State Fire Code.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Bullard". The signature is fluid and cursive, with a long horizontal stroke at the end.

Don Bullard
Fire Marshal
Woodside Fire Protection District
Office – 650-851-6206
Email- djbullard@woodsidefire.org

Town of Woodside Comments and WFPD's Responses

The district would like to thank the Town of Woodside for your comments and questions on the proposed fire code. The district appreciates your comments, questions, and suggestions and found them to be very helpful. We think we have a good understanding of the explanations the Town seeks on the district's intent with the Town identified sections of the proposed code.

I don't know if we will have enough time to address each of these concerns tonight in this forum, and if not, I am happy to meet again with Town Staff to discuss in more detail

NFPA 1140 & NFPA 3 – The District will withdraw these standards from the CFC Chapter 80 referenced standards based on the Town's technical objection as well as the intent to abide by State ADU law.

Section 105.6, 105.6.25, 105.8, and 105.8.1 - The district appreciates your questions on this section regarding (fire protection plans and vegetation management plans) and understands that you want a clear understanding of the measures needed for both. Both are defined in the California Fire Code and the code gives examples of what is required for each in Chapter 49. Chapter 49 should provide all the specifics for what the Town is looking for and I'm happy to sit down and discuss this in detail with Town Staff.

Section 105.9 – The district understands your comments about this being an unnecessary local amendment for health purposes, as the SMCO Health Department has the responsibility for the health regulations of mobile food preparation vehicles. Thank you for bringing this to our attention. I didn't realize that the County only inspects mobile food trucks for health purposes and not for fire safety. The

district has concerns about mobile food trucks operating in our jurisdiction with no fire safety inspection/verification process. The district does intend to implement, into our fire Code, an Ordinance to add the language from the 2019 CFC in Section 319 regarding the fire safety inspection of mobile food trucks. Section 105.6 in the WFPD Ordinance will also need to be amended to require a permit for Mobile Food Preparation Vehicles. This reinsures the district that Mobile Food Preparation Vehicles are not only checked for health reasons (SMCO Health department) but also for fire safety. The San Bruno Fire Marshal, who adopted this same process has reported multiple food trucks with expired and/or non-permitted fire safety systems. This gives WFPD extra reinforcement to verify mobile food truck fire safety. I will provide the 2019 Mobile food truck language to Town Staff

Section 401.10 – The district hears and understands your concerns about the costs associated with the Aerial Pre-Plans. The intent is not to have these be a costly item but rather a simple overview of the site location. **These are intended for Significant developments only.** Not to include single family projects. The district will consider amending the definition of an Aerial Pre-Plan to make it clear as to what it entails and will present to Town Staff. Example Standard:

Fire Prevention Division Standard

Scope

- This standard describes the requirements for Aerial Pre-Plans. Aerial pre-plans are an overhead layout of a parcel containing structure(s) that identifies specific first responder related items to assist in effectively management of emergency incidents and for the protection of occupants, responding personnel, property, and the environment. The pre-plan shall be developed in accordance with a format approved by the district. Pre-plan symbols shall comply with the format approved by the district.

General

- Aerial Pre-Plans may be required by the Fire Code Official in the following circumstances.
 - For new developments in WUI-FA
 - Two or more new structures that are over three stories
 - When Fire protection plans are required
 - New strip malls
 - New commercial structures over 5,000 sq. feet
- Aerial Pre-Plans **will not** be required in the following circumstances
 - New single-family residences
 - Substantial additions or alterations

Section 101.6 and 503.1 – The Fire District needs Uniformity and consistency in our local requirements for installations and designs. Products and equipment are constantly changing in the industry. Sometimes new products and installation techniques end up with results verifying that they are dangerous and need to be rectified or changed. The Standards and Guidelines manual gives the district the latitude necessary to make those changes.

The Fire Code states the minimum of what must be done. The Standards and Guidelines Manual describes how WFPD wants it done based on our jurisdictional needs and limitations. Example: These do not set new requirements, supersede, or conflict with the code requirements but rather are guidance on how to do what is required.

903.2.22 – This section addresses existing non-sprinklered buildings that have a change of occupancy into a higher hazard category which would require a higher water flow more than 2,000 GPM. In these cases, it is of my opinion and the opinion of other fire professionals that it would be prudent to install an early suppression sprinkler system to

extinguish an ignition early before the fire grows given that there are many areas within the district with poor hydrants that may not be able to produce 2000 GPM of water flow.

903.1.1.2 – Bathrooms are small spaces that have been allowed to be exempt from sprinklering in the past if they are under 55 square feet in size. The problem is that they still contain combustibles such as electrical lighting fixtures, wood vanities and bathroom areas are frequently associated with candles. Menlo Park fire was able to capture significant data on bathroom fires that occurred within their district based on ignitions from these factors. Installing an additional head in a bathroom is a very low cost when installing sprinklers and is well worth the potential return.

903.2.7 – The original language in this code section says that you would not need to sprinkle an M occupancy until the building fire area reaches 12,000 square feet in size. I amended the language to require sprinklers when the building fire area reaches 1,000 square feet. It is of my opinion and the opinion of other fire professionals that 1,000 square feet of fire area is a significant enough size building that sprinklers should be required to assist in early suppression. Not that we have any M buildings this size right now in Town, but if one were to be built, I'd sleep better at night knowing it was sprinklered at 1,000 square feet of fire area as opposed to 12,000 square feet of fire area.

903.3.1.2 – This was put into the code as an enhanced life safety feature where the differences between the two systems is that a 13R system is not designed to protect the building but rather as a life safety system to get people out of the building and is not required to be installed in the attic. A 13 system is designed to protect the building with a greater volume of water and does get installed in the attic. The district would prefer to have the buildings protected especially given

our location in the WUI and would prefer the attic coverage as an enhanced life safety system feature.

Yes, there is an increased cost because of the pipe sizes, steel pipe and dedicated underground piping. Some of those costs would be able to be reduced by allowing the CPVC plastic piping in the residential sheetrock enclosed areas.

The districts opinion is that it is worth the cost to protect the building, contain the fire to the building and keep it from spreading into the WUI and traveling from structure -to-structure and neighborhood-to-neighborhood.

903.3.1.1 - The district will consider taking this out of the code as long as we are building fire rated roof eaves and fire rated enclosed eaves.

903.4.2 – The district agrees with the Town’s request to consider adding the requirement that alarms be coupled with a mandatory fire alarm monitoring system so that if the building is unoccupied an alarm company can respond and shut it off if appropriate. The district will incorporate this language into the code section

905.3.12 – This section applies to **commercial parking garages only**. Private residential water supply and access is regulated by the Residential Code for 1 and 2 family dwellings.

907.7 – Underwriter laboratories is **not** required to come out to do any special testing and certification. Fire alarm companies are audited and certified by UL to do UL certifications on their fire alarm systems. The total cost is about \$100.00, and the systems are much more reliable, and it eliminates the fly by night type fire alarm installation companies.

1028.5.1 – “suitable for pedestrian use” means no slick surfaces that could cause slipping, tripping, and falling hazards. WFPD will define and put the appropriate language into this code section.

4902.1 – The district spoke with our legal team, and yes, to adopt any new areas of the district as a different “Fire Hazard Severity Zone” than what has already been adopted by CalFire and the TOW would require having to do so by Ordinance and adoption process.

5001.5.3 – Chapter 50 deals with Hazardous Materials facilities only. Most all this information is already required by code to be provided on site at hazardous materials facilities. The district wants to have the ability to require additional documentation to help with emergency mitigation and to be able to say where we want to access this information for the safety of our first responders so that the information can be obtained efficiently and effectively to quickly de-escalate the emergency response. WFPD does not want our crews to have to go ½ way into the (potentially dangerous) building to retrieve important information and documents that will help us mitigate the emergency.

RESPONSE TO PLANNING DIRECTOR LAURA RUSSELL

The Fire District would first like to express that though the Building Code and Fire Code either cross over in some capacity or mirror similarities with some differences, there is more to the Fire Code within the Building Standards family than just construction and how a building is built. The purpose of the Fire Code is to establish minimum requirement consistent with nationally recognized good practices to safeguard the public health, safety, and general welfare from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide safety and assistance to fire fighters and emergency responders during emergency operations. And this is just one part of it, there are also non-building standards that we also have the responsibility to enforce for life safety. Importantly through history, lost lives is what has driven much of what is in the fire code. The provision of this code establishes regulations affecting or relating to buildings, structures, processes, premises, and a reasonable degree of life and property safeguards regarding:

1. The hazard of fire and explosion arising from storage, handling or use of structures, materials, or devices. (Reason for operational permits and why we conduct annual inspections)
2. Conditions hazardous to life, property or public welfare in the use or occupancy of buildings, structures, or premises.
3. Fire hazards in the buildings, structures or on premises from use of, occupancy of, or operation.
4. Matter related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems.
5. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.

It is important to understand our function in order to understand why we look to adopt particular things within the "Fire Prevention Code". When making modifications to the fire code, we take into consideration the local climatic, geological and topographical conditions and quite simply the WUI. Modifications are required all throughout California, because there is not one area that is the same. The CA Fire Code adopts as much as they can to set minimum requirements and then it's up to the local jurisdiction to modify for increasing protection to the life, property, and environment of our community. Please keep this in mind when reviewing our goals and purpose.

1) Section 4: ADOPTION BY REFERENCE

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.

Town: Town approval required prior to being enforceable

Response: Yes correct, which is why we go through this process, for Town approving this Fire Prevention Code.

2) Sec. 101.6 Standards and Guidelines

...hereby adopted and incorporated by reference as if fully set forth herein.

Town: Can the Town review this manual so we know how things will be implemented

Response: Yes. Please note this document is for contractors to have guidance on how fire protection systems and equipment will be installed. Everything in this manual is mainly from the Fire Code and NFPA standards with modifications specific to the district needs based on local climatic, geological and topographical conditions in order to protect health, safety, and welfare of the residents, the property and first responders.

3) 102.1.1 Applicability to Alterations, Additions, and Repairs

Where proposed additions will increase the existing gross floor area by more than 50%, or will increase the number of floors, or alterations or repairs will exceed more than 50% of the existing gross floor area, or a combination of alterations, additions or repairs will exceed more than 50% of the existing gross floor area,

Town: we should align with Town's definition to be consistent or say that each jurisdiction's definition applies.

Response: Yes, we agree and have amended this section to reflect Town's definition so we run in line together, it is available on the newest draft.

4) 102.1.1 Applicability to Alterations, Additions, and Repairs

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.

Town: Town will provide existing and new floor area. Seems to contract later sections that say floor area from County Assessor and definition of floor area. I think that should be left to jurisdictions.

Response: Agreed

5) Design Standards

Driveway criteria,

Town: We are especially interested in this, see notes on later sections

Response: this is included in the standards and guidelines manual as well

6) Sec. 105.5.55 Local Permits

operational permit shall be obtained from the Bureau of Fire Prevention prior to engaging in the following activities, operations, practices, or functions:

Town: This whole section on local permits is unclear to me. Is the Fire District going to start issuing operational permits separate from the Town? Or are you saying that you want to provide comments and conditions if any of these things are processed by the Town? What is the district's authority to regulate?

Response: Sec. 105 of the Fire Code states an operational permit is required to conduct an operation or a business for which a permit is required. Sec. 105.5 provides a long list of operational permits. The district has complete authority over operational permits because businesses/occupancies are required to comply with certain requirements to operate specific operations and businesses as stated in the CA Fire Code. We inspect these businesses/occupancies to confirm compliance. This is completely different from the permits the Town issues. The Town does not issue these types of permits. Please refer to this section of the Fire Code if you would like to see all the permit types overseen by the Fire Code Official as well as any other details. Most Common types include:

Compressed Gas

Flammable and combustible liquids

Cutting and welding

Energy Storage Systems (not to be confused with construction permit for installation, this is for continued use and maintenance, also not applicable to residential)

High piled storage

Industrial Ovens

Motor Fuel dispensing facilities

7) Sec. 105.5.55 Local Permits

Lumber, or plywood

Town: is this only separate from a building permit? or another step for material storage for large projects?

Response: This item is being removed as it is already adopted within the CA Fire Code. But a side note: this is not to be confused with construction or "large projects" operational permits are separate from construction permits. This is an operational permit for companies who store "lumber, or plywood" more than 200 cubic feet.

8) Sec. 105.5.55 Local Permits

any temporary occupancy

Town: This is very general. What are you trying to address? We can revise language accordingly.

Response: This is being removed, not meant for operational permits.

9) Fire Protection Plan (FPP)

A fire protection plan and/or a vegetation management plan shall be prepared by the applicant when required by the fire code official.

Town: This is very general. What would be included? Is this a separate application to the district or part of a Town permit process? What are the criteria for when it is required and for approval?

Response: Note: this is also in Chapter 7A of the Building Code. The intent of the fire protection plan is to formalize an enforceable agreement between a developer and the AHJ within a community's wildland urban interface areas. The FPP, is to provide a single document that considers the unique features of the

site that contribute to the fire protection issue and subsequently identifies the mitigations that should be employed to produce a reasonably firesafe structure or development. Keep in mind that not all risk considerations listed are necessarily negative nor significant. The intent is to identify those significant risks and draw from a palette of mitigations specific to those risks.

The developer would provide a summary of the proposal, describes the burden that proposal would likely impose on the existing community fire protection delivery system and describes how the developer plans to mitigate that burden. Once a conceptual agreement is reached with the code official, the developer assembles a formal document capturing the details of the agreement in a contract to be signed by both parties. This contract would have sufficient details to be enforceable, have provisions for ongoing maintenance and include deed encumbrances to ensure responsibility for such maintenance would pass to subsequent transferees. This document also serves as a record. Often there is confusion over what codes might have been in effect when a development was first created or for when later expansion further into the WUI area, it is difficult to determine what informal considerations might have resulted in deviations from the codes, with respect to a particular code official's reasonable interpretation, after that individual is no longer with the agency. For those reasons, the FPP is a written document and is retained and may be amended from time to time, if the amendment is in writing and attached to the original contract and signed by both parties.

What would be included? The plan is based on a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions, and fire history. The plan addresses water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

Is this a separate application to the district or part of a Town permit process? _____

What are the criteria for when it is required and for approval? Wildland urban interface fires, while not new or unique phenomena, do not have the research and experimental documentation common to more conventional building and building-to-building communication relationships. The large number of factors and the variation in influence of each of the possible factors demanded a customized mix of mitigations that could be assembled for each development. The code official would be required to evaluate the combination of risk factors and draw from a palette of mitigations that addressed, in a measured way, a resulting reasonable level of fire protection. Since an arbitrary number of risk factors of low significance might not reach a cumulative level of warranting extraordinary mitigations and a single risk factor might be sufficient to do so, the language "where required" was employed.

10) Violation Penalties

Misdemeanor

Town: Whoa! Really? For someone that doesn't build something correctly or does work outside of their permit?

Response: Remember this is not just applicable to construction, we are responsible to enforce the life and safety parameters in any building, business, school. Our job as sworn officers is to protect life, property, and the environment. This section identifies a principle that "each day that a violation continues shall be deemed a separate offense" for the purpose of applying the prescribed penalty to facilitate prompt resolution. A misdemeanor is a criminal offense with the potential for fines and jail time as well, but generally not incarcerated for more than one year. For the penal code, which is enforced by law enforcement officers, certain moving traffic violations are misdemeanors, like driving

without insurance, trespassing, etc. Just the same for fire code officers, we enforce different parts of law, and when someone creates a hazardous condition that can result in loss of life or property, it is punishable as set forth. Example, if you were to go eat with your family, and you are in the bathroom, and there's a fire, the fire is in the kitchen, which is closer to the front of the restaurant, and the quickest way out is the rear exit, but you can't get out, because it is blocked with boxes and shelving racks and other storage, now you are trapped. We conduct inspections to identify these hazards. Most business owners are compliant when we come through and complete inspections and note violations, while others may ignore despite the multiple visits we make requiring them to clear the exit, generally for this, we would remain on site until it was clear, but they may continue to block this exit when we leave, well now we have the authority to escalate, and if need be punishable, which when people are made aware of the legal proceedings they can face if they don't comply, they usually comply.

11) Definitions: Fire Protection Plan

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.

Town: The info on these plans is very general. What is included? Should it reference more specific guidance?

Response: Yes we can certainly provide guidance, which is actually another document included in the "Standards and Guidelines Manual" to provide clear guidance.

12) Definitions: Jurisdiction

Shall mean, instead the public agency authorized to and exercising the governmental power.

Town: Confusing language. Is this the Town?

Response: No this is the Fire District, this document is the "Fire Code" and therefore the jurisdiction within this document has to do with the entire district because we service more than one town, so this encompasses all the areas, we provide service to (WOODSIDE - PORTOLA VALLEY - EMERALD HILLS - LADERA - LOS TRANCOS - SKYLINE - VISTE VERDE)

13) Definitions: Streets

- Driveways

Town: I find this confusing, given previous definition of Driveway. I don't think of a "street" and "driveway" as being the same from a regulatory point of view.

Response: absolutely correct, thank you for pointing that out, this will be removed.

- private roads, paper streets, and easements

Town: private roads, paper streets, and easements

Response: this definition doesn't mean anything other than understanding any of these would be considered "streets" when reading the code.

14) Definitions: Wildland-Urban Interface Fire Area

or other areas designated by the agency having jurisdiction

Town: Confusing to me, especially given definition of Jurisdiction above

Response: Thank you for pointing this out, this will be reworded for clarification.

15) Definitions: Floor Area, Gross

- Floor Area, Gross

Town: Why are you including this definition? How is it applied? Each jurisdiction has their own definition of floor area. If it only applies to 102.1.1 than it may be moot. But if it applies other places that we need to consider more closely.

Response: completely agreed, this definition has been removed in the current draft.

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

Town: Should be determined by the jurisdiction. The County often has different info and counts floor area differently than we do.

Response: Yes, agreed, this will be reworded.

16) Aerial Pre-Plans

all new construction.... aerial pre-plan to be prepared by an approved vendor at the cost of the developer

Town: What is the process? part of the building permit? What process would be used to approve the vendor? This only says that it would be required, but does someone approve it? By what criteria?

Response: DON, this may be something to remove from here and add to the non-building standards? I don't know where in the code it talks about these.

17) Sec. 503.1.1 Buildings and Facilities

Town: Many comments

Response: This entire section will be rewritten and will address the comments you provided for better clarity.

- Exceptions: Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

Town: I don't know these code references. What does this section mean? If a house has a sprinkler system, then they don't need the access road? But all new houses have sprinklers. Please consider.

Response: this will be reworded along with this entire section, these sections require update, but it is meant to read the type of system required to be installed along with its provisions.

18) Sec 505.1.1 Multi-Tenant Building

internally or externally illuminated in all new construction.

Town: This is a policy change. I understand that this is a standard requirement in every other city. To implement, we would likely need to change Town policies, such as Design Guidelines or Code. I'm not saying it's a bad idea, just that we should discuss.

Response: Understood, thank you.

19) Sec 903.2

Agricultural buildings as approved by the fire code official.

Town: Should very large agricultural buildings require sprinklers? Under ADU law, people can convert these buildings later into ADUs. And even though they are not habitable, they might contain flammable materials. Just a thought.

Response: Yes, excellent thought. Which is why we added, as approved by the fire code official, so we can review on a case-by-case basis.

20) Sec 903.3.1.3.1 Eave Protection

Fire Hazard Severity Zones and Wildland Urban Interface Fire Areas.

Town: Exactly where would this apply? Only in Very High? Whole Town?

Response: you are correct, we will add "Very High"

21) Sec. 903.6.1 Where required due to improvements to buildings and structures.

Any change in use or occupancy creating a more hazardous fire/life safety condition as determined by the Fire Marshal requires that an automatic fire sprinklers system be installed in the space where the change in use or occupancy is proposed.

Town: Isn't this covered by 903.6.2? Or does this do something else? The language is vague, leaving it up to the Fire Marshal. (And should it be Fire Official for consistency?)

Response: No it is not covered in 903.6.2, because 903.6.2 it's giving an exception to 903.2. This is based on "hazard category". Where 903.6.1 is addressing the common occupancies.

Yes, we will change to fire code official to maintain consistency, thank you.

22) NFPA 1141 Sec 12.2.1

other locally adopted regulations..... any building shall be separated from any other building by at least 30 feet (9.144 m) and be set back at least 30 ft (9.144 m) from a property line.

Town: Where? Everywhere in Town? Previous discussion was to potentially include only in Very High and High

Response: This has been taken out of the Ordinance.

2022 Fire Code Local Amendment Comments and Recommendations

1. **Section 4 of the Ordinance** adopt the 2022 CA Fire Code and appendices B, BB, C, CC, DD, L and P and the ICC 2021 International Wildland-Urban Interface Code including appendices A and D.

Appendix	Title
B	Fire Flow Requirements for Buildings
BB	Fire Flow Requirements for Buildings
C	Fire Hydrant Location and Distribution
CC	Fire Hydrant Location and Distribution
D	Fire Apparatus Access Roads
L	Requirement For Fire Fighter Air Replenishment Systems
P	Community Wildland Urban Interface (WUI) Fire Hazard Evaluation Framework

*I would recommend a complete review of the ICC 2021 International Wild-Land Urban Interface Code including appendices A and D and the appendices noted above in red to determine potential impact on the Town and existing Town ordinances. **Agreed***

2. **FC Section 101.6** is added and adopts the Bureau of Fire Prevention and Life Safety Standards Guidelines and Manuals by reference but is not included as supporting documentation for the ordinance. *I would recommend a review of the Bureau of Fire Prevention and Life Safety Standards Guidelines and Manuals and request language be added that requires Town ratification of any changes to the document. **Agreed***
3. **FC Section 102.1** is amended to read "... arising after the adoption of this code." Arising is not defined and could be interpreted as being able to apply the proposed 2002 requirements on a structure that a Building permit was applied for prior to the effective date of the ordinance. *I would recommend that the ordinance be modified to only apply to permit applications made after the effective date of the ordinance. **Agreed and will modify, thank you***
4. **FC Section 102.1.1** is not completely aligned with the Town's 50% rule but does state the district will defer to Local Building Official. *I would recommend that either the District draft an ordinance for each jurisdiction using the jurisdiction's definition of new construction or simply state that District in all cases defers to the jurisdiction and not have a definition. **Agreed, we will re-align.***

FC Sections 104 through 111 are administrative provisions, of which there were only two items to note

5. **FC Section 104.1.1** Design Standards is a carryover from the 2019 ordinance but is not included as supporting documentation for the ordinance. *I would recommend that the Design Standards be reviewed prior to ratification. **Agreed, we will provide.***
6. **FC Section 105.8** is added and requires a fire protection plan and/or vegetation management plan. The vegetation management plan which is addressed in Chapter 49 of the Fire Code. *I would recommend a review of chapter 49, which became minimum State law as of 1/1/2023, to understand what the State is requiring and the impacts has on the Town's ordinances. **Agreed***

7. **FC Section 202 definitions** adds a definition for “Wildland-Urban Interface Fire Area” and includes the phrase, “... or other areas designated by the agency having jurisdiction to be a significant risk from wildfire, supported by finding of fact.”
8. **FC Section 202 definitions** adds a definition for “Streets” that includes public right of way.
9. **FC Section 202 definitions** adds a definition for “Fire Protection Plan”
10. **FC Section 202 definitions** adds a definition for “Floor Area Gross”. *I would recommend this definition be reviewed for consistency with the Town’s definition. Agreed and the updated Code version has removed it*

FC Chapter 3 addresses general requirements and the District proposes two amendments both of which seem reasonable.

FC Chapter 4 addresses Emergency preparedness planning and the District is proposing seven amendments all of which seem reasonable.

11. **FC Section 503 and its subsections was not adopted by the State. The ordinance does not specifically adopt and amend this section, it only amends specific sections.** *I would recommend that the Town Attorney determine if the ordinance as written adopts the entirety of section 503 and the amendments to that section or if it adopts and amends, only the sections listed in the ordinance. Agree*
12. **FC Section 503.1.1 Buildings and facilities** has been amended to require all buildings be accessible by an all-weather access roadway prior to combustible construction, which will be important during the construction of some of the newer multifamily projects. The exceptions in the proposed ordinance are verbatim from the CA Fire Code.
13. **FC Section 503.2.1** appears to be a carryover amendment from the 2019 ordinance, establishes the minimum 20-foot road width, and includes dimensions requirements for shared driveways.
14. **FC Section 903.3.1.3.1** is added and requires fire sprinklers under eaves that are now required to be enclosed. This can be achieved by running the sprinkler pipes through the enclosed eaves so only the sprinkler head is exposed.
15. **FC Section 903.6.1** is added and references the references the jurisdiction’s ordinance regarding determining newly constructed buildings but then establishes the district’s version of the 50% rule as it applies to the installation of fire sprinklers. It specifically references incorporated and unincorporated areas of San Mateo County’s that are State Responsibility Areas. *I would recommend that either the District draft an ordinance for each jurisdiction using the jurisdiction’s rule for determining new construction or simply state that District in all cases defers to the jurisdiction and not have a definition. Agree and will revise*
16. **Section 905.3.12** addresses cars with Lithium Ion batteries and requires a Class I standpipe system within 100 feet of the building but is not specific about to which occupancies/structures this applies too. Section 903.2.10.3 is added and specifically addresses S-2 occupancies (parking garages) however, as currently written; this section could be interpreted as requiring a Class I standpipe for a single-family home garage. *I would recommend clarification from the District as to where this requirement applies and add additional specification for clarification purposes. Agree, thank you*

17. **Section 912** is amended to include a requirement for fire department connections to be within 100 feet of a fire hydrant. *I would recommend clarification as to why the 100-foot is being required, when this section is applicable and if it applies to single-family home construction. Agree and will add clarifying statement*
18. **Section 1207.11.5.1 and 1207.11.11** are added and addresses Energy Storage Systems (ESS) power disconnects. This section is more restrictive than the Building, Residential and Electric code requirements that could cause some confusion for contractors and several rounds of Building and Fire plan review.
19. **Section 3303.1.2 and 3303.1.3** are added to address site security and include, when deemed necessary by the Fire District and Building Official a 12-foot tall security fence.
20. **Chapter 49** of the CA Fire code addresses the requirements for WUI areas and has been significantly revised. *I would recommend a deep dive into what the CA Fire Code requires and what the district is trying to amend/include to better understand the potential impacts to the community. Agree*
21. **Section 4902.1** is amended to add a WUI area as identified by the district. *This section appears to leave the determination of areas not currently identified as WUI High Fire areas by State maps to the District. I would recommend include language that the WUI High Fire areas as determined by the Fire District are required to be ratified by the local jurisdictions. The District encourages collaboration with the local jurisdictions to establish the WUI. The process for establishing a WUI is governed by other provisions of State law and is not part of the Fire Code.*
22. **Chapter 80** are the adopted referenced standards and the ordinance amends NFPA 1140 -1144. *I have not read these documents but would recommend a deep dive into these documents to better understand the potential impacts to the community. These are being withdrawn from the Code*
23. **FC Appendix D** is being adopted and addresses fire apparatus access roads which is a codified definition in the Fire Code and establishes minimum widths, height clearances, etc. for all roads, public and private. *I would recommend a complete review by Public Works to determine the potential impact of this appendix. This appendix was adopted and ratified by the Town in 2019. Agree*
24. **FC Appendix P** is being adopted and addresses WUI requirements. *I would recommend a deep dive into what Appendix P requires and how it could potentially affect the community. Agree*



WOODSIDE FIRE PROTECTION DISTRICT

FIRE PREVENTION BUREAU

ADMINISTRATION

808 PORTOLA ROAD, PORTOLA VALLEY, CA. 94028

(650) 851-1594

WWW.WOODSIDEFIRE.ORG

DON BULLARD – FIRE MARSHAL

TO: Town of Portola Valley Wildfire Preparedness Committee

From: Fire Marshal Bullard

RE: Portola Valley Wildfire Preparedness Committee sub-committee comments on draft Ordinance 13-2023 published Jun-22-2023.

Date: July 20, 2023

Dear Portola Valley Wildfire Preparedness Committee,

Thank you for your thorough review of Ordinance 13-2023. The district appreciates your participation in this new Code cycle. Below you will find the district's responses to your comments.

Please feel free to contact me with any questions.

Overall Comments

- The 13-2023 Ordinance (48 pages) differs substantially from Ordinance 12 (11 pages) which it will supersede.

District Response: As stated in Ordinance 13-2023, and as authorized by state law, the ordinance reflects more stringent local building standards relating to fire and safety than those set forth in the California Building Standards Code and finds that such amendments are reasonably necessary because of local climactic, geologic, and topographic conditions.

- In reviewing the redlined draft 13-2023 published on Jun-22-2023, we assumed that:
 - red font is modifications to CA Fire Code
 - blue font might be modifications to modifications

District Response: As reflected in the May 24, 2023, News post on the district's website, we have attempted to identify changes from the district's 2019 Fire Code (Ordinance 12, attached to the April 21st News post), by marking the relevant language in red font. Upon receiving written comments, additional revisions to the previous Draft Ordinance (identified as Draft 9, attached to the April 21st post), are noted on the proposed

Ordinance under consideration by marking the relevant language in strike-out and blue font. But there may be instances in which deviations are not so marked.

Section 1- Local climatic, geological, and topographical conditions

- Are the Findings of Fact really factual and should they be in this ordinance?
 - The prior Ordinance No 12 did not have this section
 - Who/what is the source?
 - Are these Findings of Facts truly representative?

District Response: Health & Safety Code section 13869.7 provides that the district may adopt building standards related to fire and panic safety that are more stringent than those building standards contained in the California Building Standards Code. In accordance with Health & Safety Code sections 17958.7 and 18941.5(b), the more stringent building standards are supported by express findings that the more stringent building standards are reasonably necessary because of local climactic, geological, or topographical conditions.

The Findings of Fact are based on expert analysis and review by the district's former and current Fire Marshals and other former and current Fire District staff with knowledge developed through years of training and experience and consultation with neighboring jurisdictions.

- It doesn't feel like any of the issues in this section are addressed by the ordinance.

District Response: As stated in Ordinance No 13-2023, the amendments adopted in the ordinance are reasonably necessary because of local climactic, geologic, and topographic conditions, as stated in the Findings of the Fact.

- Are Findings of Fact more appropriate for a Safety or Housing element, or CWPP?

District Response: The District offers no opinion at this time on what findings should be prepared for a Safety or Housing Element or a Community Wildfire Protection Plan.

- Examples of Findings we questioned:
 - The district, on average, experiences an annual rainfall of 26 inches.
 - weatherspark.com and weatherus.com cite 31 inches

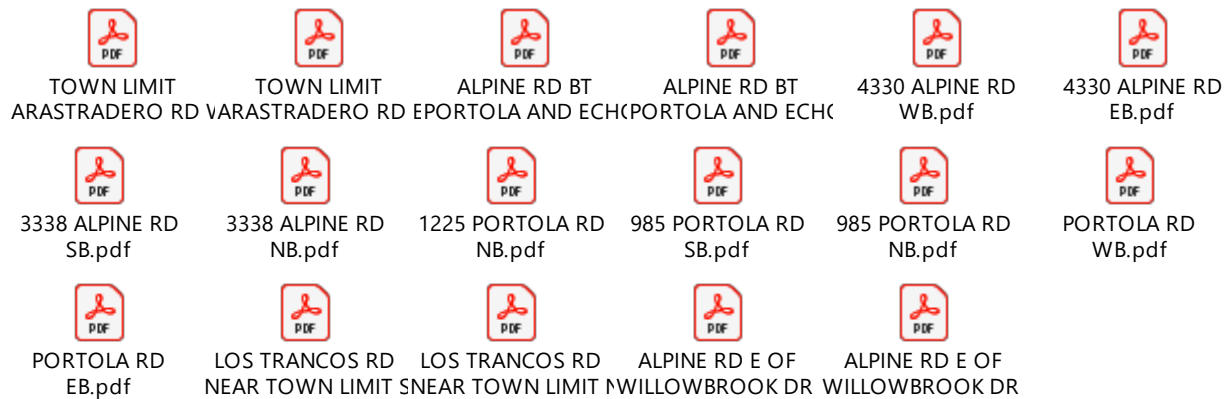
District Response: The finding, as listed, provides an average rainfall number. A purported difference of 5 inches of average annual rain does not indicate that the findings related to climactic conditions in support of Ordinance 13-2023 are unreasonable or arbitrary.

- The Fire District is in a "Chaparral Biome."
 - Don't we have at least 5 different biomes? Ask conservation committee

District Response: The comment letter does not dispute that the Fire District is in a "Chaparral Biome." Confirmation that the district is within a Chaparral Biome can be found at the following link: <https://www.californiachaparral.org/chaparral/>. The fact that there may be additional biomes does not indicate that the findings related to climactic conditions in support of Ordinance 13-2023 are unreasonable or arbitrary.

- The people who work in these areas have added to the traffic congestion in the district thereby reducing the district’s response time capabilities.
 - Source?

District Response: The source of this information is based on the experiences of former and current Fire District staff in providing fire equipment and emergency services responses. In addition, this information is supported by a traffic study performed by the Town of Portola Valley, dated October 2019, which shows increases in traffic during morning and evening commute hours, which will influence emergency response time. Please keep in mind one needs to add up the two directions to get an accurate total for any of the specific areas. The traffic studies can be found at the following links and can also be made available as hard copies.



- Heavy traffic congestion on city streets already acts as a barrier to the timely response of fire equipment and emergency services.
 - Source? “City streets” refers to what locations?

District Response: Please see the above response.

- 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.
 - Source?

District Response: The District has been unable to locate the referenced study. The current Fire Marshal did not request that such a study be performed. It may have been performed or requested by former District staff. As such, the district agrees to remove this specific paragraph from the Findings section of the ordinance.

Additionally, records are maintained by San Mateo County Dispatch. They maintain records for all emergency calls and response times and so through reporting can determine peak hours.

- 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.
 - Source?

District Response: The source of this information is based on the experiences of former and current Fire District staff in providing fire equipment and emergency services responses.

- 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.
 - duplicated on pg. 6 and pg. 7

District Response: The District appreciates the note that the same paragraph was duplicated. The district agrees to remove one of the paragraphs as a duplicate.

- “Create a feeling of being in the past’ seems like conjecture and opinion, i.e., whose “concern”?

District Response: The findings are based on the expert analysis and review by the district’s former and current Fire Marshals and other former and current Fire District staff with knowledge developed through years of training and experience and consultation with neighboring jurisdictions. They are not unreasonable or arbitrary.

- 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.”
 - A factual specific source on how often Diablos affect the district.

District Response: The source is the expert analysis and review by the district’s former and current Fire Marshals and other former and current Fire District staff with knowledge developed through years of training and experience and consultation with neighboring jurisdictions.

- Pg. 6 has a closing double quote without an opening double quote

District Response: The District appreciates the note of a typographical error. The district agrees to correct the typographical error.

- 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.
 - Is “Blow torch effect” a fire science term?

District Response: This finding is based on the expert analysis and review by the district’s former and current Fire Marshals and other former and current Fire District staff with knowledge developed through years of training and experience and consultation with neighboring jurisdictions. This term was used to describe the effect.

- Grades on some of the roadways exceed 25% and widths of less than twelve feet would not be uncommon.
 - An assessment of how many such roads would be helpful

District Response: The information provided, based on the expert analysis and review by the district’s former and current Fire Marshals and other former and current Fire District staff with knowledge developed through years of training and experience, is sufficient to support the findings that the current roadway system contributes to difficulties for fire suppression operations and fire apparatus maneuverability. Such findings are not unreasonable or arbitrary.

Section 2 - Title enforcement and record keeping

- 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. pg. 7
 - What does Paragraph A mean, i.e., how does a resident interpret this?

District Response: This section maintains the district’s ability to allocate enforcement within its current budget and resources and according to the facts of each situation. Nothing in the Code is intended to require the district to take enforcement actions regardless of the availability of resources to do so.

Section 4 – Adoption by Reference

- Ordinance adopts Appendix P of the CA Fire Code, which was not adopted by the State Fire Marshal.
 - Appendix P, known as the NIST 2021 preliminary “Community Wildland Urban Interface (WUI) Fire Hazard Evaluation Framework” was not adopted by CA.
 - Why is it included here if not adopted by the State?

District Response: As stated in Ordinance 13-2023, and as authorized by state law, the ordinance reflects more stringent local building standards relating to fire and safety than those set forth in the California Building Standards Code and finds that such amendments are reasonably necessary because of local climactic, geologic, and topographic conditions.

- The Framework is a good outline of what communities need to do to improve wildfire resiliency, appropriate to a Safety Element or a CWPP.

District Response: The District appreciates the acknowledgement that the Framework is a good outline of what communities need to do to improve wildfire resiliency. The district offers no opinion at this time concerning a Safety Element or a Community Wildfire Protection Plan.

Section 5 - Authority and duties of the Bureau of Fire Prevention and Life Safety

- 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. pg. 9
 - WFPD should annually report a tally of all home assessments and results to the municipalities. Prior requests for this info have not been provided to the Town. Sharing such data could increase WPC efficacy and indicate the effectiveness of our outreach.

District Response: Pursuant to Health & Safety Code section 13146.2 and Health & Safety Code section 13146.3, the district is required to conduct annual inspections of every school building and hotels, motels, lodging houses, and apartment houses. Health & Safety Code section 13146.4 requires that a report of this inspection activity be submitted to the Board of Directors on an annual basis. State law specifically exempts “dwellings” from this annual inspection and reporting requirement.

Section 6 - local amendments, modifications and deletions to the CA Fire Code

- 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. pg. 9
 - The Standards and Guidelines Manual should be made available online to the public - Menlo Park FD does so

District Response: The Standards and Guidelines Manual is available at the following link:



Standards and
Guidelines Manual :

This manual is currently in the process of being updated and as such it is currently in draft format. Final draft will be available on our website once complete. Existing standards and guidelines are already on our website and available at the following link: <https://www.woodsidefire.org/prevention/submittals> .

Section 105 - Permits

- 105.5.55 Local Permits includes 13 uses requiring WFPD permits such as Cannabis testing, care facilities > 8 occupants, public live entertainment where alcohol is served, and Christmas tree sales
 - Why are these uses included? Are all these new permits to WFPD?

District Response: As stated in Ordinance 13-2023, and as authorized by state law, the ordinance reflects more stringent local building standards relating to fire and safety than those set forth in the California Building Standards Code and finds that such amendments are reasonably necessary because of local climactic, geologic, and topographic conditions. The uses are included consistent with this legal authority.

These local permits have been added because these operations have an increased risk of fire and life safety hazards and therefore these permits would require a fire inspection to ensure these operations are being conducted in compliance with all laws, codes, and local ordinances.

- Specific questions listed below
- An operational permit is required to operate an Emergency Responder Radio System. pg. 12
 - Does this mean a ham radio and the handheld radios used by WPV-CERT and WPV-Ready? Ham radio operators already have national permits, so why is a WFPD permit also required?

District Response: This provision applies to Emergency Responder Communication Coverage as outlined in Section 510, et seq. of the State Fire Code.

- Live entertainment. An operational permit is required to operate a business where alcohol is served, while providing live entertainment to the public.
 - Is this typically controlled by a Fire Dept?

District Response: It is the expert opinion of the Fire Marshal and Fire District staff that gatherings of people where alcohol is served while providing live entertainment create fire and safety hazards. It is reasonable and not arbitrary to require an operational permit for such gatherings. This is also consistent with other provisions in the State Fire Code that require an operational permit be obtained for activities such as (1) a special amusement building (California Fire Code section 105.5.3), carnivals and fairs (California Fire Code section 105.5.5), and places of assembly (California Fire Code section 105.5.39).

- Indoor growing operations. A permit is required to operate an indoor growing operation. Exception: agricultural greenhouses in an agricultural zone.
 - Is this typically controlled by a Fire Dept?

District Response: It is the expert opinion of the Fire Marshal and Fire District that indoor growing operations create fire and safety hazards. Such activities involve the use of large quantities of flammable materials. It is

reasonable and not arbitrary to require an operational permit for such activities as noted. This is also consistent with other provisions in the State Fire Code that require an operational permit for various activities that involve the use of flammable or hazardous materials. (California Fire Code sections 105.5 and following).

- 105.6.25 Local Construction Permits

- Fire Protection Plan. A construction permit is required to implement a Fire Protection Plan in accordance with Chapter 49 and the IWUIC
 - Who does this apply to? All new buildings or only new developments?

District Response: Section 102 et seq. of the State Fire Code, along with the proposed amendments to Sections 102.1 and 102.1.1., identify the activities that are subject to the Fire Code, including Section 105.6.25.

- 105.8 Fire Protection Plan. A fire protection plan and/or a vegetation management plan shall be prepared by the applicant when required by the fire code official in accordance with Chapter 49 and the IWUIC. All fire protection plans require approval by the fire code official.

- Do we require the fire protection plan already?
- Who does this apply to? All new buildings or only new developments?
- Why does it specify “when required”? When would those plans not be required?

District Response: Provisions relating to fire protection plans in Wildland Urban Interface Fire Areas are established in the State Fire Code. Section 4903 and Section 4906 in Chapter 49 of the State Fire Code provide, in detail, information concerning fire protection plans and landscape plans. The State Fire Code and the International Wildland Urban-Interface Code are available at the district’s office for review.

Section 107 Fees

- 107.7 Cost Recovery. The costs of fire suppression, rescue, emergency medical services, and other costs are recoverable. ... Additionally, any person whose negligence, intentionally wrongful conduct, or violation of law causes an incident...a traffic accident, spill of toxic, flammable, or combustible fluids or chemicals is liable for the costs of responding to the incident
 - Do taxpayers have to pay for WFPD emergency services now?
 - Is this a subjective decision by the fire district?

District Response: Section 107.7 refers to statutory cost recovery mechanisms identified in Health & Safety Code sections 13009 and 13009.1 and Government Code sections 53150, et seq. The district’s cost recovery under this section shall be governed by state law.

Section 112 Violations

- [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.
 - Can we get an explanation of how these fines and misdemeanors accrue with subsequent days?

District Response: The language “each day that a violation continues after due notice has been served shall be deemed a separate offense,” is taken verbatim from Section 112 in the State Fire Code. The language is self-explanatory.

Section 202 General Definitions

- 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.
 - In Section 5, Fire Code official was defined as only the Fire Chief and Fire Marshal

District Response: Section 202 establishes the definition of Fire Code Official. Section 5 is consistent with Section 202. There is nothing in Section 5 that says that the Fire Code Official is “only” the Fire Chief and Fire Marshal.

Section 503 Fire apparatus access roads

- 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. pg. 22
 - What is the intent and effect of a municipality’s being able to define a Fire Lane?

District Response: This provision is designed to recognize that a Town or County may reserve certain roads for fire and emergency response. Any such officially designated Fire Lanes by the municipality will be subject to the Town or County’s specifications.

- Where is Fire Lane defined in the Fire Code and/or what is its definition in relation to fire safety?

District Response: The term “Fire Lane” is defined in the Fire Code in section 202 as follows: A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

- Same questions for 503.1.5 Existing Fire Trail System

District Response: The purpose of Section 503.1.5 is to ensure that, should existing fire trails designed for emergency fire access no longer be maintained or available, alternative access is provided. To be effective, fire equipment needs to be able to get to the fire and prevent its spread to buildings and structures. This section is consistent with the district's legal authority and existing provisions in Section 503 of the State Fire Code. The term “Fire Trail” is defined in Section 202 in the proposed Ordinance.

Section 903 Automatic Sprinkler Systems

- 903.2 An automatic sprinkler system shall be provided throughout all new buildings and structures greater than 1,000 square feet of building area. pg. 27
 - So, this means all ADUs > 1,000 sq ft must be sprinklered?

District Response: Requirements for fire sprinklers in accessory dwelling units are governed by provisions of state law, including, but not limited to, Government Code section 65852.2. State law will control.

- With this ordinance, is this a new requirement across the district?

District Response: Local building restrictions in previous Fire Code amendments adopted by the district required fire sprinklers in all new construction. This provision modifies the existing restriction.

- 903.6.1 Where required... 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.
 - Inconsistent with the subsequent 903.6.1.2 Partial Systems in Existing Buildings and Structures, where automatic fire sprinkler systems that only protect a portion of the building shall not be allowed.

District Response: The general restrictions in Section 903.6.1.2 are to be read in conjunction with the specific provisions in Section 903.6.1.

Chapter 80 Referenced Standards

- Section 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...
 - Assuming this is for concerns about freezing of the sprinkler system, is this necessary in our area?

District Response: This requirement serves to codify existing manufacturer specifications for insulation of CPVC pipe.

Appendix D Fire apparatus access roads

- Section D103.2 Grade. Fire apparatus access roads or driveways shall not exceed 20 percent in grade.
 - What are the implications of this requirement? How many roads are so affected?

District Response: The implications are reflected in Section 101.3 of the State Fire Code, which states, "The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practices to safeguard the public health, safety and general welfare from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide safety and assistance to fire fighters and emergency responders during emergency operations." Additionally, section 503.2.7 states the grade of the fire apparatus access road shall be based on the limits of the Fire Department's apparatus.

Thank you.

Don Bullard
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Woodside Fire Protection District
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(408) 592-8339 – Mobile
www.woodsidefire.org

Don Bullard

From: John D. Donahoe <jdonahoe@stanford.edu>
Sent: Tuesday, June 13, 2023 5:36 PM
To: Don Bullard
Cc: Aaron McCarthy; Kelly Kline; Lucy W. Wicks; Cody T. Hill
Subject: Comments on WFPD Draft Revisions to the Fire Code
Attachments: 0293_001.pdf

Chief Bullard:

On behalf of Stanford University, I wanted to submit the attached comments on the draft Fire Code revisions. As you will see, the vast majority of the University's comments are more in the area of clarifications as opposed to requested changes to what the District has proposed.

Thank you for your time and consideration in reviewing our comments.

JDD

John D. Donahoe
Senior Director, Planning and Entitlement
Stanford University
Stanford Real Estate
415 Broadway, 3rd Floor, Mail Code 8873
Redwood City, CA 94063
Cell: (650) 223-4971

Stanford

To: Woodside Fire Protection District Board of Directors
From: John Donahoe, Stanford University
Date: June 13, 2023
RE: Woodside Fire Protection District, ORDINANCE NO. 13-2023

Woodside Fire Protection District Board of Directors,

Stanford University appreciates the District's efforts to ensure that robust analysis of the wildfire risk within our communities is assessed and updated regularly. The university completed its own Wildfire Management Plan in November 2021 and our cross department teams are now implementing measures based on our mapping and risk assessments. You can read our plan here: <https://ehs.stanford.edu/news/stanford-university-wildfire-management-plan>

As the District looks to update **ORDINANCE NO. 13-2023** we would like to call your attention to the following concerns or areas where more clarity would be helpful to Stanford's review of potential impacts to our lands and pending projects.

SECTION 1: LOCAL CLIMATIC, GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS

COMMENT: Stanford recognizes that this section is already in the existing fire code, but there appear to be some factual errors. Can the District provide any history on this section, such as the base material cited?

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

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.

COMMENT: **Standards and Guidelines Manual** - We seek clarity on the origin of the amendments and related documents that are referenced. Where can this Manual be found?

Vegetation Management Plan (Various sections)

COMMENT: In the present draft, references to "vegetation management plan" have been struck and replaced with the phrase "vegetation landscape plan." It is clear that these are very different terms. Can the District clarify the use of the terms "vegetation

management plan” and “vegetation landscape plan”, and if possible, explain how or when the District plans to address vegetation management plans?

SECTION 107 FEES

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.*

COMMENT: While we do not dispute the District’s ability to levy fees, we would like to know how the District proposes to calculate the amount of said fees.

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

COMMENT: Please explain why only one specific non-profit entity has been added here by name and not other non-profit entities?

SECTION 503 FIRE APPARATUS ACCESS ROADS

Fire Trails :

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.*

COMMENT: Is there a formal map of designated "fire trails" maintained by the District or agencies within the District?

SECTION 202 GENERAL DEFINITIONS

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.*

COMMENT: The draft Code references “Hazardous Vegetation”. Since all vegetation is combustible, but not always in a condition that endangers the public, what is the process to be used by the fire code official to make that determination?

SECTION 304 COMBUSTIBLE WASTE MATERIAL

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.

COMMENT: Same concern as previously raised in Section 202 and 304.

SECTION 503 FIRE APPARATUS ACCESS ROADS

Fire Trails:

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.

QUESTION: Is there a formal map of designated "fire trails" maintained by the District or agencies within the District? Stanford is not aware of a specific map that designates trails as part of a "Fire Trail System."

Private bridges and elevated surfaces:

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.

COMMENT: Stanford has privately owned and maintained bridges on some parts of its lands that are probably within the District boundaries. This new section requires inspection, but at what frequencies are these, when are the inspections required by and who are these inspections provided to?

Lithium-Ion Batteries in Vehicles, 903.2.10.3:

COMMENT: We are aware that the same types of lithium-ion batteries used in vehicles can be similar in chemistry to batteries used in home battery storage systems for homes and businesses. How does the District address the use of Lithium-Ion Batteries for homes and businesses?

Site Security Requirements

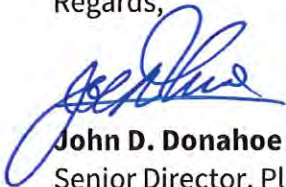
3303.1.3 Site Security Requirements. Site security requirements [S]hall include the following if deemed necessary by both the Building Official and fire code official:

- 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.*

COMMENT: Stanford suggests that the District state that “*Security guards, full-time 24/7 presence on-site, to perform fire watch and patrols*” be changed from a “shall” to a “should.” There will be a host of security provisions required by insurance companies in relation to securing construction funding for new projects, and development should have some flexibility in this area.

We look forward to working more closely with the District Board to clarify any of our requests above and would like the opportunity to meet directly with the WFPD Fire Marshal to review our more specific comments before the Ordinance is heard for a second reading and final adoption by the Board.

Regards,



John D. Donahoe

Senior Director, Planning and Entitlement
Stanford University
Stanford Real Estate
415 Broadway, 3rd Floor, Mail Code 8873
Redwood City, CA 94063

To: John D. Donahoe <jdonahoe@stanford.edu>
Cc: Rubin Cruse <rcruse@publiclawgroup.com>
Subject: FW: Comments on WFPD Draft Revisions to the Fire Code

Mr. Donahoe,

I am getting ready to email you back a response clarifying your inquiries but before I respond back I'm still waiting for you to define for me what you consider to be non-factual information in the district's findings of facts. If you would like me to respond to these details please advise as to what you feel are non-factual statements so that I can attempt to clarify them for you.

Thank you,
Don Bullard



Don Bullard

Battalion Chief / Fire Marshal / Fire Investigator

Woodside Fire Protection District | 808 Portola Road | Portola Valley, CA 94028

(650) 851-1594 | (650) 851-3960 FAX

djbullard@woodsidefire.org | www.woodsidefire.org

Mission Statement: To protect life, property and the environment through prevention, education, preparedness, and emergency response.

From: Don Bullard
Sent: Friday, June 23, 2023 4:54 PM
To: 'John D. Donahoe' <jdonahoe@stanford.edu>
Subject: RE: Comments on WFPD Draft Revisions to the Fire Code

Mr. Donahoe,

I apologize for the delay in responding back to your inquiries for clarification. I was on an extended leave just after you sent me your email. I am currently in the process of coordinating a response back to you now, and should have something for you sometime next week.

In regard to section 1: Local Climatic, Geological and topographical conditions, can you please define what you consider to be non-factual information in this section so that I can respond specifically to that section? Once clarified, I will send you the rest of the responses.

Thanks,
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From: John D. Donahoe <jdonahoe@stanford.edu>

Sent: Tuesday, June 13, 2023 5:36 PM

To: Don Bullard <DJBullard@WoodsideFire.org>

Cc: Aaron McCarthy <amccarth@stanford.edu>; Kelly Kline <khkline@stanford.edu>; Lucy W. Wicks <lwicks@stanford.edu>; Cody T. Hill <Cody.Hill@stanford.edu>

Subject: Comments on WFPD Draft Revisions to the Fire Code

Chief Bullard:

On behalf of Stanford University, I wanted to submit the attached comments on the draft Fire Code revisions. As you will see, the vast majority of the University's comments are more in the area of clarifications as opposed to requested changes to what the District has proposed.

Thank you for your time and consideration in reviewing our comments.

JDD

John D. Donahoe
Senior Director, Planning and Entitlement
Stanford University
Stanford Real Estate
415 Broadway, 3rd Floor, Mail Code 8873
Redwood City, CA 94063
Cell: (650) 223-4971

Don Bullard

From: John D. Donahoe <jdonahoe@stanford.edu>
Sent: Wednesday, July 5, 2023 5:52 PM
To: Don Bullard
Cc: Rubin Cruse; Aaron McCarthy; Murphy, Alan H. (SFO)
Subject: RE: Comments on WFPD Draft Revisions to the Fire Code

Chief Bullard:

It was my turn to take some vacation time, and I just returned from time off today. I have not had an opportunity to confer with Aaron McCarthy in preparing this email.

When any governmental agency proposes amendments to current codes involving Stanford lands, the University has a fiduciary responsibility to review draft ordinances and proposed code amendments to understand how said changes might impact our lands and future development rights. While I personally signed the letter submitted on June 13, 2023, please understand our comments represent the collective comments of several people. Where appropriate, we always try to review all appropriate background information on a proposed change or amendment, which allows us to make more focused comments on any potential concerns we might have. Since the proposed Fire Code amendment was not accompanied by a staff report, the draft changes were provided days before the "first reading," and a formal staff report was not presented at the public Board meetings Stanford has (virtually) attended, it has been difficult for the university to fully understand the context of the proposed code amendment. While the District has stated that they have met with the staffs of the towns of Portola Valley and Woodside prior to the first reading, property owners within the District boundaries, such as Stanford, have not been invited to these meetings, so we can only operate off the information provided by the District, which in this case, is the proposed amendment itself.

The specific area that we commented on in our letter related to the "Findings of Facts." Stanford fully understands that this text constitutes the findings that the WFPD must make, by state law, in order to adopt local amendments to the California Fire Code. As such, the text should be specific to the WFPD service area since it is intended to enable WFPD to justify the local amendments that follow in later sections of the document. Our team of reviewers looking at the proposed code amendments put forth by WFPD raising a variety of questions in the "Findings of Fact". I do want to say that Stanford had assumed that the "Findings of Facts" did not appear to be new text included in the proposed code amendments, so our assumption was that this language had been previously adopted by the District in previous code amendments. To restate our initial question: *"Stanford recognizes that this section is already in the existing fire code, but there appear to be some factual errors. Can the District provide any history on this section, such as the base material cited?"* We did not specifically say that "non-factual information" was included. We simply said that we said that "there appears to be some factual errors" in a section that is noted as a "Finding of Facts". Since no references were included, we have no ability to review the base material cited in the document, hence we are not stating the information is "non-factual" in nature.

The proposed Fire Code states *"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."* Since this information is submitted as the "Findings of Fact", Stanford felt it would have been appropriate for this section to include references to the sources of this information. Without any sort of reference, it is impossible for us to cross reference this language for accurateness, especially within the context said language is being used.

Since you requested that Stanford define what we consider to be non-factual information in the district's findings of facts, I can cite the following questions we had raised internally.

- Under “**Climate Conditions**”, there are a variety of statements on the climate, but no source material on the foundation of said statements. The document states that “This has been demonstrated in several similar climatic areas within the State of California and the Western United States”, which is relatively general in nature and not unique to WFPD boundaries. As this is a finding of facts, what is the source of this meteorological information?
- Under “**Geological Conditions**”, the 1989 earthquake was referenced along with a reference to the number of incidents immediately following the earthquake. However, this paragraph goes on to speculate that “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.” Our reviewers did not think that belongs in a “Finding of Fact” as it is speculation on the part of the unnamed author.
- Under **Topographical Conditions**, the “Findings of Facts” states “Heavy traffic congestion on city streets already acts as a barrier to the timely response of fire equipment and emergency services.” Stanford is not aware of “heavy traffic congestion” being documented in the WFPD service area. What traffic study or studies support this statement? As this is a WFPD document, are the “city streets” in question related to Woodside and/or Portola Valley (which references itself as a “town” and not a “city”)? Does this represent other areas of the District that are unincorporated San Mateo County?
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Again, as stated in our June 13, 2023, letter to the District, we are simply asking if the District can clarify if this “Findings of Facts” was previously adopted by the WFPD and/or provide additional background on the base material so that we can review the source material. Outside of our questions and comments, I did want to conclude by saying that the university fully supports the proposed Fire Code amendments as proposed by the District.

Thank you for checking back with me and allowing me to clarify our questions in this area.

JDD

John D. Donahoe
 Senior Director, Planning and Entitlement
Stanford University
 Stanford Real Estate
 415 Broadway, 3rd Floor, Mail Code 8873
 Redwood City, CA 94063
 Cell: (650) 223-4971

From: Don Bullard <DJBullard@WoodsideFire.org>
Sent: Wednesday, July 5, 2023 1:30 PM

Don Bullard

From: Don Bullard
Sent: Wednesday, July 12, 2023 12:38 PM
To: 'John D. Donahoe'
Cc: Rubin Cruse; Aaron McCarthy; Murphy, Alan H. (SFO)
Subject: RE: Comments on WFPD Draft Revisions to the Fire Code
Attachments: Stanford Comment Response Letter.pdf

Senior Director Donahoe, Fire Marshal McCarthy and Mr. Murphy,

The Woodside Fire Protection District appreciates Stanford's efforts to do a thorough analysis of the district's proposed Ordinance No. 13-2023. As requested in Stanford's letter to the district dated June 13, 2023, I am providing more clarity to Stanford's areas of concerns mentioned in the letter so that Stanford may have a better understanding of any potential impacts to Stanford lands and pending projects.

Please see the attached letter. If you have any further questions, please feel free to reach out.

Thank you,
Don Bullard
Fire Marshal



Don Bullard

Battalion Chief / Fire Marshal / Fire Investigator

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WOODSIDE FIRE PROTECTION DISTRICT

FIRE PREVENTION BUREAU
808 PORTOLA ROAD PORTOLA VALLEY, CA. 94028
(650) 851-1594

WWW.WOODSIDEFIRE.ORG

DON BULLARD – FIRE MARSHAL

To: John Donahoe, Stanford University
From: Don Bullard, Fire Marshal, Woodside Fire Protection District
Date: July 12, 2023
RE: Woodside Fire Protection District, Ordinance NO. 13-2023

Dear Mr. Donahoe,

The Woodside Fire Protection District appreciates Stanford's efforts to do a thorough analysis of the district's proposed Ordinance No. 13-2023. As requested in Stanford's letter to the district dated June 13, 2023, I will provide more clarity to Stanford's areas of concerns mentioned in the letter so that Stanford may have a better understanding of any potential impacts to Stanford lands and pending projects.

SECTION 1: LOCAL CLIMATIC, GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS

Stanford's Comment: Stanford recognizes that this section is already in the existing fire code, but there appear to be some factual errors. Can the District provide any history on this section, such as the base material cited?

District's Response: Pursuant to an e-mail dated July 5, 2023, from Stanford University, Stanford clarified its comment as follows:

"We did not specifically say that "non-factual information" was included. We simply said that "there appears to be some factual errors" in a section that is noted as a "Finding of Facts". Since no references were included, we have no ability to review the base material cited in the document, hence we are not stating the information is "non-factual" in nature."

The district appreciates Stanford's clarification. With that clarification, the district provides the following history.

The Findings of Fact in proposed Ordinance No. 13-2023 are based on expert analysis and review by the district's former and current Fire Marshals and other former and current Fire District staff with knowledge developed through years of training and experience and consultation with neighboring jurisdictions.

In its e-mail dated July 5, 2023, Stanford identified the following specific questions:

1. Under "Climate Conditions", there are a variety of statements on the climate, but no source material on the foundation of said statements. The document states that "This has been

demonstrated in several similar climatic areas within the State of California and the Western United States”, which is relatively general in nature and not unique to WFPD boundaries. As this is a finding of facts, what is the source of this meteorological information?

District Response: The source of this information is knowledge gathered by the district’s former and current Fire Marshals and other former and current Fire District staff through years of training and experience and consultation with neighboring jurisdictions.

2. Under “Geological Conditions”, the 1989 earthquake was referenced along with a reference to the number of incidents immediately following the earthquake. However, this paragraph goes on to speculate that “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.” Our reviewers did not think that belongs in a “Finding of Fact” as it is speculation on the part of the unnamed author.

District Response: The District respectfully disagrees with the assessment that this is speculation. It is an assessment based on the expert analysis and review by the district’s former and current Fire Marshals and other former and current Fire District staff with knowledge developed through years of training and experience and consultation with neighboring jurisdictions.

3. Under Topographical Conditions, the “Findings of Facts” states “Heavy traffic congestion on city streets already acts as a barrier to the timely response of fire equipment and emergency services.” Stanford is not aware of “heavy traffic congestion” being documented in the WFPD service area. What traffic study or studies support this statement? As this is a WFPD document, are the “city streets” in question related to Woodside and/or Portola Valley (which references itself as a “town” and not a “city”)? Does this represent other areas of the district that are unincorporated San Mateo County?

District Response: The source of this information is based on the experiences of former and current Fire District staff in providing fire equipment and emergency services responses. In addition, this information is supported by a traffic study performed by the Town of Portola Valley, dated October 2019, which shows increases in traffic during morning and evening commute hours which will influence emergency response times. Please keep in mind one needs to add up the two directions to get an accurate total for any of the specific areas. The traffic studies can be found at the following links and can also be made available as hard copies:

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NB.pdf | 
3338 ALPINE RD
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The district agrees with Stanford’s statement that “city streets” is an incorrect term to be used in this context and will change the words “city streets” to “Town streets” for better reference and clarification.

4. In the next paragraph, the document states that “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 a study was specifically referenced, it is appropriate that a reference to the actual study be included.

District Response: The District has been unable to locate the referenced study. The current Fire Marshal did not request that such a study be performed. It may have been performed or requested by former District staff. As such, the district agrees to remove this specific paragraph from the Findings section of the ordinance.

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

101.6 Standards and Guidelines Manual. The Bureau of Fire Prevention and Life Safety Standards and Guidelines Manual (“Standards and Guidelines Manual”) serves as a supplemental instruction and interpretation manual for the District Fire Prevention Code and is adopted and incorporated by reference as if fully set forth herein. The Standards and Guidelines manual is a useful tool designed to help Architects, Engineers, Contractors, and Developers to understand how to apply the requirements of the WFPD Fire Prevention Code. 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.

Stanford’s Comment: We seek clarity on the origin of the amendments and related documents that are referenced. Where can this Manual be found?

District’s Response: The Bureau of Fire Prevention and Life Safety Standards and Guidelines Manual can be viewed here:



Standards and Guidelines Manual :

Vegetation Management Plan (Various Sections)

Stanford’s Comment: In the present draft, references to “Vegetation Management Plans” have been struck and replaced with the phrase “Vegetation Landscape Plan.” It is clear that these are very

different terms. Can the District clarify the use of the terms “Vegetation Management Plan” and “Vegetation Landscape plan”, and if possible, explain how or when the district plans to address vegetation management plans?

District’s Response: Landscape Plans are referenced in Section 4906 of the State Fire Code. They apply in the State Responsibility Area and Local Responsibility Areas designated as Very High Fire Hazard Severity Zones. The State Fire Code goes on to state that Landscape Plans shall be provided when required by the enforcing agency and that Landscape Plans shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.

The district reserves the statutory authority to establish additional vegetation management requirements in accordance with Public Resources Code section 4117 and other applicable statutes. The district will consider establishing such additional vegetation management requirements by ordinances separate from the adoption of Ordinance No. 13-2023.

SECTION 107 FEES

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.

Stanford’s Comment: While we do not dispute the district’s ability to levy fees, Stanford would like to know how the district proposes to calculate the amount of said fees.

District’s Response: The District will calculate the fees in accordance with legal requirements and will make that information available when it adopts a new schedule of fees pursuant to Health & Safety Code section 13916.

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.

Stanford’s Comment: Please explain why only one specific non-profit entity has been added here by name and no other non-profit entities.

District’s Response: It is the district’s intention to allow, when appropriate, exemptions to public entities within the district. The district understands that the Mid-Peninsula Open Space District is not a private, non-profit entity. It is a special district formed under Public Resources Code Sections 5500 et seq. Therefore, the District views the Mid-Peninsula Open Space District as another public entity within the district.

SECTION 503: FIRE APPARATUS ACCESS ROADS

FIRE TRAILS:

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.

Stanford's Comment: Is there a formal map of designated "fire trails" maintained by the district or agencies within the district?

District's Response: The District has maps of existing designated and maintained "fire trails" and they can be viewed here:

 [Fire Access Road - 11x17.pdf](#)

 [Fire Access Road - 36x36.pdf](#)

SECTION 202: GENERAL DEFINITIONS

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.

Stanford's Comment: The draft code references "Hazardous Vegetation". Since all vegetation is combustible, but not always in a condition that endangers the public, what is the process to be used by the fire code official to make these determinations?

District's Response: The Fire Code Official will use his or her professional expertise in making such determinations. Decisions by the Fire Code Official relative to the application and interpretation of the Fire Code are subject to appeal to a Board of Appeals pursuant to Section 111 of the State Fire Code.

SECTION 304: COMBUSTIBLE WASTE MATERIAL

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.

Stanford's Comment: Same concern as previously raised in Section 202 and 304.

District's Response: As previously stated, the Fire Code Official will use his or her professional expertise in making such determinations. The decisions that are made by the Fire Code official relative to the application and interpretation of the Fire Code are subject to appeal to a Board of Appeals pursuant to Section 111 of the State Fire Code.

PRIVATE BRIDGES AND ELEVATED SURFACES:

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.

Stanford's Comment: Stanford has privately owned and maintained bridges on some parts of its lands that are probably within the district boundaries. This new section requires inspection , but at what frequencies are these, when are the inspections required by and who are these inspections provided to?

District's Response: This is a one-time inspection of existing private bridges to be evaluated by a California licensed civil engineer for safety and weight rating in accordance with the AASHTO Manual for bridges that have not been rated and posted. Once a bridge has been rated and posted according to a civil engineer operating under AASHTO manual standards, there are no further inspections necessary unless the bridge needs to undergo repairs for damage.

LITHIUM-ION BATTERIES IN VEHICLES, 903.2.10.3:

Stanford's Comment: We are aware that the same types of lithium-ion batteries used in vehicles can be similar in chemistry to batteries used in home battery storage systems for homes and businesses. Stanford would like to know how the district addresses the use of Lithium-ion Batteries for homes and for businesses.

District's Response: This provision relates to requiring automatic sprinkler systems in low hazard storage buildings (parking garages) that house lithium-ion battery vehicles.

The district addresses the use of Lithium-Ion batteries for homes and businesses through Chapter 12 of the State Fire Code and specifically through the provisions provided in Section 1207 Electrical Energy Storage Systems (ESS) and Section R328 of the California Residential Code which provides (ESS) requirements for residential properties. We also provide guidance through our Standards and Guidelines Manual under the heading of Energy Systems which now is currently being updated with new information.

SITE SECURITY REQUIREMENTS

3303.1.3 Site Security Requirements. Site security requirements [S]hall 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.

Stanford's Comment: Stanford suggests that "Security guards, full-time 24/7 presence on-site, to perform fire watch and patrols" be changed from a "shall" to a "should." There will be a host of security provisions required by insurance companies in relation to securing construction funding for new projects, and development should have some flexibility in this area.

District's Response: This provision relates to fire safety during construction and demolition. It is **ONLY REQUIRED** if deemed necessary by the Building Official and the Fire Code Official.

Also, as stated earlier, there is an appeal process available through Section 111 of the State Fire Code.

Sincerely,



Don Bullard
Fire Marshal
Woodside Fire Protection District
Office – 650-851-6206
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Sincerely,



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Woodside Fire Protection District
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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 APPENDIXES 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 ~~Fire Marshal~~ [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, ~~Where proposed additions will increase the existing gross floor area by more than 50%, or will increase the number of floors, or alterations or repairs will exceed more than 50% of the existing gross floor area, or a combination of alterations, additions or repairs will exceed more than 50% of the existing gross floor area,~~ such buildings or structures shall be made in their ~~its~~ 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 remain 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 the** 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 ~~radio system~~ 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. ~~**Wood products.** An operational permit is required to store chips, hogged material, wood or other combustible pallets, lumber, or plywood more than 200 cubic feet (6 m³)/34.19 sq ft.~~
9. **Asbestos removal.** A permit is required to conduct asbestos-removal operations regulated by section 3319.
10. **Christmas tree sales.** A permit is required to use a property for the purpose of selling cut Christmas trees.
11. ~~**Temporary occupancy.** A permit is required for any temporary occupancy.~~

12. **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.

13. **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. ~~Vegetation Management Plan~~ 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 ~~and/or a vegetation management 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 ~~and vegetation management~~ plans require approval by the Fire Code Official.

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

105.8.1 Fire Protection Landscape Plan. A fire protection Landscape plan and or vegetation management plan shall be prepared by the applicant when required by the Fire Code Official in accordance with Chapter 49 of this Code. All fire protection and vegetation management 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.

105.9 Health Department Approval is *added* to read as follows:

105.9 Health Department Approval. Mobile food preparation vehicles shall display a San Mateo County Health Department sticker as prescribed by County Health.

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 Chief Marshal when the work or event to be conducted is for the Town of Portola Valley, Town of Woodside, or 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 ~~Chief~~ **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 ~~Chief~~ **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.

~~**Aerial Pre-plans.** Aerial photographs from Google or Bing Maps can be added to a Zone preplan diagram to show surrounding streets or even an entire block of buildings. This instantly gives the Incident Commander important site information such as where alleys are located, where street access is especially narrow, and potential places to stage. If a full floor plan is not available, the footprint of a building can be traced and measured from the aerial map to create a basic site diagram in just a few minutes.~~

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 Marshall~~ **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 ~~public agency authorized to and exercising the governmental power.~~ 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, driveways, sidewalks, and areas between sidewalks and curbs, highways, public rights of way, private roads, ~~paper~~ 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 Fire Area (WUI). A geographical area identified by the state ~~or the agency having jurisdiction~~ 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 ~~agency having jurisdiction~~ Woodside Fire Protection District to be at a significant risk from wildfires. ~~supported by finding of fact~~

~~SECTION 202 GENERAL DEFINITIONS is amended to amend the following terms:~~

~~**Floor Area, Gross.** The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.~~

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

- ~~1. Garages or carports if under a habitable space, or covers egress~~
- ~~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.~~

~~Key Box or Knox Box. (Underwriters Laboratory) UL "Listed" box, the size, and style of which is approved by the fire code official or designee, that meets the District's requirements, and uses the same security key code adopted by the Fire District.~~

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.

~~401.10 Aerial Pre-Plans~~ is ~~added~~ to read as follows:

~~401.10 Aerial Pre-Plans.~~ For all new construction the fire official is authorized to require a fire aerial pre-plan to be prepared by an approved vendor at the cost of the developer.

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 and according to the Woodside Fire Protection District “Standards and Guidelines Manual.”**

~~503.1.1 Buildings and Facilities~~ is *amended* to read as follows:

~~503.1.1 Buildings and Facilities.~~ **Every building and facility shall be accessible to Fire District apparatus by way of all-weather access roadways prior to combustible construction.** The fire apparatus access roads shall comply with the requirements of this section and extend within 150’ of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. **The access road shall have a minimum unobstructed width of 20’ and shall be required to have a minimum ‘first lift’ of pavement applied that shall support the imposed load of a fire apparatus.** ~~The developer~~

~~shall be required to provide the Fire Chief with a site plan showing the location, width, grades, and cross section of the proposed fire apparatus access roads to be used during construction. Permits shall not be issued, and combustible construction shall not be allowed on the site until this site plan is reviewed and approved and stamped by the Fire District.~~

~~Exceptions:~~

~~1. The Fire Chief is authorized to increase the dimension of 150 ft. where any of the following conditions occur:~~

~~1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.~~

~~1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, non negotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.~~

~~1.3. There are not more than two Group R-3 or Group U occupancies.~~

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

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).

~~The Key Box shall contain the following items.~~

- ~~1. Labeled keys to locked points of egress, whether in interior or exterior of such buildings.~~
- ~~2. Labeled Keys to the locked mechanical rooms.~~

- ~~3. — Labeled keys to any fence or secured areas not covered in Section 506.1.~~
- ~~4. — Labeled keys to any other areas that may be required by the fire code official or designee.~~
- ~~5. — A card containing the emergency contact people and phone numbers for each occupancy.~~
- ~~6. — Hazardous Safety Data Sheet (SDS).~~
- ~~7. — Aerial pre-plan.~~

Exceptions:

- 1) Multi-tenant spaces which provide a key box for each tenant and are installed per Section 506.1.
- ~~2) Electronic card keys and codes may be utilized as a substitute for manual keys.~~

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 m²) 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/ft² 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.

903.3.1.3.1. Eave Protection is *added* to read as follows:

903.3.1.3.1. Eave Protection. ~~Sprinkler protection shall be provided under roof eaves as defined in California Building Code Section 702A definitions in Fire Hazard Severity Zones and Wildland Urban Interface Fire Areas.~~

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. ~~Where a~~ A fire alarm monitoring system is required to be installed and connected ~~installed~~ 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. Where, as determined by the Building Official per the ordinance of their specific jurisdiction, proposed additions will increase the existing gross floor area by more than 50%, or will increase the number of floors, or alterations or repairs will exceed more than 50% of the existing building, or any combination of alterations, additions or repairs will exceed more than 50% of the gross floor area.~~ 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 Marshal 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 and is suitable for pedestrian use in inclement weather. ~~and~~ 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 m²) 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 ~~FIRE AREA~~ (WUI) is *amended* to read as follows:

4902.1 WILDLAND-URBAN INTERFACE ~~FIRE AREA~~ (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 Fire District **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 ~~Prevention~~ 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 adding* the following referenced standards:

~~**NFPA 3 (2015): Recommended Practice for Commissioning of Fire Protection and Life Safety Systems.**~~

~~**NFPA 1140 (2022),** the following sections only:~~

~~**NFPA 1141 (2022): General Requirements for Fire Protection Infrastructure in Wildland, Rural and Suburban Areas,** as amended, only chapters 1-3 and 10-18, and annexes A and L.~~

~~**NFPA 1141, Amended Sections as follows:**~~

~~**Revise Section 12.2.1 to read as follows:**~~

~~**12.2.1** Unless governed by other locally adopted regulations, or unless alternative means and methods are provided that meet the intent of the Code as approved by the Fire Marshal per Section [A] 104.10 Alternative Materials, Design and Methods of Construction and Equipment any building shall be separated from any other building by at least 30 feet (9.144 m) and be set back at least 30 ft (9.144 m) from a property line.~~

~~**Revise Section 12.2.2 to read as follows:**~~

~~**12.2.2** Unless governed by other locally adopted regulations, or unless alternative means and methods are provided that meet the intent of the Code as approved by the Fire Marshal per CFC Section [A] 104.10 Alternative Materials, Design and Methods of Construction~~

~~and Equipment any building that exceeds two stories or 30 ft (9.144 m) in height above the average adjacent ground elevation and that is not protected by an automatic sprinkler system installed and maintained according to NFPA 13 or NFPA 13R, shall be separated from any other structure by at least 50 feet (15.2 m) and be set back at least 30 feet (9.144 m) from a property line.~~

~~NFPA 1143 (2022): Risk /Hazard Assessment and Mitigation, only chapters 1-3 and 19-23, and annexes A, J, and L.~~

~~NFPA 1144 (2022): Assessing Wildland Fire Hazards in the Structure Ignition Zone, only chapters 1-3 and 24-26, and annexes A, J, K and L.~~

CHAPTER 80 REFERENCED STANDARDS is further 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

FIRE-FLOW CALCULATION AREA (Square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
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> 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> or Section 313.3 of the <i>California Residential Code</i>	½ value in Table B105.1(2) ^a	1

For SI: 1 square foot = 0.0929 m², 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

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (Gallons per minute)	FLOW DURATION (hours)
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) ^a	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) ^a	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 Marshal Code Official.

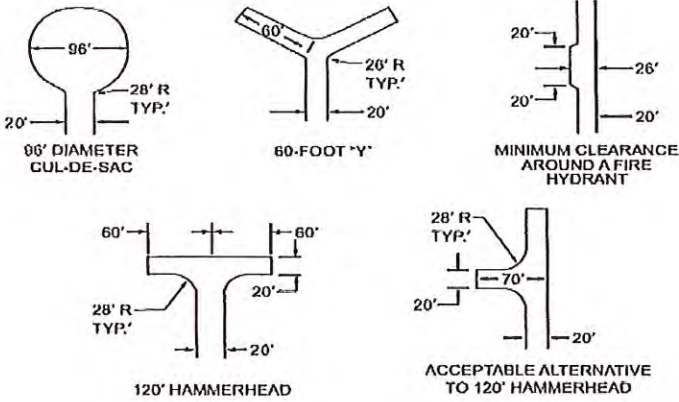
APPENDIX D FIRE APPARATUS ACCESS ROADS IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

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~~; 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

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 remain 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 m²) 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/ft² 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 m²) 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

FIRE-FLOW CALCULATION AREA (Square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
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> 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> or Section 313.3 of the <i>California Residential Code</i>	½ value in Table B105.1(2) ^a	1

For SI: 1 square foot = 0.0929 m², 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

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (Gallons per minute)	FLOW DURATION (hours)
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) ^a	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) ^a	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.

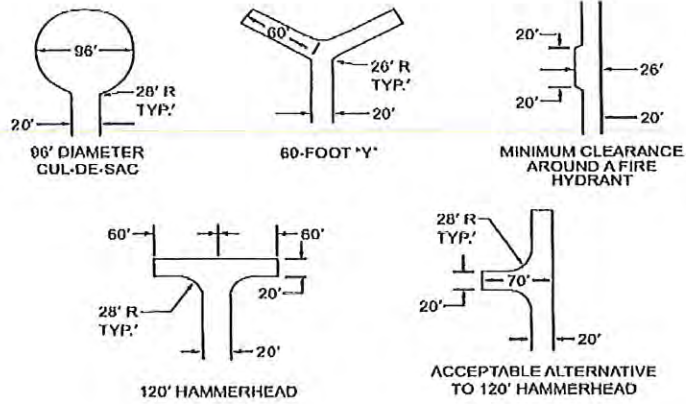
APPENDIX D FIRE APPARATUS ACCESS ROADS IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

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



SICK LEAVE/WORKERS'S COMP. REPORT

June 2023	
Sick Leave/Workers' Comp. Report	
New Workers Compensation Cases	7 Total (1 New)
Retirements Announced	0
Sick Leave Shift Personnel	427.25 hours (11 Total)
Sick Leave Day Personnel	200 hours (6 Total)
Workers Compensation Time Off	1,287.50 hours
Light Duty	0 hours
Long Term Disability	0 hours
Bereavement Leave	0 hours (0 Total)
Maternity/Paternity Leave/FMLA	192 hours (1 Total)
Jury Duty	0 Hours



Woodside Fire Protection District Training Division Report June 2023

Battalion Chief Keenan Hird

It is the mission of the Woodside Fire Training Division to provide on-going training, education and funding to our fire service personnel to ensure competent, efficient and effective emergency response. .

The Training Division helps support a multitude of different areas within our organization to help accomplish our many goals. These areas include our District Training, Probationary Training, Recruit Academy support, South Zone/County Training, Continuing Education Program, PPE Program and USAR Program. The Training Division Chief, while on shift, also attends the SMCO Training Officers Committee.

The Woodside Fire Training Cadre was developed to enhance the delivery and unify department training. The Cadre is a highly knowledgeable, skilled and certified group of firefighters dedicated to delivering modern training concepts, skills and evolutions

Below are the topics the Training Division has covered for the month of June.

WOODSIDE FIRE TRAINING

A. Didactic Training: Monthly Topic - The Lead Instructors for the month of June were Fire Captain Jonathan Francisco, Firefighter/Paramedic Nick Gregory and Firefighter/Paramedic Marc Akiyama on the subjects of ventilation and ladders. During this training, the instructors led our firefighters in a Ventilation Tactics and Strategies PowerPoint presentation. Engine companies watched a series of videos on vertical ventilation (cutting holes in roofs to release heat and gasses) as well as horizontal ventilation (using natural ventilation paths through open doors and windows of a structure accompanied by a fan to force fresh air through an entry point). June was our second quarter of Officer Development. This month, Battalion Chief Keenan Hird organized all



Woodside Fire Protection District Training Division Report June 2023

Battalion Chief Keenan Hird

Fire Officers and Acting Officers to attend a “sit-a-long” with our San Mateo County Dispatchers. During this time, members gained valuable experience of the roles and responsibilities of our fire dispatches. They also provided time for our members to ask questions about fire operations and desired feedback when on calls.

B. Manipulative Training: Manipulative exercises included multiple repetitions on a borrowed ventilation prop from Menlo Park Fire. The prop is built on a towable platform and has the ability to change roof pitch and easily replace roofing material. The instructors let the firefighters through multiple evolutions based on vertical structure fire ventilation: 5-Cut Center Rafter Louver as well as firefighter positions while on a roof conducting vertical ventilation operations. Over the three days of training our instructors provided 44 hours of instruction while firefighters logged 107.25 hours of training.

C. District Familiarization: Fire Captain Sean Devlin led our District Familiarization exercise. June’s assignment was to have engine companies take advantage of school being out to get on the grounds, walk the campuses, train, and re-familiarize themselves with key locations like utilities and Knox Box locations.

SOUTHZONE MULTI-DEPARTMENT TRAINING

- A.** There was no scheduled training for the southzone agencies for the month of June. With the summer weather approaching Woodside Fire, through the Training Division, hosted a number of classes at fire station 19 that prepare Captains and aspiring Captains to manage engine company operations while on a wildland incident.

PROBATIONARY TRAINING



Woodside Fire Protection District Training Division Report June 2023

Battalion Chief Keenan Hird

2021 Probationary Firefighters (Campbell, Cuschieri, Griffiths, Imber)

On June 13th 2023, the Probationary Firefighters were given their Block III Probationary Written and Manipulative Tests. All members passed all sections and test stations of the written and manipulative tests with an average written score of 93.5% and an average manipulative score of 96%. These tests complete the Probationary Training process and testing for the 2021 Probationary Firefighter Group. They will end their probationary term on September 1st and be recommended for permanent status.

2022 Probationary Firefighters (Dale, Morales)

On June 8th 2023, the Probationary Firefighters were given their Block II Probationary Written and Manipulative Tests. All members passed all sections and test stations of the written and manipulative tests with an average written score of 87.5% and an average manipulative score of 98.4%. The 2022 Probationary Firefighters have been assigned their Block III Probationary manual for studying and manipulative training.

2022 Probationary Firefighter Zolnierek

Ben continues to work on his accelerated training course on Block I as he finalizes his studying and manipulative training. In June, Ben worked on primary vehicle stabilization, hose pulls and district mapping. Ben will have his Block I test on Sunday, July 9th.

CONTINUING EDUCATION PROGRAM (JUNE)

- Rescue Systems III
 - Mark Akiyama
- S230/S231 - Engine Boss
 - Robert Douthit
 - Anthony Armanino
 - Chris White
 - Beau Witsoe



Woodside Fire Protection District Training Division Report June 2023

Battalion Chief Keenan Hird

- S219 - Firing Operations
 - Chris Wels
 - Kyle Emmert
 - Cody Campbell
- S215 - Fire Operations
 - Justin Werle
 - Chris Wels
 - Erik Lohmann
 - Cody Campbell
 - Beau Witsoe

Meetings Attended:

- Board of Directors
- Command Staff
- San Mateo County Training Chiefs



Monthly EMS Report

June 2023

Training

Monthly Training for the EMS Division was delivered online in preparation for our annual hands-on Trauma training. Additionally in collaboration with fire suppression and Redwood City Fire Department EMS training was delivered online to allow for Shift and Engine Company flexibility to accommodate additional department needs for probationary training, DEI training, and mental health awareness.

EVENTS

EMS Training for the SMC Fire Academy. Woodside Fire Engine 8, Engine 19, and MED2 provided instruction for the day teaching High Performance CPR, BLS CPR refresher Course and recertification of 12 infrequently used EMT skills.

The Fire Chief, Deputy Fire Chief, Med 2, and Labor continued brainstorming and contract negotiations with AMR.

Congratulations to Probationary Firefighter Ben Zolnierok on passing his San Mateo County Paramedic accreditation. Thank You to Firefighters Chris O’Leary and Erik Lohmann.



Committee Participation

San Mateo County Training Officers – EMS Liaison

EMS Bimonthly Supervisor Meeting

Quality Leadership Committee – Focus on trauma, treatment and triage.

First Pass QA/QI software Beta Test (Interim Captain Lima and MED2)

PPP Protocol, Policy, Procedure

M107 June Statistics

Total Cals -256

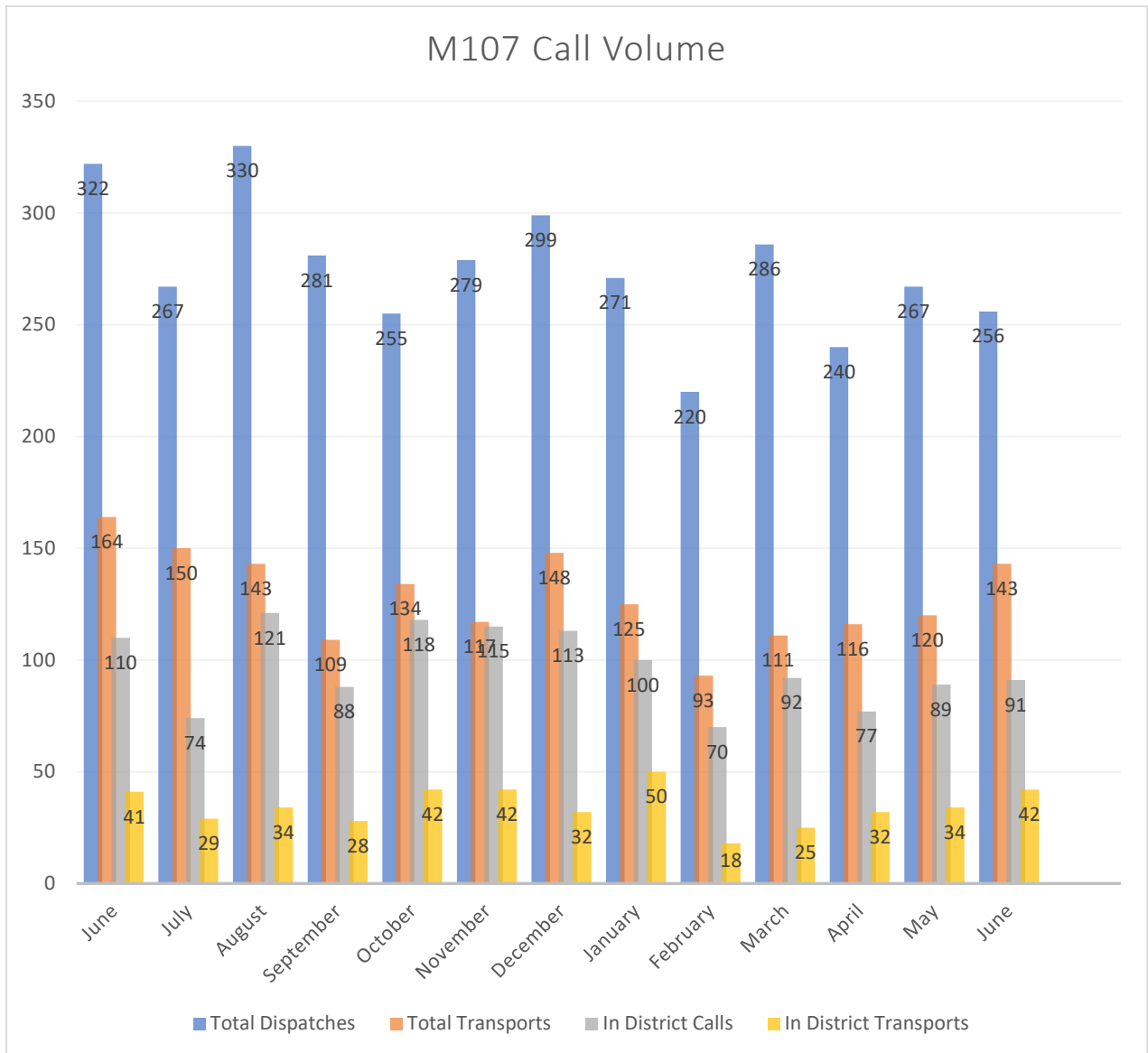
Total Transports 143

In District Calls -91

In District Transports – 54 (M107 transported 42 Of 54 Patients)

Life Flight – 3

Mobile Stroke Unit – 1





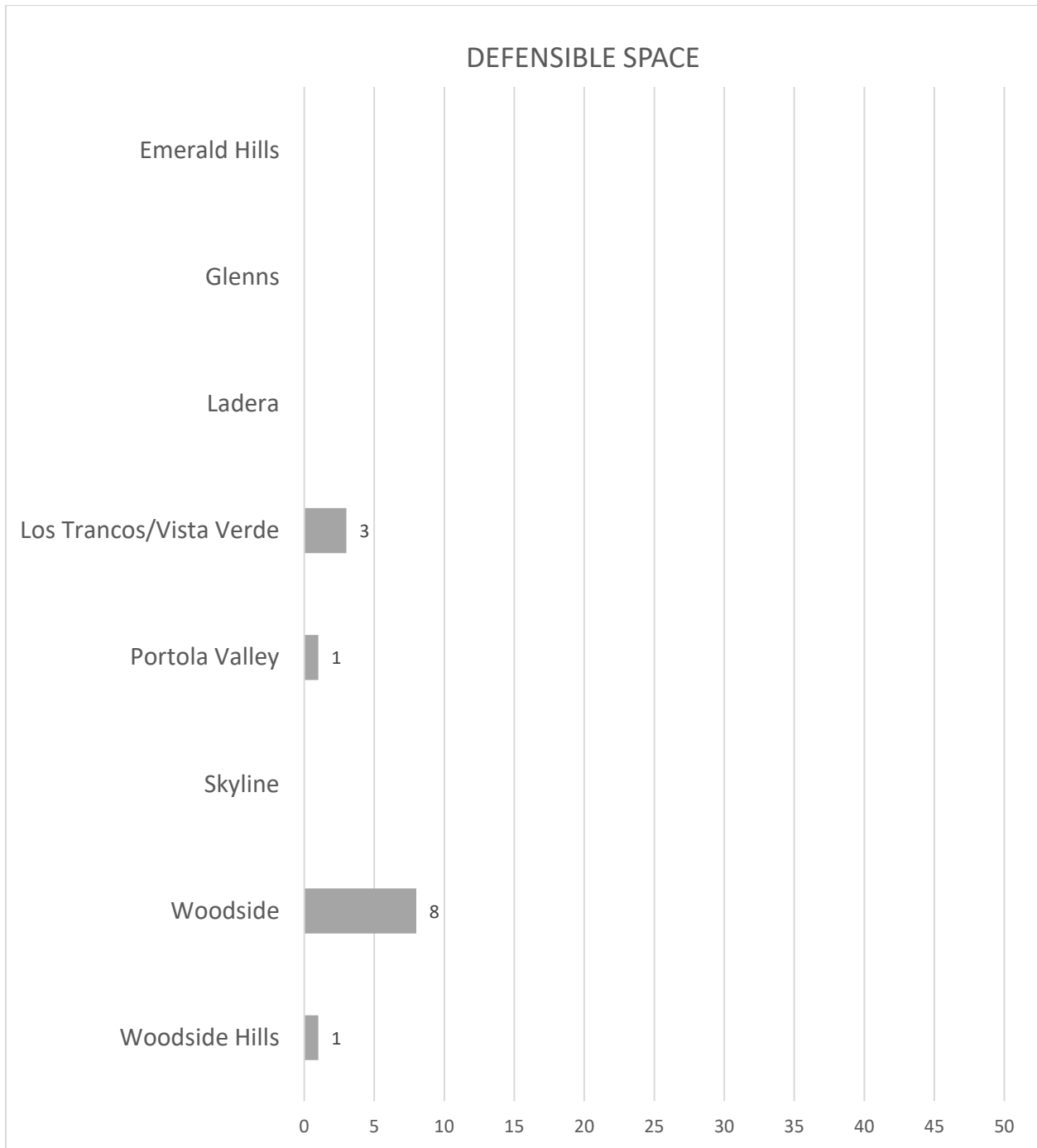
**Monthly Fire Prevention Report
June 2023**

**Woodside Fire Protection District
Prevention Division Report
June 2023**

Fire Marshal Don Bullard

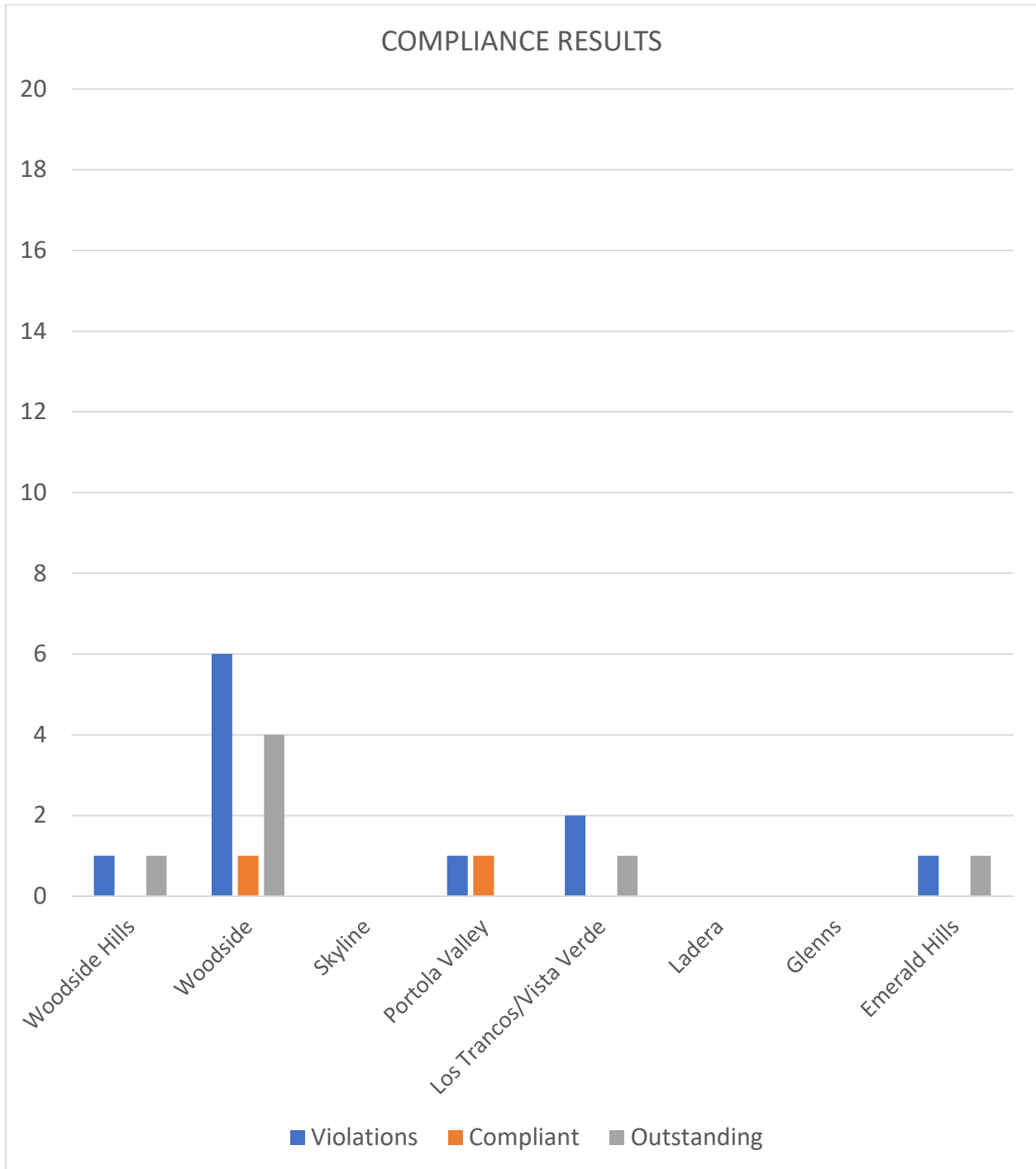


Monthly Fire Prevention Report June 2023





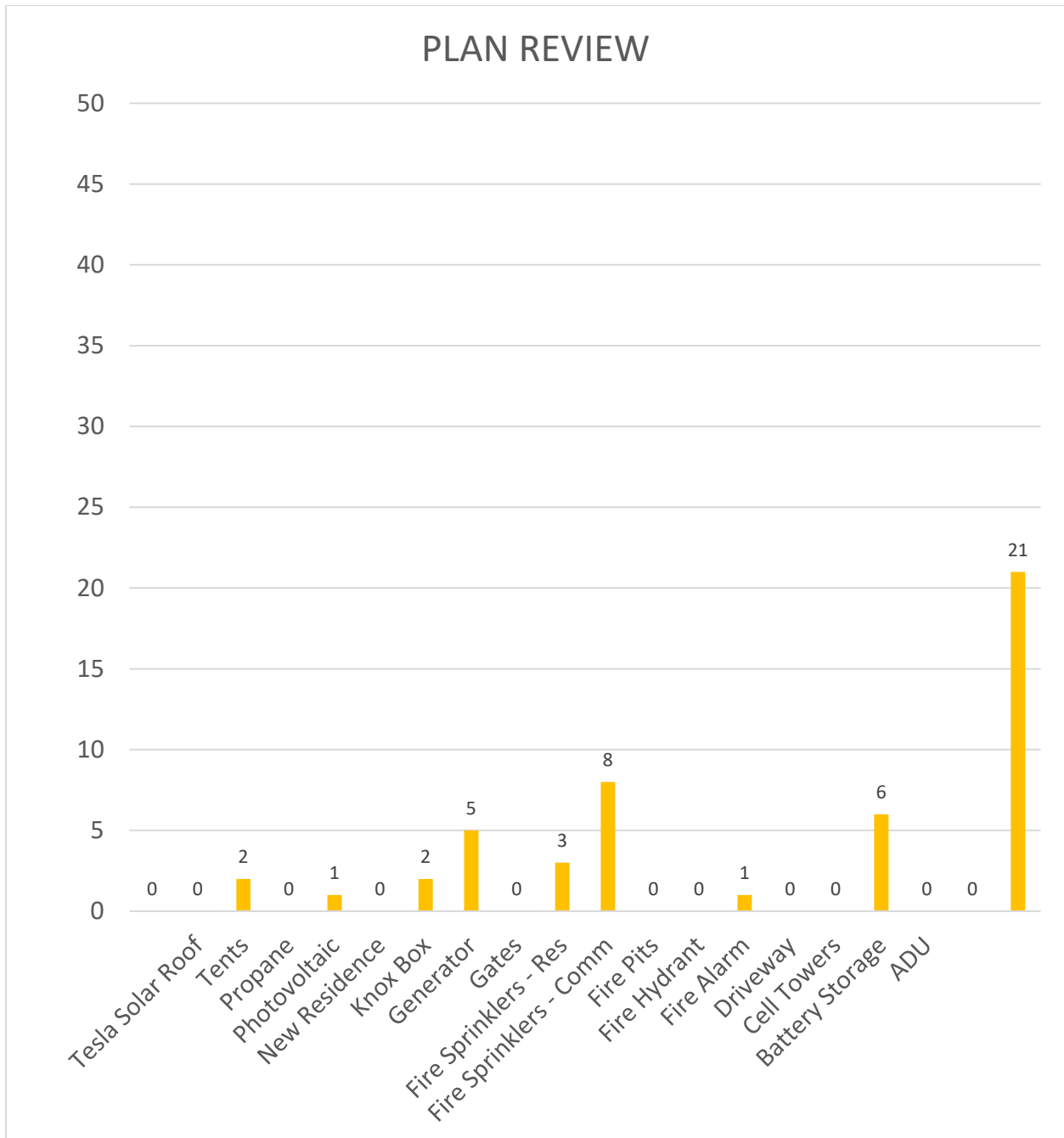
Monthly Fire Prevention Report June 2023





Monthly Fire Prevention Report

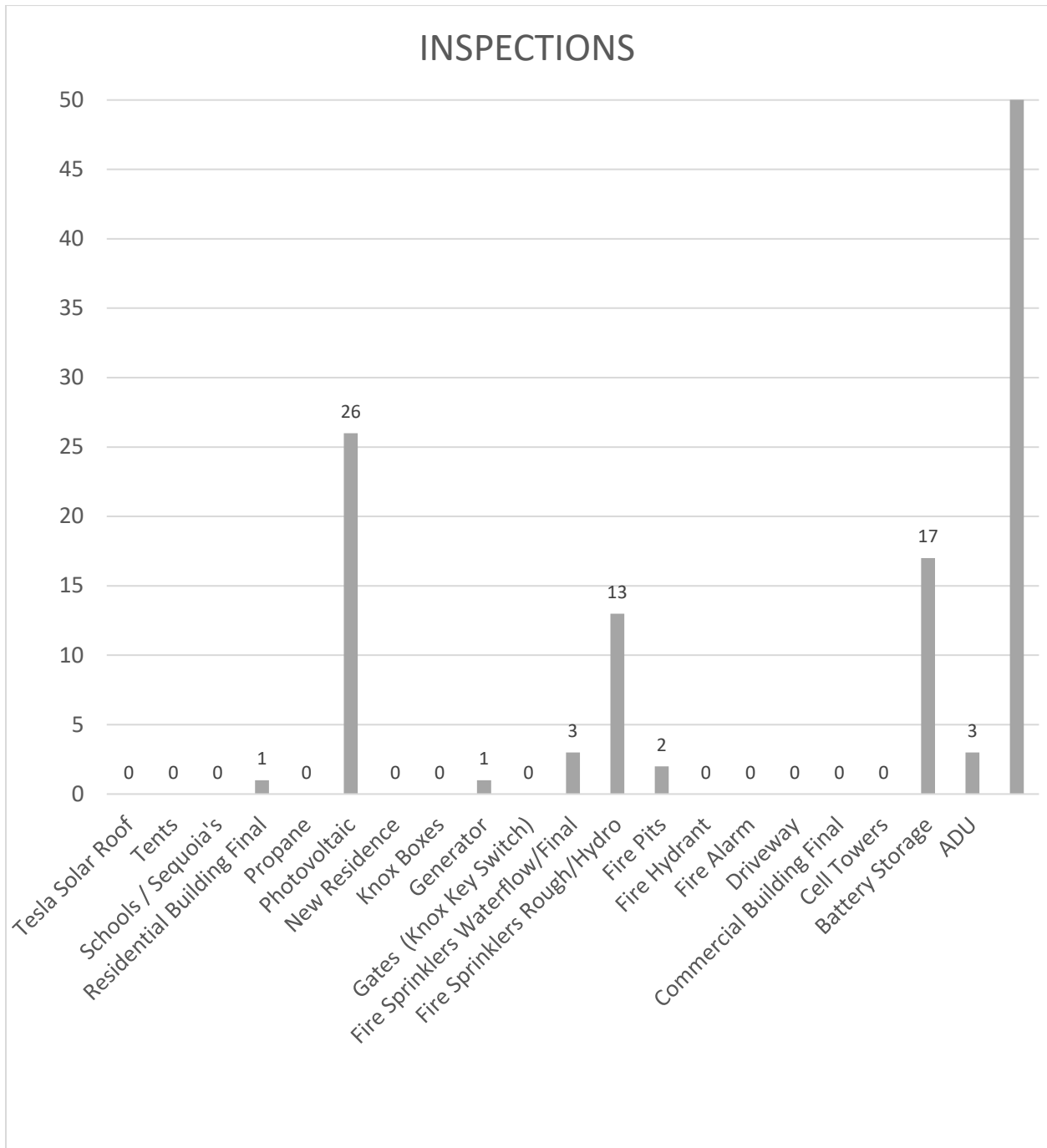
June 2023





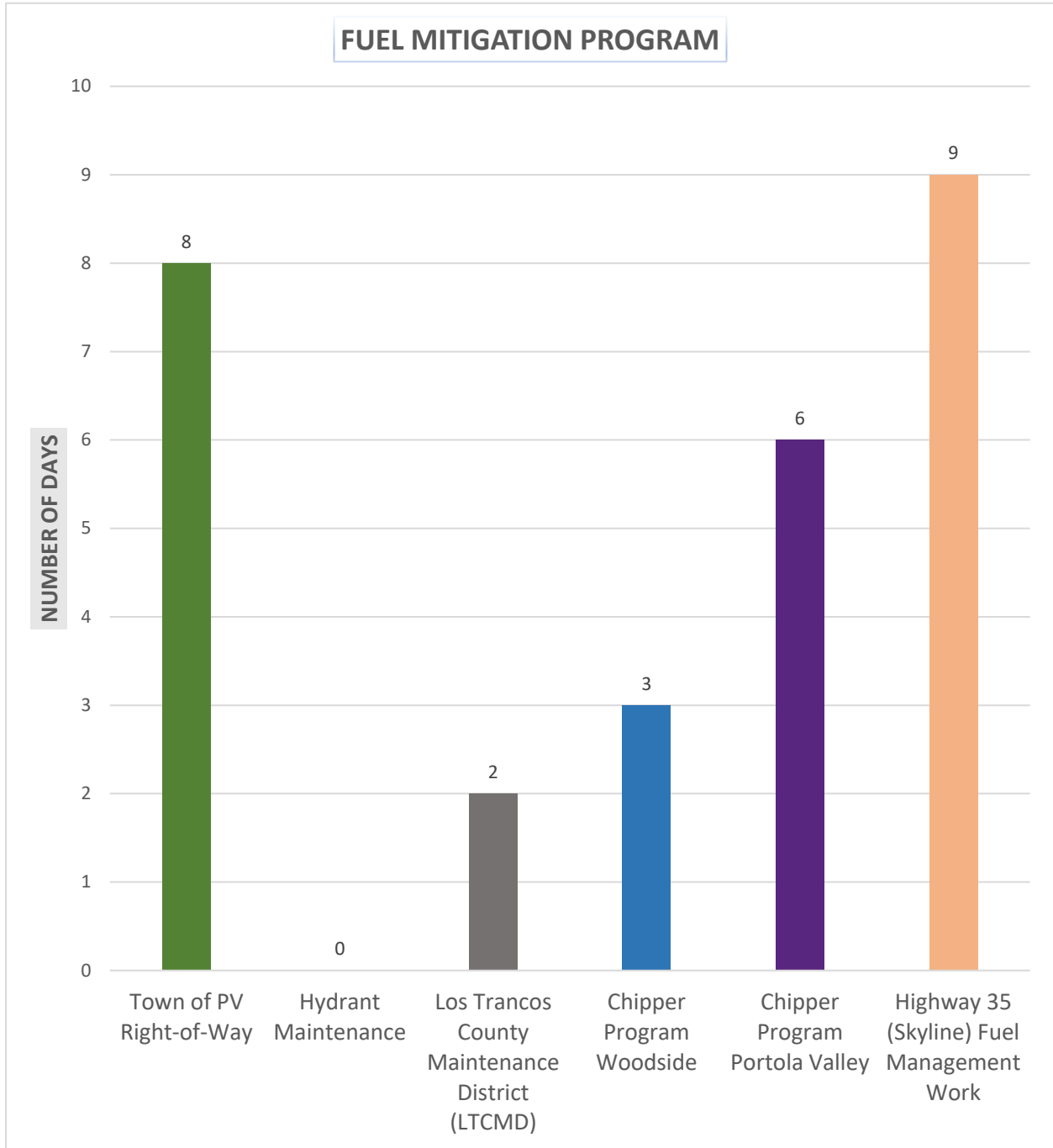
Monthly Fire Prevention Report

June 2023



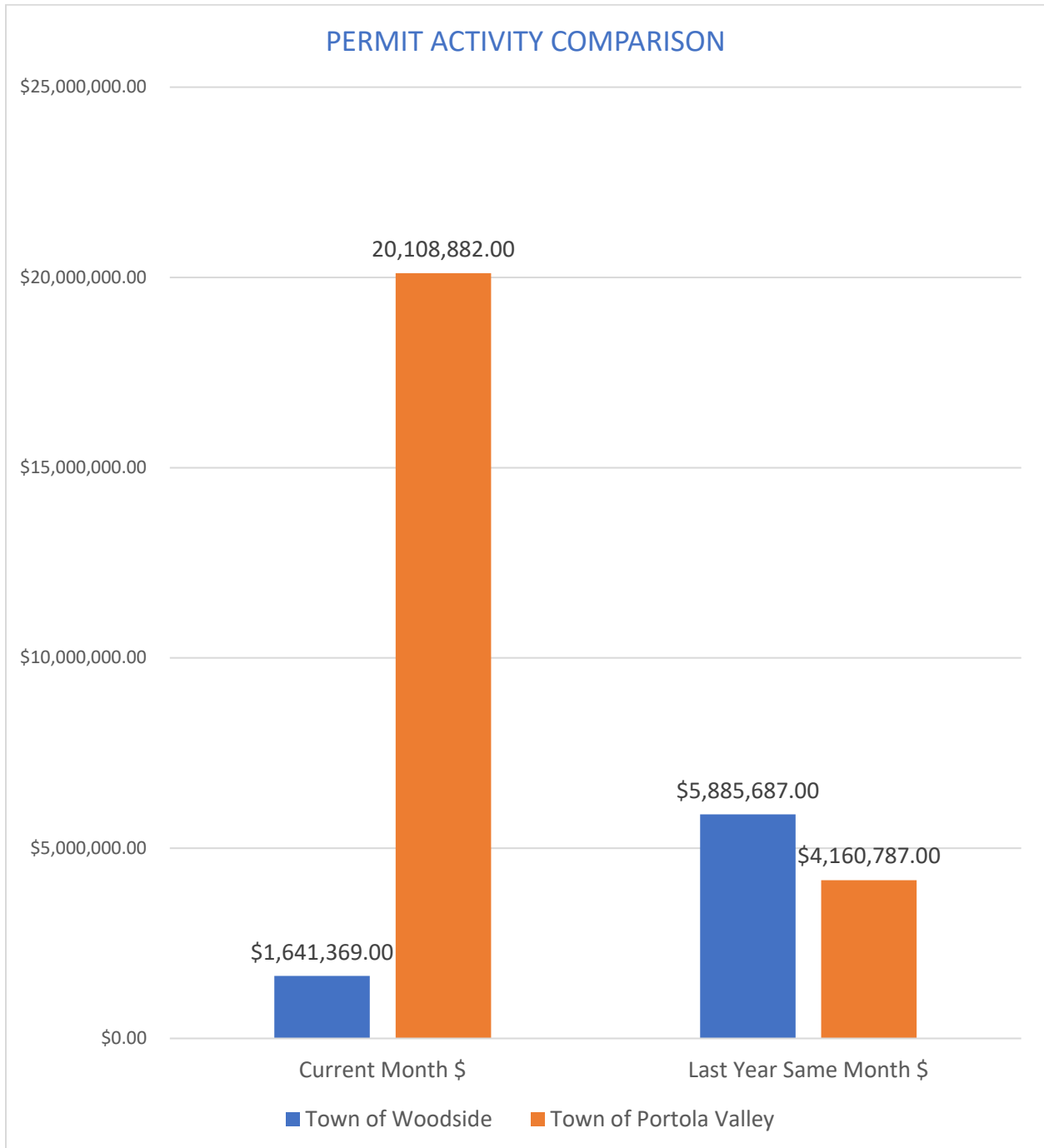


Monthly Fire Prevention Report June 2023



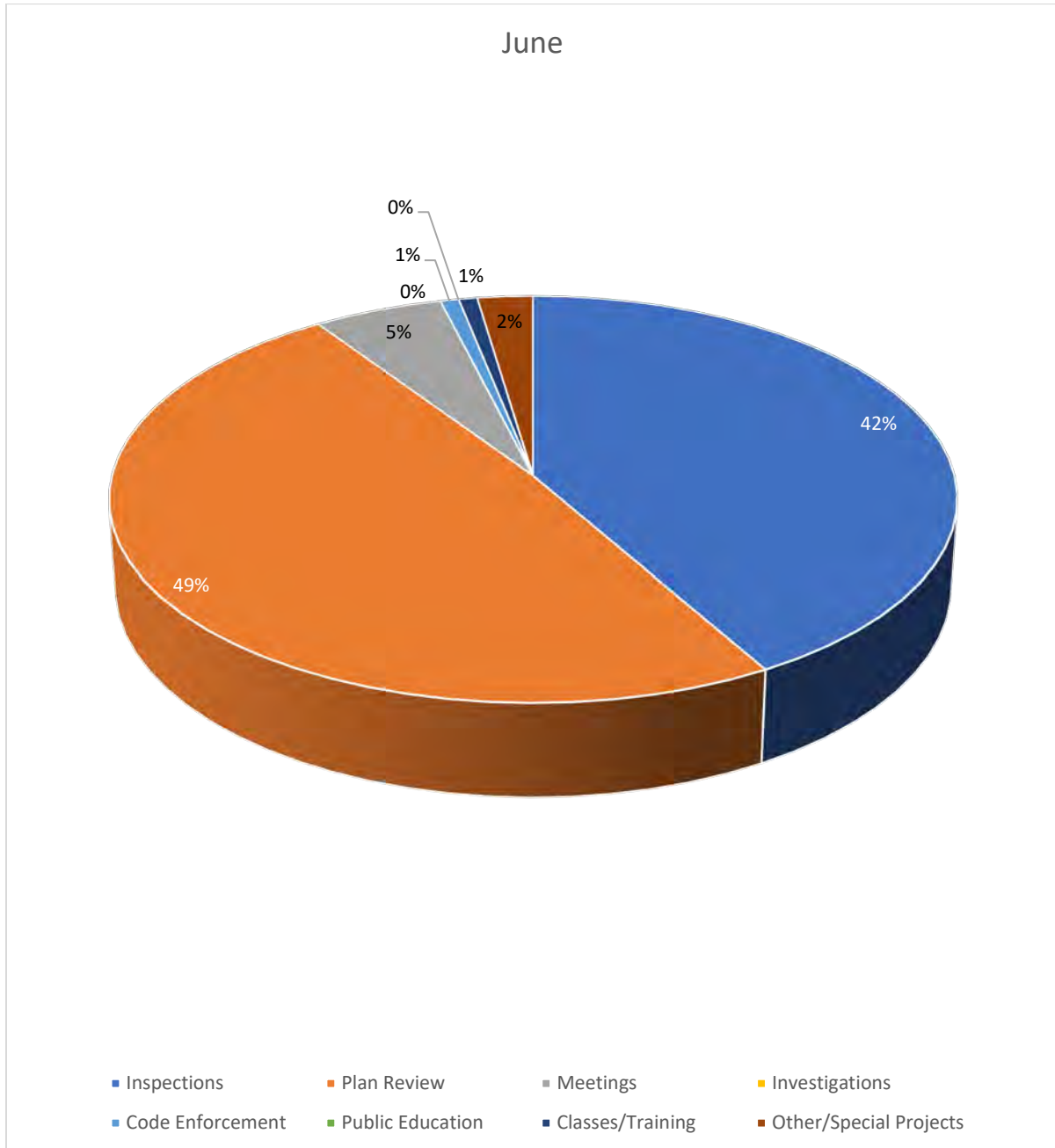


Monthly Fire Prevention Report June 2023





Monthly Fire Prevention Report June 2023





Monthly Fire Prevention Report June 2023

Prevention Classes and Meeting June 2023

6/21/23 SMCP FPO Meeting- Marshall, Kim

Month in Review:

- ✓ Continued Inspections and Plan Review.
- ✓ Purchased an electronic plan review table.
- ✓ Evacuation meetings continue.
- ✓ Work in progress for new website.
- ✓ Continuing mitigation work is ongoing Hwy 35.
- ✓ DSI Inspections continue.

Submitted by: Fire Marshal, Don Bullard



Woodside Fire Protection District Operations Division Report

June 2023

Battalion Chief

Vince Nannini

The Woodside Fire Operations Division roles and responsibilities are to provide an efficient safe operating strategy that adheres to County and District Policies and Guidelines. We also maintain our fleet and all associated tools and equipment to maintain a constant state of readiness. To respond not only in our fire district but throughout the County and State. The Operations Div. is also responsible for the Health and Wellness program, Safety Committee and loss reduction. Which contributes to the organization's success.

The Operations Division helps support a multitude of different areas within our organization to help accomplish our many goals. These areas include Prevention and Fuel Mitigation support, manages our Single Resource program and equipment, Recruit Academy support, The Operations Division Chief, while on shift, also sits on committees such as SMCO Operations Committee, Safety and Loss Reduction committee and Apparatus committee.

Below is the status of the fleet and equipment status and an update of ongoing projects for the month.

Woodside Fire Operations

A. Apparatus Committee: -

1. The new Battalion Chief Command vehicle is under construction.
2. A completion date and delivery date mid to late July supply issues.
3. Install portable radio chargers back in each rig.
4. Radios are to be upgraded in all front-line apparatus.



Woodside Fire Protection District Operations Division Report

June 2023

**Battalion Chief
Vince Nannini**

B. Vehicles:

1. All front-line engines are back in service.
2. In reserve we have WF-27 and WF-28, and the reserve rescue WF-12 is in storage in ready status.
3. E507 back in service @ Station 7
4. WT 108 back in-service at Sta. 8.
5. New command staff FC vehicle should be completed in the coming weeks.
6. EMS vehicle will be in-service.

C. Shift Work:

1. This month crews studied their primary response district by driving the streets and reviewing maps.
2. Crews also trained on wildland firefighting.
3. County Operations meeting (6/22/2023)
4. Board of Directors / Command Staff Meeting
5. Officer expectations meeting (C shift Officers and Acting Officers).
6. Successor training with future BC's and Captains.
7. Probationary training, Firefighter/Paramedics Campbell, Dale and Imber. Testing is complete and all passed and continue to perform well.
8. FF/PM Imber and Campbell have opened their operator task book

D. Health and Wellness:

1. Safety / loss reduction meeting, scheduled for 7/12/23.
2. Mobius Fitness continues to support our crews with yoga and stretching.
3. Physicals have been completed.
4. Researching an alternative to Kaiser for physicals and work-place injuries.



Woodside Fire Protection District Operations Division Report

June 2023
Battalion Chief
Vince Nannini





**Woodside Fire Protection District
Logistics Division
Facilities and Information Technology
Monthly report for June 2023
Battalion Chief Eric Zabala**

The Woodside Fire Facilities and Information Technology Division exist to provide oversight and structure to the continued maintenance and well-being of all Woodside Fire Department stations, as well as the technology necessary for our daily operations. We strive to provide the most current and relevant programs as well as equipment to all of our stations and apparatus to ensure that our employees have everything they need to serve our community at the highest standard. We look to maintain our stations in a manner that would make the citizens we serve proud as well as ensuring the safety of all who work and visit our stations on a daily basis. Through this division we continue to look for new ways to keep our facilities, and our technical and operational capabilities at the forefront of the fire service as well as plan and anticipate for continued growth and technological advancements of the future.

1. Facilities

Station 7-

Station 7 project is doing very well. They have begun to dig the trenches for the underground utilities and that is moving a full pace. Work on installing the elevators is in progress as well. It is pretty incredible to see this project come together, and the excitement is definitely building amongst the line personnel. We are still holding the weekly build meetings and are still expecting a completion date around November 21st. Below are some pictures of our progress.







Station 8-

The station 8 project continues to move along at a very fast pace and we are starting to definitely see the light at the end of the tunnel. They work through the kitchen remodel at a very fast pace to the gratitude of the guys who had made a makeshift kitchen in the dining room and outside as well. Some of the hazard trees have been mitigated and the grading continues. We still hold the weekly meetings and are on the same completion timeline of mid-October. Below are some pictures of our progress.









Interim Station 7-

All is going well at the interim station. The crews have continued to settle in and make it ours until we move out. Some of the firefighters took it upon themselves to adapt to the tight quarters by building stadium seating box to help facilitate getting more out of the space utilizing left over wood from ventilation training. As you can see in the apparatus bay we make the most out of our spaces making it a temporary gym as well.





IT-

- **We continue the build process for our new first arrival program. We continue to gather all the necessary information to submit to them as well as structure what we want to see on the platform. We have purchased the monitors to install in the stations.**
- **Work continues with Stepford to ensure IT needs are being met.**
- **We continue to work with Green Infrastructure Design are pleased to be printing and delivering new updated district wall maps to all our stations. This information is vital to our success in emergency response as well as district familiarization.**
- **We have made some more purchases of computers and iPads as part of our ongoing commitment to cycling out outdated equipment and keeping all our stations and apparatus up to date.**
- **We have purchased new cell phones for our frontline apparatus as well as prevention vehicles to replace old, outdated technology and increase communication capabilities.**

Meetings attended-

- **Policy and Guideline**
- **Station Build Committee**
- **Green Infrastructure Design**
- **Command Staff**
- **Board of Directors**
- **Stepford**
- **First Arrival**