

COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, AICP
Agency Director

BUILDING
SERVICES DIVISION

Tim Wegner, Chief Building Official

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael Johnson, AICP
Agency Director

Tim Wegner, Chief Building Official
Building Services Division

DATE: February 4, 2014

**SUBJECT: RESOLUTION RATIFYING THE FIRE PREVENTION CODE OF THE NORTH TAHOE
FIRE PROTECTION DISTRICT**

ACTION REQUESTED

Adopt a resolution ratifying North Tahoe Fire Protection District's Resolution No. 11-2013 (which sets forth the findings for local amendments) and Ordinance 03-2013 adopting the 2013 California Fire Code and direct staff to transmit your determination to the District. There is no net County cost associated with this action.

BACKGROUND

The California Fire Code establishes minimum standards for protection of life and property from fire, explosion and hazardous materials release. Fire districts are authorized by law to enact stricter standards than those in state or local codes. In order to enact stricter standards, the District's legislative body must adopt its own ordinance/resolution implementing the California Fire Code with amendments. The Fire District must also adopt findings of fact and need for changes or modifications due to local conditions. No such ordinance of a local fire district becomes effective unless or until it is ratified by the legislative body of the city or county in which the local district is located.

Health and Safety Code section 13869.7(c) outlines the procedure that the Fire District must follow to gain ratification. Specifically, section 13869.7 requires the Fire Protection District to transmit the adopted ordinance/resolution of findings to the county or city where the ordinance will apply. After transmittal, the legislative body of that county or city may ratify, modify, or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination.

The North Tahoe Fire Protection District ("NTFPD") is located within the boundaries of Placer County. On November 20, 2013, the NTFPD's Board of Directors passed Resolution No. 11-2013 setting forth its findings to support local amendments because of local conditions, and Ordinance No. 03-2013 adopting the 2013 California Fire Code with amendments. The ordinance and findings were transmitted to the County and have been reviewed by the Placer County Building Service Division. Copies are attached for your Board's consideration.

Based on the Building Service Division's review of NTFPD's Resolution No. 11-2013 and Ordinance 03-2013, staff recommends that your Board ratify the same by adopting the attached resolution. Staff also request that your Board direct staff to transmit a copy of the resolution to NTFPD.

FISCAL IMPACT

There is no fiscal impact to the County with this matter. The NTFPD Fire Prevention Code is enforced by the NTFPD, and any appeals will go to the District's Board for resolution and enforcement.

ATTACHMENTS

Attachment 1: Resolution Ratifying the North Tahoe Fire Protection District's adoption of the 2013 California Fire Code
Exhibit A: North Tahoe Fire Protection District Boundaries
Exhibit B: Resolution No. 11-2013 and Ordinance 03-2013, A Resolution and Ordinance of North Tahoe Fire Protection District adopting the 2013 Fire Prevention Code with amendments and findings.

cc: Michael Schwartz - Fire Chief, North Tahoe Fire Protection District
Michael Johnson - CDRA Director
Karin Schwab - County Counsel
Rui Cunha - OES Assistant Director

**Before the Placer County
Board of Supervisors
County of Placer, State of California**

In the matter of:

Resol. No:.....

Ratification of the NORTH
TAHOE FIRE PROTECTION
DISTRICT's Adoption of the
2013 California Fire Code.

The following Resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Board of Supervisors

WHEREAS, California Health and Safety Code section 13869.7 allows a fire protection district to adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal and contained in the California Building Standards Code; and

WHEREAS, a fire protection district that proposes to adopt such an ordinance must also adopt findings of fact and need for changes or modifications because of local conditions in compliance with Health and Safety Code section 18941.5; and

WHEREAS, Health and Safety Code section 13869.7(c) requires the fire protection district to transmit the adopted ordinance and resolution of findings to the county or city where the ordinance will apply; and

WHEREAS, Health and Safety Code section 13869.7(c) authorizes the legislative body of that county or city to ratify, modify or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination; and

WHEREAS, no ordinance adopted by a fire protection district under Health and Safety Code section 13869.7 shall be effective unless or until it is ratified by the legislative body of the city or county where the ordinance will apply; and

WHEREAS, the NORTH TAHOE FIRE PROTECTION DISTRICT is located within the boundaries of Placer County as depicted in Exhibit "A"; and

WHEREAS, on November 20, 2013, the NORTH TAHOE FIRE PROTECTION DISTRICT's Board of Directors passed Resolution No. 11-2013 setting forth findings to support the amendments because of local conditions, and Ordinance No. 03-2013 adopting the 2013 California Fire Code with amendments and attached hereto as Exhibit B; and

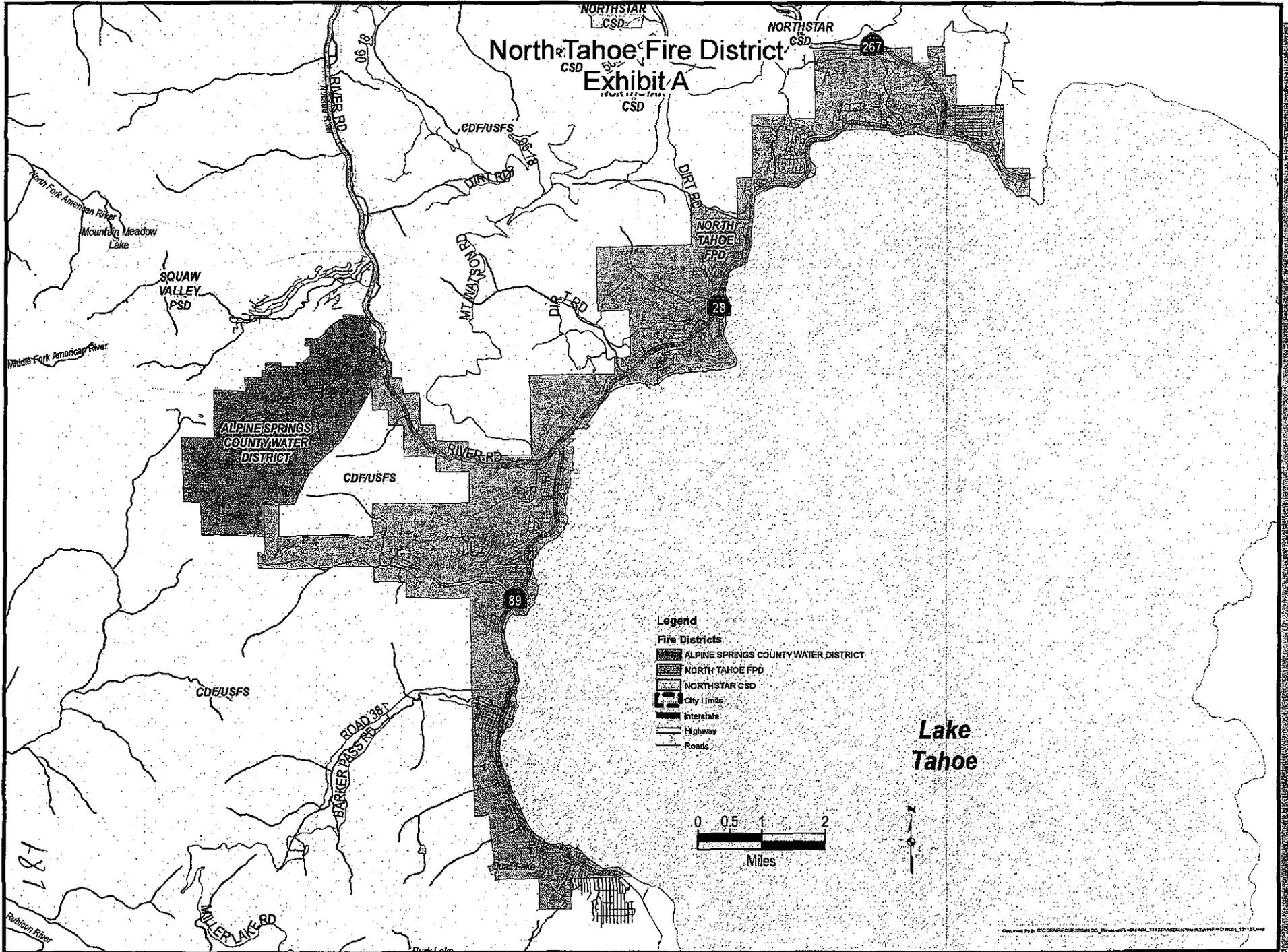
WHEREAS, the NORTH TAHOE FIRE PROTECTION DISTRICT has transmitted a copy of Resolution No. 11-2013, and Ordinance 03-2013 to the County; and

WHEREAS, this Board has considered Resolution No. 11-2013, and Ordinance 03-2013 as attached hereto and wishes to ratify the same.

NOW, THEREFORE, BE IT RESOLVED by the Placer County Board of Supervisors to ratify the NORTH TAHOE FIRE PROTECTION DISTRICT's Resolution No. 11-2013 and Ordinance No. 03-2013, adopting the 2013 California Fire Code with amendments as set forth in Exhibit "B".

BE IF FURTHER RESOLVED, that this resolution shall be effective immediately.

North Tahoe Fire District Exhibit A



- Legend**
- Fire Districts**
- ALPINE SPRINGS COUNTY WATER DISTRICT
 - NORTH TAHOE FPD
 - NORTH STAR CSD
 - City Limits
 - Interstate
 - Highway
 - Roads



Lake
Tahoe

EXHIBIT B



**RESOLUTION NO. 11 – 2013
OF
NORTH TAHOE FIRE PROTECTION DISTRICT
STATE OF CALIFORNIA**

AN ORDINANCE FOR THE NORTH TAHOE FIRE PROTECTION DISTRICT SETTING FORTH FINDINGS WITH RESPECT TO LOCAL CONDITIONS WITHIN THE NORTH TAHOE FIRE PROTECTION DISTRICT WHICH MAKE CERTAIN MODIFICATIONS AND CHANGES TO THE CALIFORNIA FIRE CODE AS AMENDED BY THE STATE OF CALIFORNIA REASONABLY NECESSARY FOR PRESERVING FIRE AND LIFE SAFETY IN THE NORTH TAHOE FIRE PROTECTION DISTRICT

Section 1: The Governing Board of the North Tahoe Fire Protection District finds and resolves as follow:

WHEREAS, Health & Safety Code Section 17958.5 permits a Fire Protection District to adopt an ordinance which changes or modifies the State Housing regulations adopted pursuant to Health & Safety Code Section 17922 upon determination that such changes or modifications are necessary due to local conditions; and

WHEREAS, Health & Safety Code Section 17958.7 requires that a Board of Directors making any changes or modifications pursuant to Health & Safety Code Section 17958.5 shall make express finding that such changes or modifications are needed; and shall file a copy of change or modification and said finding with the Department of Housing and Community Development.

NOW, THEREFORE BE IT RESOLVED AND ORDERED, that insofar as Ordinance 03 – 2013 of the North Tahoe Fire Protection District may change or modify the State Housing Regulations adopted pursuant to Health & Safety Code Section 17922, as to the requirements listed in the conclusion of this finding. The Board of the North Tahoe Fire Protection District, after having duly noticed and held public hearing, expressly finds that such change or modification is reasonably necessary because of local conditions as more specifically set forth as follows:

**FINDINGS OF FACT AND NEED
FOR CHANGES OF MODIFICATIONS
TO THE STATE BUILDING STANDARDS CODE
BECAUSE OF LOCAL CONDITIONS**

CHANGES OR MODIFICATIONS: Pursuant to Section 17958.5, 17958.7 and 18941.5 of the California Health & Safety Code, the Board of Directors of the North Tahoe Fire Protection District, in its ordinance adopting and amending the 2012 edition of the International Fire Code and the 2013 California Fire Code, changes or modifies certain provisions of the 2013 California Building Standards Code, Part 9 (Title 24,CCR), as it pertains to the regulation of buildings used for human habitation and other types of structures, and general rules for fire safety. A copy of the text of such changes or modifications is attached.

FINDINGS: Pursuant to Sections 17958.5, 17958.7 and 18941.5 of the Health & Safety Code, the Board of Directors of the North Tahoe Fire Protection District has determined and finds that the attached changes or modifications to the 2013 California Fire Code and 2013 California Building Standards Code are needed and are reasonably necessary because of local climatic, geographic and topographic conditions.

LOCAL CONDITIONS: Local conditions have an adverse effect on the prevention of (1) major loss fires, (2) major earthquake damage, and (3) the potential for life and property loss, making necessary changes or modifications to the aforementioned codes making up the 2013 California Building Standards Code in order to provide a reasonable degree of property security and fire and life safety in this jurisdiction.

Below are listed adverse local climatic, geographic and topographic conditions.

I Climatic

a. Precipitation.

Annual precipitation fluctuates greatly. Approximately 90 – 95 percent of the precipitation occurs during the months of November through April, and 5 – 10 percent occurs from May through October. This area has experienced major droughts in the recent past; one in 1977 – 1978, one which started in 1989 and lasted into 1994, another one from 1999 – 2004 and 2006 – 2009. It is possible that more droughts will occur in the future. Electrical storms are frequent and are usually accompanied by little rainfall, potentially creating numerous lightning caused fires.

b. Relative Humidity.

During the summer months (June through September), the daily humidity generally ranges around 30 percent, and often drops to the low teens. During a recent wildland fire where 5 homes were lost, the humidity was at 9 percent Relative Humidity.

c. Temperatures.

During the summer months (June through September), the daily temperatures commonly exceed 70 degrees Fahrenheit, with temperatures having been recorded as high as 90 degrees. Winter temperatures can drop to below 0 degrees Fahrenheit.

d. Winds.

The prevailing winds are out of the south and southwest. However, north and east winds occur during the spring (May through June), the fall (late September and October), and occasionally during the summer months (June through September). Wind velocities are generally in the range of five to fifteen miles per hour, gusting to thirty miles per hour during the summer months.

e. Summary.

These local climatic conditions affect the acceleration, intensity, and size of fire in our service area. Times of little or no rainfall, of low humidity and high temperatures create extremely hazardous conditions, particularly as they relate to the wildland – urban interface. The winds experienced in this area can have a tremendous impact upon structure fires of buildings in close proximity to one another, and to wild lands commonly found in the North Tahoe Fire District.

II Geographic and Topographic

The fire environment of a community is primarily a combination of two factors: the area's physical geographic characteristics and the historic pattern of development. These two factors, alone and combined, create a mixture of environments that ultimately determines the area's fire protection needs.

The basic geographical boundaries of our service area include all of Placer County at Lake Tahoe including along Highway 89 to Alpine Meadows Road.

Because of the size of our service area (31 square miles) and changes in elevation, the characteristics of the fire environment change from one location to the next. As such, our service area has not one, but a number of fire environments, each of which has its individual fire protection needs.

Our service area has a varied topography and vegetative cover. It has relatively flat area along the shoreline turning to steep hills as part of the Tahoe Basin. The vegetative cover ranges from stands of manzanita to dense forests of Douglas fir and pines. Development has occurred as the communities have extended north and west.

a. Seismic Location.

The relatively young geological processes that have created our area if service are still active today. Our service area incorporates a portion of the North Tahoe, West Tahoe, and Dollar Point earthquake faults and is adjacent to several other potentially active faults. The District's entire land surface is in the high-to-moderate seismic hazard zones.

b. Size and Population.

Our service area covers 31 square miles with a population of 12,000 swelling to over 50,000 during the summer months. Within our service area is 6 fire stations and approximately 50 fire district personnel. The Fire District handles diverse responsibilities including wildland, urban, back country, and paramedical responses.

- 2) The extent of isolation due to bridge and/or freeway overpass collapse;
- 3) The extent of roadway damage and/or amount of debris blocking the roadways;
- 4) Climatic conditions (hot, dry weather with high winds);
- 5) Time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours;
- 6) The availability of timely mutual aid or military assistance;
- 7) The large portion of dwellings with wood shingle roof coverings could result in conflagrations

Conclusion:

Local climatic, geographic and topographic conditions impact fire prevention efforts, and the frequency, spread, acceleration, intensity and size of fire involving buildings in this community. Further, they impact potential damage to all structures from earthquake and subsequent fire. Therefore it is found to be reasonably necessary that the International Fire Code and the State Building Standards Code be change or modified to mitigate the effects of the above conditions.

Furthermore, California Health & Safety Code Sections 17958.7 and 148941.5 requires that the modification or change be expressly marked and identified as to which each finding refers. Therefore, the North Tahoe Fire Protection District finds that the following table provides code sections that have been modified pursuant to Ordinance 03 – 2013 which are building standards as defined in Health & Safety Code Section 18909, and the associated referenced conditions for modification due to local climatic, geographical and topographical reasons.

Section 2: Amendments to the 2013 Edition if the California Fire Code are found reasonably necessary based on the climatic, geographic and/or topographic conditions cited in Section 1 of this Resolution and are listed as follows:

<u>Code Section</u>	<u>Findings in Section 1</u>
Chapter 1	Administrative
Chapter 2	Administrative
Chapter 3	I(a), I(b), I(d)
Chapter 5	I(a), II(c)
Chapter 9	I(a), I(c), II(c)
Chapter 49	I(a), I(c), II(c)
Chapter 50	Administrative
Chapter 57	I(a), II(a), II(b)
Chapter 61	I(a), I(c), II(a), II(b), II(d)

This Resolution shall take effect and be in force from and after its approval as required by law.

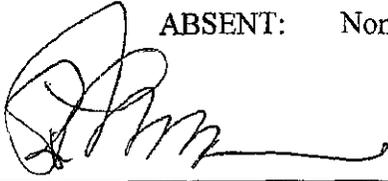
Adopted by the following vote by the Board of Directors of the North Tahoe Fire Protection District this 20th day of November 2013.

AYES: Directors Loverde, Correa, Hale, Potts and Baffone

ABSTAIN: None

NOES: None

ABSENT: None



Director of the Board, North Tahoe Fire District

ATTEST:



Clerk of the Board



**NORTH TAHOE FIRE PROTECTION DISTRICT
ORDINANCE NO. 03 – 2013**

AN ORDINANCE FOR THE NORTH TAHOE FIRE PROTECTION DISTRICT AMENDING THE FIRE PREVENTION CODE OF THE DISTRICT PERTAINING TO THE AMENDMENT AND ADOPTION OF THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS), PART 9 (2013 CALIFORNIA FIRE CODE) INCLUDING APPENDICES B, C, D, F, I, K, AND SPECIFIC SECTIONS OF THE 2012 INTERNATIONAL FIRE CODE AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL; REPEALING ORDINANCE NO. 1 – 2011 OF THE NORTH TAHOE FIRE PROTECTION DISTRICT AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, fire protection districts are generally required to adopt the State Building Standards; and

WHEREAS, fire protection districts are allowed to make amendments to those state standards when justified by local topographical, climatic and geographical conditions; and

WHEREAS, contemporaneously herewith the Board of Directors has made such findings and directed that they be submitted to the State forthwith;

NOW, THEREFOR BE IT ORDAINED BY THE NORTH TAHOE FIRE PROTECTION DISTRICT, AS THE GOVERNING BOARD OF THE DISTRICT AS FOLLOWS:

Section 1. That Ordinance No.01 – 2011 of the North Tahoe Fire Protection District is repealed.

Section 2. That Ordinance No. 03 – 2013 is hereby adopted as the Fire Prevention Code of this District in word and figures as follows.

Ordinance No. 03-2013

**Fire Prevention Code of the
North Tahoe Fire Protection District**



Adopted November 20, 2013

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FIRE PREVENTION CODE

Chapter 1

FIRE CODE ADOPTED

In addition to CFC Chapter 1; IFC Chapter 1 Division II Adopt Entire Chapter as amended (amended sections listed below)

101 CFC Amended. Subject to the particular additions, deletions and amendments hereinafter set forth in this ordinance, the rules, regulations, provisions, and conditions set forth in that certain code entitled the 2013 California State Code, including appendices B, C, D, F, I, and K, and specific sections of the International Fire Code, 2012 Edition, published by the International Code Conference, and the whole thereof, a full copy of which is on file with the fire chief in book form and which, as so filed, is referred to, adopted and made part hereof as fully and for all intents and purposes as though set forth herein at length, shall be and the same is established and adopted as the rules, regulations, provisions, and conditions to be observed and followed to govern the maintenance of buildings and premises; to safeguard life, health, property and public welfare by regulating the storage, use and handling of dangerous and hazardous materials, substances, and processes and by regulating the maintenance of adequate egress facilities on any premises within the fire protection district; providing for issuance of permits and collection of fees therefore; and providing penalties of violation of such code; and subject to said additions, deletions and amendments hereinafter, shall be known and referred to as the Fire Prevention Code of and for the North Tahoe Fire Protection District.

Section 104.7

Approved materials and equipment

104.7.2 – Technical Assistance Amended. To determine the acceptability of building design, Fire Department access, technology, processes, products, procedures, facility hazardous materials control, fire and life safety, material acceptability and uses relating to the design, operation, occupancy of a building or premises subject to the review and inspection of the Department, the Chief is authorized to require the owner or the person in possession or control of the building or premises to provide payment for services related to such review and inspection a monetary deposit. Such monetary deposit will be required by the Department, which will cover any and all cost to the Department for the retention of a fire and life safety consulting or engineering firm for the purposes of plan review, inspections and or technical reports. Such deposits will be used to cover actual costs incurred by the Department for services. The owner, or person in possession or control of the building or premises, prior to occupancy shall pay amounts for services, which are in excess of the deposit. Amounts of deposit in excess of service cost shall be refunded.

Such services shall be carried out by a qualified firm or organization with experience and expertise in fire protection engineering, hazard specific specialists, laboratories or fire safety consulting firms or organizations acceptable to the Chief. All work shall be carried out under the direction of the Chief and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes to the Chief.

The Chief is authorized to require design submittals to bear the stamp and signature of a professional engineer or licensed state contractor in the fields of fire alarm design and installation and/or fire sprinkler design and installation.

Section 114

Limitations of Rights

114.1 General. There is reserved, to the Board of Directors of the North Tahoe Fire Protection District, the right to amend, modify, supplement, revoke in whole, or in part, any of the provisions contained or incorporated herein, at any time and from time to time.

114.2 Limitations of rights. Nothing herein contained shall be deemed to limit or restrict the rights, duties or obligations given, granted or opposed upon this District by the laws of the State of California now in effect or hereinafter adopted.

Section 105.6

LP-Gas

105.6.27 – Amended. An operational permit is required for:

1. Storage and use of LP-Gas

~~**Exception:** A permit is not required for individual containers with a 500-gallon (1893 L) water capacity or less or multiple container systems having an aggregate quantity not exceeding 500 gallons (1893 L), serving occupancies in Group R-3.~~

Section 108.14

Board of appeals established

108.1 – Amended. The appeal process adopted in Article 15.04.710.C, PCC shall be used and is reprinted in its entirety as follows for reference:

In order to determine the suitability of alternate materials and type of construction and to provide for reasonable interpretation of the provisions of this code, there is hereby appointed a board of appeals consisting of the board of directors of each fire protection district for matters within their jurisdiction and the Placer County Building Board of Appeals in the remaining areas of the County. The Chief shall be an ex-officio member of the Board and shall act as secretary to the Board. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the chief with a duplicate copy to the appellant and may recommend to the Executive Body such new legislation as is consistent therewith.

Section 109.4

Violations penalties

109.4 – Amended. Unless otherwise noted in this Code, 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 Chief, or of a permit or certificate used under provisions of this Code, shall be guilty of a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100.00), and not to exceed five hundred dollars (\$500.00) or by imprisonment for a term not less than six months, or by both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

109.4.1 – Amended. Any violation of this Code or the Placer County Fire Code shall be deemed a public nuisance. In the event that a public nuisance is not abated in accordance with the Fire Chief's order, the Fire Chief may, upon securing approval of the Board of Directors of the North Tahoe Fire Protection District, proceed to abate the nuisance by force account, contract, or any other method deemed most expedient by the Board. Cost of said abatement may be charged to the property in a manner provided in the Placer County Code or such other laws as may be applicable.

Section 113.2

Schedule of permit fees

113.2 – Amended. The Fire Chief shall charge and receive such fees and charges for services and permits as set forth in the current ordinance setting fees for cost recovery of Fire and Life Safety activities and is incorporated herein by reference.

Section 114

Reserving of Rights

114.1 General. There is reserved, to the Board of Directors of the North Tahoe Fire Protection District, the right to amend, modify, supplement, revoke in whole, or in part, any of the provisions contained or incorporated herein, at any time and from time to time.

114.2 Limitation of Rights. Nothing herein contained shall be deemed to limit or restrict the rights, duties or obligations given, granted or opposed upon this District by the laws of the State of California now in effect or hereinafter adopted.

Chapter 2

DEFINITIONS

Add and/or amend the following definitions to Section 202 of the California Fire Code:

APPROVED shall mean as accepted by the Fire Chief of said District or their authorized representative, or as approved pursuant to the standards now existing or hereafter adopted by the District.

CORPORATION or DISTRICT COUNSEL - shall mean the attorney for the North Tahoe Fire Protection District.

DISTRICT shall mean the North Tahoe Fire Protection District and all areas within the exterior boundaries thereof as now or hereafter established.

EXECUTIVE BODY shall mean the Board of Directors of the North Tahoe Fire Protection District.

FIRE CHIEF shall mean the Chief of the North Tahoe Fire Protection District or his/her duly authorized representative.

JURISDICTION shall mean all areas within the North Tahoe Fire Protection District.

PERSON(S) shall mean and include all persons, firms, associates, organizations, corporations, individuals or other agency.

SHALL is mandatory and **MAY** is permissive.

Chapter 3

GENERAL REQUIREMENTS

In addition to CFC Chapter 3; IFC Chapter 3 Adopt only those sections that are listed below:

303.2, 303.3, 303.4, 303.5,

305, 307, 308, 310, 311.1,

311.2, 311.3, 311.4,

313 (with amended exception No. 3 to read "storage of equipment utilized for maintenance purposes is allowed in approved locations when the aggregate fuel capacity of the stored equipment does not exceed 10 gallons (38L)")

Chapter 5

FIRE SERVICE FEATURES

In addition to CFC Chapter 5; IFC Chapter 5 Adopt only those sections that are listed below:

503, 505, 506, 507.2,

507.5.2, 509

Section 506.1

Key Boxes

506.1.1 – Amended. Any structure which has access controlled by an electric gate shall have a key operated override switch installed for fire department access. The switch shall be a Knox System type key switch with "Fire Department" decal.

506.1.3 Key boxes for buildings with automatic sprinkler systems. Any building or complex of buildings, in which an automatic sprinkler system is installed, shall be provided with a Knox Box®, mounted in an approved location, containing appropriate keys for fire department access. This section applies to all new installations and existing installations, as required by the Fire Chief.

Section 507.5

Fire Hydrant Systems

507.5.4.1 Snow removal. No person shall place, push or dump snow on or around any fire hydrant or fire department connection, and a minimum of fifteen (15) foot clear space shall be maintained to the front and sides of any hydrant or fire department connection.

507.5.7 Installation and location of fire hydrants. Installation of any fire hydrant shall comply with the following:

1. Prior to the installation of any fire hydrant, the location thereof shall first be approved by the Fire Chief.
2. All fire hydrants so installed, and to be maintained hereunder, must be of frost-proof type; approved by North Tahoe Fire Protection District. Fire Hydrant shall mean a hydrant supplied by a six (6) inch or larger branch line, one or more pumper connection four and one-half (4½) inch and two (2) or more two and one-half (2½) inch outlets, capable of supply required fire flow for at least 2 hours.

OUTLETS: Two 2-1/2" NST (National Standard Thread). The steamer (pumper) nozzle shall be compatible with 5" Storz hose coupling. The steamer nozzle shall be an integral part of the hydrant and furnished by the manufacturer or authorized distributor.

3. Each fire hydrant shall be installed in a public street or road unless otherwise approved. Street valves shall be located no closer than five (5) feet from the hydrant unless otherwise approved. Minimum size of main or branch for hydrant shall be six (6) inches including street valve.
4. Whenever possible, fire hydrants shall be installed on the downhill side, or fill side, of the road or street. At four-way intersections of any road or street, where there are no drainage ditches or similar obstructions, a hydrant shall be installed on the corner and the steamer or five (5) inch outlet shall be directed toward the center line of the intersection. Guard posts or bollards shall be installed when necessary as required by the Fire Chief and shall include a receptacle for a snow stake as required by the Department.
5. All dead end mains shall be avoided and looped.
6. The developer shall submit to the District a set of water improvement plans showing that the development will be provided with a water system for firefighting, and proper fire flows prior to the submission of a final map to the County of Placer. The District shall have fifteen (15) days in which to act upon such water improvement plans. Plans shall show the location of hydrants, size of mains, location and storage capacity.

7. All fire hydrants installed must meet the height specifications heretofore: the lowest outlet must be a minimum of thirty (30) inches and a maximum of forty-two (42) inches from finished grade level at the base of the fire hydrant to the center line of the steamer outlet.
8. Any new hydrant or any hydrant which is repainted shall be painted Federal Safety Yellow or approved equivalent color. The District may at its option additionally require that each hydrant then be color coded as to flow per National Fire Protection Association standards. When installed any guard post or bollard shall be painted the same base color as the hydrant, which it protects.

Section 509.2

Fire Protection and Utility Equipment Identification and Access

509.2.1 Electrical Main Power Disconnect Switch. Any new structure or remodel with a main power disconnect switch that is inaccessible to fire department personnel due to location or to climatic conditions, shall be required to install a remote electrical main power disconnect switch at a location approved by the Fire Chief.

509.2.2 Auxiliary Power Generator. Any new structure or remodel that has electrical power supplied by a secondary or auxiliary power unit with automatic start-up and/or automatic power transfer capabilities shall have an auxiliary power disconnect switch accessible to fire department personnel. The auxiliary power disconnect switch shall be located within three feet of the main power disconnect switch and identified with a permanently mounted, weather proof label marked "AUXILIARY POWER DISCONNECT".

Chapter 9

FIRE PROTECTION SYSTEMS

Section 901

General

901.4.7 Application to New and Existing Structures. The District assumes no responsibility for installation, maintenance, operation or monitoring of the system the same being solely that of the owner of the structure. The provisions of this Chapter, and, or those requirements in the California Fire Code relating to automatic sprinkler systems shall apply to a structure, and the entire structure shall be made to comply with these provisions, under any of the following circumstances:

1. When a building permit is issued for a new structure, or a new structure where no permit is required unless plans were previously approved by the District prior to the effective date of this chapter, or any structure found to have been constructed after the effective date of this chapter, without a permit when a permit would have been required; or
2. When there is a change in use in all, or a portion, of an existing structure which would cause occupancy classification to change to a Group A, E, H, I, R-1, R-2; or
3. When a building permit is issued to allow additions to be made to an existing structure so as to: (1) increase the Total Fire Area of the original structure greater than fifty percent (50%) and (2) the aggregate square footage of the existing building and the addition exceeds the square footage threshold in section 2.4 (a) of the North Tahoe Fire Prevention Code or 3600 square feet for R3 occupancies including attached garage.

901.11 Fire Alarms Required. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically supervised. Valve supervision and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, including R-3 occupancies when a sprinkler system of more than 100 heads is installed.

901.12 Fire Alarms Regulated. All fire alarm systems installed or maintained in the North Tahoe Fire Protection District shall be installed and maintained in accordance with the requirements of this article.

1. All devices and equipment shall be constructed, installed and maintained in conformity with National Fire Protection Association Standard 72 for central station signaling systems. All smoke detectors as required in the California Building Code for residential structures shall be interconnected so as to sound an alarm throughout the entire structure should a single detector be activated.
2. When a fire alarm is required, shop drawings as required by NFPA 72 are required to be submitted for review prior to installation of such systems.
3. All fire alarm systems shall be supervised in a manner acceptable to the Fire Chief.
4. Upon recommendation of the Fire Chief, the Board of Directors may adopt by resolution such additional rules and regulations relating to the installation, maintenance, and use of fire alarm systems as are consistent with good practices.
5. Every required fire alarm system shall be maintained in good working order and shall be repaired and/or restored to such within twenty-four (24) hours after activation or failure.
6. Any building or complex of buildings with an automatic fire alarm system shall be provided with a Knox Box, mounted in an approved location, containing appropriate keys for fire department access. This section applies to all new installations and existing installations as required by the Fire Chief.

901.13 Fire Alarm Vendor Regulations. Fire alarm vendors shall comply with the following:

1. Upon demand, each vendor shall provide the Fire Chief with the address of each building, place, or premises within the District for which the permittee sells or installs a fire alarm system.
2. Each vendor who installs or services a fire alarm system shall clearly instruct the subscriber in person, and in writing, in the proper use and operation of the fire alarm system, especially those factors which could cause false alarms.
3. A vendor at all times shall maintain its equipment in good state of repair at no cost to the Department.
4. Any person, firm or corporation providing service under the authority of this article shall provide repair service to its subscribers within twenty four (24) hours after notification that there is trouble with the fire alarm system, or the system has malfunctioned.
5. Each vendor shall display to the Fire Chief, upon request, the permittee's records of inspection and repair of any fire alarm system.
6. Each vendor shall notify the monitoring center whenever a subscriber's fire alarm system is under service or repair.

901.14 Nuisance Alarms. Any fire alarm of which continuous activation is determined by the Fire Chief to be a nuisance alarm will subject the owner of such fire alarm to a one hundred dollar (\$100.00) fine.

Section 902

Definitions

Add and/or amend the following definitions to Section 902 of the California Fire Code:

VENDOR shall mean any business operated by a person, firm, or corporation who engages in the activity of alerting, installing, leasing, maintaining, repairing, replacing, selling or servicing fire alarm systems.

APPROVED shall mean accepted by the Fire Chief and in accordance with the requirements of the Underwriters Laboratories, Inc., the Factory Mutual Engineering Corporation, The National Bureau of Standards, the National Fire Protection Association, or the State Fire Marshal.

AUDIBLE ALARM shall mean an alarm system, which when activated generates an audible sound on the premises.

FALSE ALARM shall mean an alarm signal, either silent or audible, prompting a response to be made by the Fire Department when an emergency situation for which the alarm system was intended does not exist.

FIRE ALARM SYSTEM shall mean any manual or automatic means of detecting fire, and transmitting alarms of fire from private premises and shall include all types of interior fire alarms systems and auxiliary fire alarm systems approved by the District.

LOCAL FIRE ALARM SYSTEM shall mean any fire alarm system designed solely to provide an alarm of fire within the protected premises.

SUBSCRIBER shall mean a person who owns or leases property or premises on which an alarm system has been installed or is proposed to be installed or who contracts or proposes to contract with an alarm business for the leasing, servicing, or maintaining of an alarm system, and who has or will have the authority to cause the alarm system to be serviced, repaired, or removed after the system is installed.

Section 903.1

Automatic Sprinkler Systems

903.1.2 Non-freezing. All automatic fire sprinkler systems shall be of the anti-freeze type or other approved non-freezing (including air filled) type of system.”

Section 903.2

Where Required

903.2.1.1(1) – Amended. The fire area exceeds 1,500 square feet

903.2.1.2(1) – Amended. The fire area exceeds 1,500 square feet

903.2.1.3(1) – Amended. The fire area exceeds 1,500 square feet

903.2.1.4(1) – Amended. The fire area exceeds 1,500 square feet.

903.2.2 – Renumbered to 903.2.2.1

903.2.2 – Amended. Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where the Group B total fire area exceeds 1,500 square feet.

903.2.3(1) – Amended. Throughout all Group E fire areas greater than 1500 square feet in area.

903.2.4 – Amended. Group F. An automatic fire sprinkler system shall be provided throughout all the buildings containing Group F occupancies if one of the following conditions exists.

903.2.4(1) – Amended. A Group F fire area exceeds 1500 square feet.

903.2.7(1) – Amended. A Group M fire area exceeds 1500 square feet.

903.2.9 – Amended. Group S. An automatic sprinkler system shall be provided though out all buildings containing Group S occupancy, when the Group S occupancy total fire area exceeds 1,500 square feet or one of the following exists.

903.2.18.1 Group U. Where the total fire area exceeds 3,600 square feet.

Section 903.4

Sprinkler System Supervision and Alarms

903.4.4 Residential occupancies. All residential occupancies require audible notification in all sleeping rooms of a sprinkler waterflow alarm. This notification must be at least 75db at pillow height.

Chapter 49

REQUIREMENTS OF WILDLAND-URBAN INTERFACE FIRE AREAS

Section 4905

Wildfire Protection Building Construction

4905.4 Roof Covering Standard. All new construction, including additions, requires a Class A roof covering or assembly. All re-roofing requires Class A roof covering or assembly as a minimum. Re-roofing in excess of fifty (50) percent of an existing structure within any one-year period will necessitate that the entire roof be a Class A roof covering or assembly as a minimum. Class B or C fire retardant treated and/or non-treated wood shake or shingles are not approved as a roof covering material for Class A assembly.

Chapter 50

HAZARDOUS MATERIAL – GENERAL PROVISIONS

Section 5001

General

5001.7 Liability for damage. Any damages or cost resulting from the careless handling, spill or discharge of any hazardous materials shall constitute a debt against any such person, firm or corporation causing said spill or discharge. This debt is collectible by the Fire Chief in the same manner as in the case of an obligation under contract, expressed or implied.

Chapter 57

FLAMMABLE AND COMBUSTIBLE LIQUIDS

Section 5701

General

5701.6 Above Ground Storage. Any above ground storage must be approved, in writing, by the District. This section shall not be applicable to portable containers suitable for such storage of 5 gallons or less.

Section 5704.2

Tank Storage

5704.2.9.6.1 -- Amended. Storage of Class I and Class II flammable liquids in aboveground tanks outside of buildings is prohibited unless approved by the Fire Chief. When permitted by the Fire Chief, all aboveground tank or vault installations for the storage of Class I, II or III flammable and combustible liquids shall comply with those requirements as set forth by the California Fire Code. The CFC shall also apply to installations other than motor vehicle fuel-dispensing stations, where above ground storage is required.

Chapter 61

LIQUEFIED PETROLEUM & NATURAL GASES – Amended

Section 6102

Definitions

Add and/or amend the following definitions to Section 902 of the California Fire Code:

INSTALLATION shall mean a storage tank designed for the containment of liquefied petroleum gas, or meter assembly regulating natural gas, for use by a customer for residential, commercial, or industrial purposes, together with appurtenant pipes, risers, gauges, and related equipment.

LPG Liquefied petroleum gas.

SUPPLIER shall mean any person or business, which sells, at retail, LPG, or any company, which supplies natural gas, for residential, commercial or industrial use.

INTERRUPTION OF SERVICE (shall only apply to LPG installations) shall mean the service shall be considered to be interrupted whenever service is discontinued because of hazardous condition, change in size or type of service, whenever the tank, meter, regulator(s), valve or other exterior service supply components are removed, replaced, or repaired, whenever the service is relocated, whenever the building, tank piping or components are damaged to the extent that the servicing utility, fire or building department considers the service to be potentially hazardous.

Normal refilling of an empty or partially empty tank, and routine maintenance of interior appliances, shall not be considered as an interruption of service.

Section 6104.2

Maximum Capacity Within Established Limits

6104.2 – Amended. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated areas, principal business district, or congested commercial areas ~~heavily populated or congested areas~~, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L).

Section 6112

Requirements for New Installations

6112.1 Requirements for LPG installations. Any new LPG installation shall comply with the following:

1. A permit is required by this Code for individual LPG containers of 125 gallons or greater. At the time of application by any person for a permit to install an LPG system as required by this Code, the applicant shall submit a LPG plot plan to the District for approval and shall contain the following:
 - a. Stamp of approval of the prospective LPG supplier.
 - b. Tank location showing distances to structure and edge to edge of pavement or other identifying mark.
 - c. Tank capacity in US gallons.
 - d. Location of riser pipe at building.
 - e. Property boundaries.
 - f. An outline of all existing/proposed buildings on the lot and a depiction of the roof ridge line of any building to be supplied with LPG
2. Two stage regulator systems shall be installed on all LPG installations in accordance with manufacturer's instructions. All first stage regulators and connecting pigtailed shall be installed under a protective valve cover on tank. All regulators installed under this cover shall be listed and approved for this use and position of mounting. A connector providing flexibility shall be used to connect the first stage regulator to the main service valve on the tank. All copper pigtailed shall be internally tinned and use only forged flare nuts.

3. The riser from the yard piping shall be a minimum of Schedule 80 and shall be located not more than 3 inches horizontally from the walls of the tank, and swing joints will be used above and below tank level to provide for tank movement (street elbows shall not be used). An approved flexible alternative is preferred in lieu of rigid steel pipe for the tank riser. This shall include but not be limited to plastic (PE), copper tubing, stainless steel. **ALL FLEXIBLE MATERIAL USED FOR THE TANK RISER SHALL BE SHEATHED IN AN APPROVED STEEL COVER FOR PROTECTION.** As swing joints are eliminated in an approved flexible alternative, sufficient slack must be maintained to allow for tank movement and/or expansion and contraction of the alternative material. All plastic pipe shall be buried at least 18" below finished grade. An electrically continuous corrosion resistant tracer wire (min. AWG 14) or tape shall be buried with the plastic pipe to facilitate locating. One end shall be brought above ground at the building wall or riser and the other end shall be brought above ground at the tank.
4. The second stage regulator and riser pipe shall be installed on the gable end of the building, as close as practical to the building wall, unless this is not feasible due to structural or topographical constraints. An approved gas shutoff valve rated for a minimum of 125 PSI shall be installed immediately prior to the second stage regulator. An approved gas shut off sign or other identifier shall be installed directly above the gas shut off valve, on the building in a visible location within three (3) feet of the eaves of the roof or roof line if no eaves are present. If the second stage regulator or a combination first/second stage regulator is used at the tank, then an approved gas shut off valve shall be located at the building.
5. A protective cover shall be installed over the second stage regulator and meter (if installed) at the building. The minimum design for the protective cover shall be equal to, or greater than, the Building Design Load (determined by the building department), and shall be securely supported to the ground or diagonally to the building wall. When supported to the ground, the footing for the supports shall be founded 6 inches below finished grade. Pre-cast concrete piers may be used in lieu of poured footings, provided they are placed on stable soil. If second stage regulator/meter assemblies could be subject to vehicle damage, then minimum of 3" steel crash post filled with concrete shall be installed for protection. Crash posts shall have a minimum depth in the ground of 24", embedded in concrete.
6. Observation and inspection, if any, by the District shall not constitute an approval of the work of installation of the aforementioned protective cover, nor shall it be deemed to create any liability or responsibility on the part of the District for the design or construction of the protective cover, nor to any third party or entity whatsoever.
7. The riser pipes for the yard piping shall not be embedded in concrete, asphalt or other rigid substance. Such substance placed around a riser shall be held back at least 3 inches from all sides of the pipe. All exposed exterior gas piping used for runs along walls or roofs shall be minimum schedule 40 steel pipe supported and secured by approved straps at intervals not to exceed four (4) feet.

8. LPG tanks shall be permanently marked by a square or other approved equal stake of wood or other material with a minimum dimension of 2" X 2" or a cross sectional width of 2", nominal lumber.
9. Such stakes shall be of sufficient height to rise above the anticipated snow depth, with the minimum height being 10 feet. The snow stakes shall be yellow in color and will be placed on the opposite side of the tank from the riser, and directly opposite the tank valves. The top six twelve inches of the stake shall be painted orange. The side of the stake adjacent to the tank shall continue with the orange color a minimum of 18 inches from the top of the stake.
10. Installation and maintenance of all tank stakes shall be the responsibility of the LPG supplier. No tank shall be filled or serviced unless staked as provided in this chapter. The designated supplier stake colors shall be those listed in ~~Appendix A~~
11. Any supplier supplying propane to a tank must affix a label or other means of identification to the inside of the tank valve protective cover. The label or other device must be waterproof and contain the supplier's name and emergency telephone number.
12. All LPG tanks shall be placed on approved concrete supports. Acceptable tank supports shall include, but not be limited to: Pre-cast reinforced concrete pads, reinforced concrete slab, or pre-cast reinforced concrete saddles. Use of un-reinforced cinder building blocks is specifically prohibited. If saddles are used they shall contact a minimum of 110 degrees of the tank circumference. Asphalt impregnated felt of not less than 3/8" thickness shall be installed between the container and the concrete saddle. Supports may be poured in place in lieu of prefabricated supports. If poured in place it shall be a minimum of 4 inches thick and reinforced with not less than WWF 6X12, W16 by W26 or 4 #3 rebar in each direction. In areas where tank may be subject to shifting snow, unstable ground or other hazardous condition, the Fire Chief may require additional tank supporting, securing or protection.

6112.2 Requirements for natural gas installations. Any new LPG installation shall comply with the following:

1. The meter assembly shall be installed on the gable end of the building, as close as practical to the building wall, unless this is not feasible due to structural or topographical constraints.
2. A protective cover, designed to be equal to or greater than the Building Design Load (determined by the building department), approved by the supplier, shall be installed over the meter assembly, securely supported to the ground or diagonally to the building wall. When supported to the ground, the footing for the supports shall be founded 6 inches

below finished grade. Pre-cast concrete piers may be used in lieu poured footings, provided they are placed on stable soil.

Section 6113

Requirements for Existing Installations

6113.1 General. The provisions of this subsection shall apply to any existing installations when such installation is subject to retrofit or the interruption of service.

6113.2 Installations in non-compliance with this ordinance. No supplier shall provide LPG service to any non-conforming installation or any installation that has been marked or "Red Tagged" by the department.

6113.3 Requirements for existing LPG installations. Existing LPG installations shall comply with the following:

1. Installations shall be brought into conformance with section 6112.1 with the exception of sections 6112.1 (1). Should a problem arise which requires multiple site inspections by this District, a fee may be charged to the supplier for those inspections.
2. If it is impractical to install swing joints below grade due to existing concrete or other constraints, swing joints shall be installed above ground.

6113.4 Requirements for existing natural gas installations. Existing natural gas installations shall comply with the following:

1. Installations shall be brought into in conformance with sections 6112.2 (2).

Section 6114

Violations

6114.1 Violations. It shall be unlawful for a LPG supplier to provide service to a LPG installation, which does not comply with the provisions in section 6112 or 6113.

6114.1.1 Failure to provide cover. Failure by the customer to provide a cover as required for a natural gas meter assembly is a violation of this code and will subject the customer to a one hundred dollar (\$100.00) fine.

This Ordinance shall take effect and be in force from and after its approval as required by law.

Adopted by the following vote by the Board of Directors of the North Tahoe Fire Protection District.

AYES: Directors Loverde, Correa, Hale, Potts and Baffone

ABSTAIN: None

NOES: None

ABSENT: None



Chairman of the Board, North Tahoe Fire Protection District

ATTEST:



Clerk to the Board of Directors