

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **8.A.**

FROM: Dr. Justin Vincent, Fire Chief

Meeting Date: March 16, 2023 Subject: Discussion and Consideration of Adoption of Resolution 13-2023, and Introduction of Ordinance 01-2023 Amending Chapter 6.04 of the Cambria Community Services District's Municipal Code and Adopting the 2022 Edition of the California Fire Code and the 2021 International Wildland Urban Interface Code, and Associated Local Amendments

RECOMMENDATIONS:

It is recommended that the Board of Directors discuss and consider adopting Resolution 13-2023, and introducing Ordinance 01-2023, amending Chapter 6.04 of the Cambria Community Services District's Municipal Code and adopting the 2022 Edition of the California Fire Code and 2021 International Wildland Urban Interface Code and associated local amendments. It is recommended the Board take the following actions:

1. Adopt Resolution 13-2023.
2. Introduce Ordinance 01-2023.
3. Schedule a public hearing for April 13, 2023 regular board meeting to consider adoption of Ordinance 01-2023.
4. Direct staff to submit Resolution 13-2023, proposed Ordinance 01-2023 and all required documentation to the County of San Luis Obispo as required by Health and Safety Code Section 13869.7.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

DISCUSSION:

The State of California requires that the California Fire Code be updated and adopted every three years. Local jurisdictions within California are permitted to review and adopt local amendments to address any additional safety concerns that are unique to their given community. Government Code Section 50022.2 et. Seq. sets forth the procedures for adopting codes by reference. The Cambria Community Services District (CCSD) is required to adopt an ordinance and a resolution with findings that the CCSD's modifications to any California State Code are reasonably necessary because of local climate, geological and topographical conditions pertinent to the CCSD.

Attached is proposed Ordinance 01-2023 which will amend Chapter 6.04 to the CCSD Municipal Code, and adopts the 2022 California Fire Code (CFC), 2021 International Wildland Urban Interface Code (IWUIC) and incorporating the CCSD's local amendments. Ordinance 01- 2023

also readopts prior and pertinent CCSD Municipal Code amendments to previous versions of the CFC and IWUIC.

Additionally, Resolution 13-2023 is also attached. The exhibit to the Resolution sets forth the findings required by the Health and Safety Code, for the adoption of amendments that are more restrictive than California State codes.

The adoption of codes by reference is also subject to the requirements of Government Code Section 50022.1, et seq. The adoption procedure is somewhat different than the procedure that otherwise applies to the adoption of an ordinance. Pursuant to Government Code Section 50022.3, after the introduction of the ordinance, a noticed public hearing is to be scheduled and held. Accordingly, staff is recommending that Ordinance 01-2023 be introduced and a public hearing scheduled for April 13, 2023 to consider adoption of the Ordinance.

Procedural Requirements:

1. State regulations require the adopted resolution and proposed ordinance be provided to the County for review at least 30 days prior to the public hearing. This public hearing is mandatory prior to the adoption of the ordinance.
2. It is recommended that Resolution 13-2023 be adopted today and Ordinance 01-2023 be introduced.
3. Prior to the public hearing, a notice of the public hearing must be published once a week for two consecutive weeks pursuant to Government Code Sections 50022.3 and 6066. There must be a minimum of five days separating the respective notice of public hearing from week to week.
4. At the conclusion of the public hearing process, the CCSD Board may adopt Ordinance 01-2023.
5. After adoption, Government Code Section 50022.5 specifically requires publication of the Ordinance in full.
6. Additionally, after adoption, the CCSD must transmit the adopted Ordinance to the County. The County may ratify, modify, or deny the Ordinance and transmit its determination to the CCSD within fifteen days of the determination. The Ordinance will not become effective until ratified by the County.
7. Finally, the CCSD must forward a copy of the adopted Resolution and Ordinance to the California Buildings and Standards Commission. The Ordinance will not become effective or operative until the Resolution and Ordinance have been filed with the California Buildings and Standards Commission.

Proposed Amendments:

Proposed Ordinance 01-2023 readopts prior amendments by the CCSD to previous versions of the CFC and IWUIC. In addition, the following items are recommended to be adopted for the 2022 CFC:

CFC SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. Is hereby amended to read as follows: These regulations shall be known as the Fire Code of the Cambria Community Services District.

SECTION 107 FEES

107.1 Fees. Fees, is amended as follows: Fees are specified in the Cambria Community Services District Fee Schedule for District Services, as previously adopted by the Board of Directors.

CFC SECTION 111 MEANS OF APPEALS

111.1 Board of appeals established. Is hereby amended to read as follows: In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and hereby created a board of appeals. The board of appeals shall be the Cambria Community Services District Board of Directors. The fire chief or their designated official shall be an ex officio member, but will not be permitted to vote on any issues before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. The appeals process requires a four-to-six-week period to allow for scheduling of a public hearing.

CFC SECTION 202 GENERAL DEFINITIONS

Add the following definitions to read as follows:

Floor Area. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, workshops and alterations, additions and remodel square footage will be considered a combined and cumulative sum of floor area.

Fuel Modification. A method of modifying fuel load by reducing the amount of non-fire resistive vegetation or altering the type of vegetation to reduce the fuel load.

CFC SECTION 311 VACANT PREMISES

Add the following section to read as follows:

311.1.3 Securing Premises. The owner, occupant or other persons having under their control of any property, or materials on property, damaged by fire, when access by the public is possible, shall secure the property either by boarding up all openings, fencing, barricading or other appropriate measures as directed the fire chief, or his/her designee, within 24 hours of the incident.

CFC SECTION 405 EMERGENCY EVACUATION DRILLS

Amend the following section to read as follows:

405.8 Initiation. Where a fire alarm system is provided, emergency evacuation drills shall be initiated by activating the fire alarm system. Prior to initiating an alarm, the person initiating the alarm shall contact the fire alarm monitoring company and advise the company's dispatcher of the fire drill. In cases where the fire alarm system is not monitored by a central station, notification shall be provided to the fire department dispatch center.

CFC SECTION 503 FIRE APPARATUS ACCESS ROADS

Add the following sections to read as follows:

503.1.2.1.1 Developments of multi-dwelling units. where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads when located in located in a state responsibility area or a very high fire hazard severity zone.

503.2.9 Driveway. Driveway specifications shall be provided for the fire plan review process.

503.2.9.1 Driveway width:

LENGTH	REQUIRED WIDTH
0-199 Feet	12 Feet
Greater than 200 Feet	14 feet

503.2.9.2 Turnarounds. Turnarounds must be provided if driveway exceeds 300 feet, and shall be within 50 feet of the building. For driveways exceeding 300 feet, a turnaround shall be at the building site and must be within 50 feet of the dwelling.

Section 503.2.9.3 Turnouts. For driveways exceeding 800 feet, turnouts shall be provided no more than 400 feet apart. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. A turnout shall be provided near the midpoint and shall be a minimum of 10 feet wide and 30 feet long with a minimum 25-foot taper on each end.

CFC SECTION 505 PREMISES IDENTIFICATION

Amend the following section to read as follows:

Section 505.1 Address Identification. New and existing buildings shall have approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their back grounds and be reflective material. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of: 6" inches for residential, 8" inches for commercial, and 10" inches in height for industrial with a minimum stroke width on ½ inch. 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 address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure.

CFC SECTION 605 FUEL-FIRED APPLIANCES

Amend the following section to read as follows:

605.5 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited in all occupancies and in all groups. All flammable and combustible fueled heaters that are not vented to the outside of a building are included in this section.

CFC SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

903.2 Where required is amended to read as follows:

TABLE 903.2.1 – AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS FOR NEW CONSTRUCTION

STRUCTURE TYPE	SPRINKLERS REQUIRED ²	DESCRIPTION	SQUARE FOOTAGE ¹		MIN. DISTANCE BETWEEN STRUCTURES AND PROPERTY LINE (PL)	REQUIREMENTS	USE EXAMPLES	EXCEPTIONS
			MIN	MAX				
New Construction	Yes	New buildings including mobile homes and commercial coaches ¹	0		Per CBC, CRC	Throughout new buildings	All new construction and dwellings	Exceptions 2, 3, 4
Residential Accessory Structure	Yes	Accessory structures as defined in CRC	1,000	3,000	50 feet from PL	No heating, cooling, living or 30 feet between any structure on site	One story garage, workshop, studio, residential storage building	Exception 1
Agricultural Structure	Yes	Accessory to agricultural operation, livestock, crops. Agricultural operations in accordance with AGLUO & CBC definition	3,000	5,000	100 feet from PL, 50 feet from other structures	Primary usage must be 75% livestock or crops	One story barn or stables	Exception 1
Pole barn, Covered arena, Greenhouse	No	One story hay storage, covered riding arena, greenhouses	Unlimited if 60 feet on all sides per CBC		100 feet from PL, 50 feet from other structures	No public use or access	See description	None
Agricultural Exempt (no permit required)	No	LUOA Ag Exempt & Signed affidavit	0	3,000	100 feet from PL, 50 feet from other structures	Per Ag exempt agreement	Ag - Barn on Ag zoned land over 20 acres	See Title 19

Table 903.2.1 References:

CRC: California Residential Code	CFC: California Fire Code	CBC: California Building Code	LUO: Land Use Ordinance (San Luis Obispo County)
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Footnotes:

1. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, and workshops.
2. Automatic Fire Sprinklers installed at exterior locations shall be approved corrosion resistant devices when environmental or operational conditions warrant.

Exceptions:

1. Structures between the minimum and the maximum square footage must meet all the above table criteria and all the following are required in lieu of fire sprinklers:
 - no conditioned or habitable space,
 - no second stories (lofts 1/3 the floor area and open to below are allowed),
 - minimum two exits including one pedestrian door (side hinge swinging door),
 - workshops or offices limited to 10% of floor area,
 - dedicated fire water storage minimum of 5,000 gallons steel tank in full compliance with NFPA 1142 (see fire safety plan) if there is no community provided fire hydrant within 500 ft.,
 - structure complies with the California Wildland Urban-Interface Ignition Resistant Construction Requirements,
 - Cannot be used as a place of employment or for public assemblage/events.
 - Cannot be used as a commercial building.
2. A single-story building or commercial coach where floor area does not exceed 1000 square feet and the occupancy is not a Group A, E Daycare, F1 Woodworking, group R, Group H, Group I occupancy or any occupancy where cellulose nitrate film, pyroxylin plastics or any hazardous materials manufactured, stored or handled in quantities in excess of Tables in CBC, CFC and the fire flow from a hydrant is less than 750gpm at 20psi.
3. Mobile/manufactured or factory-built homes or commercial coaches constructed or altered on or before March 12, 2011 which were not manufactured with automatic fire sprinklers.
4. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

TABLE 903.2.2 – AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS FOR EXISTING CONSTRUCTION

OCCUPANCY OR STRUCTURAL MODIFICATION TYPE	SPRINKLERS REQUIRED ³	Description	SQURES FOOTAGE ¹	REQUIREMENTS	USE EXAMPLES	EXCEPTIONS
Alterations ¹	Yes, if...	Alteration includes modifications to the structure	50% or more of	Alterations, additions and remodel square	Interior remodels Rehabilitations	Exceptions 1, 2, 3, 4

			existing floor area ²	footage will be considered a combined and cumulative sum of floor area		
Additions ¹	Yes, if...	Additions cumulative from January 01, 2008 regardless of any change of ownership	1,000 square feet or 50% of floor area ²	Alterations, additions and remodel square footage will be considered a combined and cumulative sum of floor area	Any addition	Exception 4
Hazard Category and Occupancy Classification Changes	Yes	Change results in higher hazard or as deemed necessary by fire code official and building official	Any	Hazard classification rating as determined by the fire code official, and occupancy classification as determined by the building official.	Any change of occupancy defined in Chapter 3 of the CBC	None
Hazardous Materials Inside Buildings	Yes	Cellulose nitrate film or pyroxylin plastic or any hazardous materials manufactured, stored or handled in quantities in excess of Tables in CBC, CFC	Any	Building and any portion of a building must also include requirements as listed in CFC Chapter 50	Any occupancy	None

Table 903.2.2 References:

CRC: California Residential Code CFC: California Fire Code CBC: California Building Code

Footnotes:

1. For the purpose of calculating square footage for the application of fire sprinkler requirements and fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers and workshops.
2. Fire sprinklers are required when all ceiling coverings are removed, or a project reaches the threshold of 50% of addition or alteration; determination of fire sprinklers shall be made by one of the following methods: 1) By net floor area: Any room(s) or area(s) that are added, altered, rehabilitated or repaired shall have their net floor area calculated and compared to the total net floor area of the existing structure to find the calculated percentage. 2) By surface area: Surface area shall be defined as surfaces of walls and ceilings. Any room(s) or area(s) that are added, altered, rehabilitated or repaired shall have their surface area calculated compared to the total wall and ceiling surface area of

the existing structure to find the calculated percentage. Note: Change(s) in project scope after the plan review process shall require that the fire sprinkler calculation be revised and submitted for review and approval.

3. Automatic Fire Sprinklers installed at exterior locations shall be approved corrosion resistant devices when environmental conditions warrant.
4. Mobile/manufactured or factory-built homes or commercial coaches constructed or altered on or before March 12, 2011 which were not manufactured with automatic fire sprinklers are not subject to fire sprinkler requirements.

Exceptions:

1. Alterations limited to only one of the following: replacement of exterior coverings and windows, roofing, electrical services, sewer laterals, retaining walls, or routine plumbing, electrical and mechanical repairs.
2. A loft open to the floor below and no more than one third of the floor area of the room below may be added without requiring sprinklers.
3. REPAIR is the reconstruction or renewal for the purpose of maintenance.
4. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. Footnote 2 determination is required.

CFC SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

Add the following section to read as follows:

907.10.1 False Alarms. False alarms exceeding 3 per calendar year are subject to citation and cost recovery.

CFC SECTION 4907 DEFENSIBLE SPACE

Add the following section to read as follows:

4907.1.1 Fuel modification on driveways. Fuel modification on driveways: 10 feet of fuel modification is required on both sides of driveway on private parcels.

Exception:

Single specimens of trees, ornamental shrubbery, or cumulative groundcover such as green grass, ivy, succulents or similar plants used as groundcover provided they do not form a means of readily transmitting fire.

CFC SECTION 5609 is amended to read as follows:

SECTION 5609 SEIZURE OF FIREWORKS

The following section is added to read as follows:

Section 5609.1 General. The fire chief or his/her designee shall have authority to seize, take and remove fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19, California Code of Regulations, Chapter 6 and the California Health and Safety Code, Chapter 9. This shall include Safe and Sane fireworks as well as specified in amended section 5601.

The following items are recommended to be adopted for the 2021 IWUIC:

IWUIC SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION

Amend the following section to read as follows:

504.1 General. Class 1 ignition-resistant construction shall be required for all new and remodel construction and shall be in accordance with Sections 504.2 through 504.11.

Attachments: Resolution 13-2023
Exhibit A to Resolution 13-2023
Ordinance 01-2023