

ORDINANCE NO. 01-2026

BOARD OF DIRECTORS
CAMBRIA COMMUNITY SERVICES DISTRICT
DATE: JANUARY 8, 2026

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE CAMBRIA COMMUNITY SERVICES DISTRICT AMENDING CHAPTER 6.04 OF THE CAMBRIA COMMUNITY SERVICES DISTRICT MUNICIPAL CODE AND ADOPTING AND AMENDING THE 2025 CALIFORNIA FIRE CODE AND THE 2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE

The Board of Directors of the Cambria Community Services District (CCSD) ordains as follows:

Section 1. Findings.

The Board of Directors of the Cambria Community Services District, (hereinafter referred to as “District”), hereby makes the following findings of fact:

- A. Section 13869 of the Health and Safety Code of the State of California, Article 2 (commencing with section 50022) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code, and 61100(d) of the Government Code, authorize the Cambria Community Services District to adopt an Ordinance, which incorporates by reference fire prevention codes, and amendments.
- B. The California Code of Regulations/CA Buildings and Standards Code, Title 24, Part 9 which includes the California Fire Code, is adopted by order of the California Legislature with supplements published in intervening years.
- C. The latest edition of the California Buildings and Standards Code was published in 2025 and has the force of law beginning January 1, 2026.
- D. This Ordinance will repeal the current fire codes and all other previously adopted fire codes and amendments. This Ordinance will adopt and amend the 2025 California Fire Code, and the 2024 International Wildland Urban Interface Code as published by the International Code Council, and will include annual supplements and State amendments and errata.
- E. Pursuant to California Health and Safety Code Sections 13869.7, 17958.7 and 18941.5 the Board has adopted Resolution No. 01-2026 making specific findings that because of unique climatic, geological, and topographical conditions that exist in Cambria, that the amendments to the adopted codes are necessary to protect life, health, property and the environment of the citizens of Cambria.

Section 2. Section 6.04.010 of the Cambria Community Services District Municipal Code is hereby amended as follows:

“6.04.010 -- Adoption of the 2025 edition of the California Fire Code and the 2024 International Wildland Urban Interface Code.

Except as provided in 6.04.040, all articles and appendices of the 2025 California Fire Code and the 2024 edition of the International Wildland Urban Interface Code are adopted, including annual supplements, State amendments and errata.”

Section 3. Section 6.04.040 of the Cambria Community Services District Municipal Code is hereby amended as follows:

“Section 6.04.040 -- Amendments and Exceptions to the 2025 California Fire Code (CFC) and the 2024 International Wildland Urban Interface Code (IWUIC).

Pursuant to Resolution No. 01-2026, the Board of Directors of the Cambria Community Services District found that because certain unique local climatic, geological and topographical conditions exist within the District, more stringent building standards relating to fire and public safety than those standards adopted by the State Fire Marshal, and contained in the California Building Standards Code are necessary for adequate fire protection within the District. Resolution No. 01-2026 and the findings contained therein are hereby incorporated herein by this reference. The following amendments and exceptions to the California Fire Code, 2025 edition, are therefore hereby made:

CFC SECTION 101 SCOPE AND GENERAL REQUIREMENTS

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

CFC SECTION 107 FEES

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

CFC SECTION 112 MEANS OF APPEALS

CFC Section 112.1 is hereby amended to read as follows: 112.1. Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, 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

CFC Section 202 General Definitions, the definition of “Floor Area”, is added 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.

CFC Section 202 General Definitions, the definition of “Fuel Modification”, is added to read as follows: 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 307.4.2 RECREATIONAL FIRES

CFC Section 307.4.2 is hereby amended to read as follows: 307.4.2 Recreational Fires.

Recreational fires are prohibited.

Exception: Recreational fires may be permitted in approved, non-combustible, commercially built containers measuring no more than 3 feet in diameter and 2 feet tall, raised at least 6 inches off the ground with non-combustible legs, and equipped with a functional non-combustible spark arrester screen with openings no larger than 1/4 inch. The ground beneath this container shall be clear of combustible material for a 10-foot diameter and located at least 10 feet away from any combustible construction. Only clean, dry wood may be burned — pressure-treated lumber is not permitted. A pre-connected garden hose must be accessible.

CFC SECTION 311 VACANT PREMISES

CFC Section 311.1.3 is hereby added 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

CFC Section 405.8 is hereby amended 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

CFC Section 503.1.2.1.1 is hereby added 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.

CFC Sections 503.2.9, 503.2.9.1, 503.2.9.2 and 503.2.9.3 are hereby added to read as follows:

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

CFC Section 505.1 is hereby amended 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 backgrounds 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

CFC Section 605.5 is hereby amended 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

CFC Sections 903.2 is hereby amended to read as follows, including the following Table 903.2.1, 903.2.1 References, 903.2.2 and 903.2.2 Reference:

903.2 Where required:

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	Exception 1

							storage building	
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	SQUARES FOOTAGE 1	REQUIREMENTS	USE EXAMPLES	EXCEPTIONS
Alterations 1	Yes, if...	Alteration includes modifications to the structure	50% or more of existing floor area 2	Alterations, additions and remodel square footage will be considered a combined and cumulative sum of floor area	Interior remodels Rehabilitations	Exceptions 1, 2, 3, 4
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

CFC Section 907.10.1 is hereby added 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 5609 SEIZURE OF FIREWORKS

CFC Section 5609.1 is hereby amended 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.

IWUIC SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION

IWUIC Section 504.1 is hereby amended 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.

Section 4. Repeal of Conflicting Ordinances:

All former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance or the Code or Standards that were previously adopted are hereby repealed.

Section 5. Severability:

If any section, subsection, subdivision, paragraph, sentence, or clause of this Ordinance or any part thereof is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The Board of Directors hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, or clause thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, or clause be declared invalid or unconstitutional.

Section 6. Effective Date:

This Ordinance shall take effect and be in force from and after its approval, as provided by law. Within **thirty (30)** days of passage, this Ordinance shall be published one time in a newspaper of general circulation published within the Cambria Community Services District’s jurisdictional boundaries, together with the names of said Board Members voting for and against the Ordinance.

On the motion of Director _____, seconded by Director _____, and the following roll call vote, to wit:

- AYES:
- NAYS:
- ABSENT:

Ordinance No. 01-2026 is hereby adopted.

President, Board of Directors

ATTEST:

APPROVED AS TO FORM:

Haley Dodson
Confidential Administrative Assistant

Timothy J. Carmel
District Counsel