



RESOLUTION NO. **XXXX-2026**

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

(REPEALING RESOLUTION NO. 134-2023)

WHEREAS, the California Code of Regulations, Title 24, Part 9, the California Fire Code, is updated by the State every three years; and

WHEREAS, the 2025 California Fire Code became effective on January 1, 2026; and,

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 permits a county to make such local amendments and modifications as the county determines are reasonably necessary because of local climatic, geological or topographical conditions; and,

WHEREAS, the California Code of regulations, Health and Safety Code, Division 12, Part 2, Chapter 1, Article 12, Section 13146, assigns responsibility for enforcement of safety regulations to the local level and grants authority to delegate enforcement to the chief building official, or his or her authorized representative, or the chief of the fire protection district, or his or her representative; and,

WHEREAS, the County of El Dorado desires to delegate enforcement of the Fire Code to the chief of the fire authority, or the chief's authorized representative; and,

WHEREAS, the fire protection district and County have agreed to develop, implement and maintain a memorandum of understanding that describes the roles and responsibilities pertaining to the inspection of certain building standards found in the Fire Code; and,

WHEREAS, on August 29, 2025, The Board of Directors of the Lake Valley Fire Protection District adopted Ordinance No. 2025-1, which adopted the 2025 California Fire Code with amendments the District deemed necessary to deal with local climate, geological or topographical conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of El Dorado ratifies Ordinance No. 2025-1 of the Lake Valley Fire Protection District and delegates the enforcement of the ordinance to the Lake Valley Fire District Chief, or his or her representative.

These changes include amendments and additions to the California Fire Code in the following sections:

101.1, 105.5, 105.5.60, 105.6, 105.6.26, 105.6.27, 108.5.1, 108.5.2, 108.7, 112.5, 113.4, 113.4.2, 114.4, 202, 302.1, 307.4.4, 401.2.1, 503.2.1, 503.2.5, 503.2.6, 503.3.1, 503.3.2, 503.3.3, 503.6, 505.1, 505.1.1, 507.5.1, 509.3, 510.4.2.3, 903.2, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.2, 903.2.3, 903.2.4, 903.2.7, 903.2.7.2, 903.2.8.4, 903.2.9, 903.2.10, 903.2.10.1, 903.4.3, 903.6, 907.2, 907.2.1.4, 907.2.2.4,

907.2.3.11, 907.2.4.2, 907.2.5.2, 907.2.6.6, 907.2.7.3, 907.2.8.4, 907.2.9.4, 907.2.10.3, 907.2.30, 907.6.2.1, 907.6.6, 907.9, 1203.1.3, 3306, 3307.2, 3307.6, 5001.7, 5601.2, 5704.2.9.6.1, 5706.2.4.4 5806.2, 6104.2, 6112, 6113, 6113.1, 6113.1, 6113.2, 6114, 6115, 6115.1, 6115.2, Chapter 80 NFPA 1-24 Sections 22.3, 22.10, Chapter 80 NFPA 13D Sections 5.1.1.2, 7.6, 11.2.1.1, Appendix B Table B105.1(1) and Table B105.2, Appendix C Table C102.1, Appendix D Sections D103.1, D103.2, D103.3, D103.5, D103.6.1, D103.6.2, D104.4, D105.2.

The Lake Valley Fire District adopts the 2025 California Fire Code, Title 24, Part 9, in its entirety, including Appendices, incorporating those sections of the International Fire Code, 2021 edition not adopted by the state, with the exclusions listed below:

103, 309, 311.5, 311.6, 318, 903.3.1.2, 904.1.1, 1103.1-1103.1.1, 1103.3-1103.3.2, 1103.4-1103.6.2, 1105.1-1105.11.2, Chapter 26, D104.2 (exception only), D106.1 (exception only), D107.1 (exception only), Appendix A, Appendix G, Appendix J, Appendix K, Appendix L, Appendix M, Appendix N, Appendix O.

Appendices not adopted can be used for reference in enforcing other sections of the 2025 California Fire Code.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said BOARD, held the ____ day of _____, 20____, by the following vote of said Board

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

,Chair, Board of Supervisors

LAKE VALLEY FIRE PROTECTION DISTRICT

"Serving the Community Since 1947"

Chad Stephen, Fire Chief

Board of Directors

John Rice

Brian Hogan

Irene Kaelin

Tim Cain

Jessica Henderson



September 29, 2025

Sue Hennike, Interim Chief Administrative Officer
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Subject: Resolution Ratifying Ordinance No. 2025-1 of the Lake Valley Fire District, which adopts the 2025 California Fire Code with amendments related to local climatic, geographic and topographic conditions.

Dear Ms. Hennike;

The Lake Valley Fire Protection District (LVFPD) is requesting the Board of Supervisors (BOS) ratify its Ordinance No. 2025-1, which adopts the 2025 California Fire Code as amended due to specific local climatic, geographic, and topographic conditions. California Health and Safety Code Section 13869.7 requires the legislative body of the city or county where the ordinance will apply to ratify, modify, or deny the adopted ordinance. The BOS must also delegate enforcement of the ordinance to either the Fire District (or its representative) or the Chief Building Official.

Therefore, we request the County Board of Supervisors ratify Ordinance No. 2025-1 with amendments to the 2025 California Fire Code, and delegate the enforcement of that Ordinance to the LVFPD Fire Chief.

This resolution has no direct fiscal impact to the County.

Respectfully,


Chad Stephen
Fire Chief

Respect, Integrity, Dedication, Positive Attitude and Teamwork
2211 Keetak St., So. Lake Tahoe, CA. 96150 • (530) 577-3737 • Fax 577-3739
www.LakeValleyFire.org

LAKE VALLEY FIRE PROTECTION DISTRICT

ORDINANCE NO. 2025-1

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE LAKE VALLEY
FIRE PROTECTION DISTRICT AS FOLLOWS:

An ordinance of the Lake Valley Fire Protection District (LVFPD) adopting the 2025 Edition of the *California Fire Code*, incorporating the 2024 Edition of the *International Fire Code*, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the LVFPD; providing for the issuance of permits and collection of fees therefor; Repealing Ordinance No. 2022-01 of the LVFPD and all other ordinances and parts of the ordinances in conflict therewith.

Be it ORDAINED by the Board of Directors of the LVFPD, also known as the Lake Valley Fire Protection District:

Section 1: **FINDINGS OF FACTS**

Section 2: **ADOPTION OF CODE WITH EXCLUSIONS**

Section 3: **LOCAL AMENDMENTS**

Section 4: **CONFLICT**

Section 5: **SEVERABILITY**

Section 6: **EFFECTIVE DATE AND PUBLICATION**

SECTION 1: FINDINGS OF FACTS

The LVFPD makes certain changes (listed below) to the *California Fire Code*, 2025 Edition, pursuant to *Health & Safety Code Sections 13869.7, 17958.5, 17958.7 and 18941.5* during this code adoption process. Such changes are necessary because of local climatic, geological and/or topographical conditions. The LVFPD has adopted, pursuant to *Section 18941.5* of the *California Health & Safety Code*, the

findings of facts relative to these conditions by Resolution 2025-3 of the LVFPD dated August 29, 2025.

SECTION 2: ADOPTION OF CODE WITH EXCLUSIONS

The LVFPD adopts the 2025 *California Fire Code*, Title 24, Part 9, in its entirety, including Appendices, incorporating those sections of the *International Fire Code*, 2024 edition not adopted by the state, with the exclusions listed below:

Exclusions: 103, 309, 311.5, 311.6, 318, 903.3.1.2, 904.1.1, 1103.1-1103.1.1, 1103.3-1103.3.2, 1103.4-1103.6.2, 1105.1-1105.11.2, Chapter 26, D104.2 (Exception only), D106.1 (Exception only), D107.1 (Exceptions only), Appendix A, Appendix G, Appendix J, Appendix K, Appendix L, Appendix M, Appendix N, Appendix O.

Appendices not adopted can be used for reference in enforcing other sections of the 2025 *California Fire Code*.

SECTION 3: AMENDMENTS TO THE 2025 CALIFORNIA FIRE CODE

The following Sections are hereby amended or added:

Chapter 1

Section 101.1 "Title" shall be amended as follows:

Section 101.1 TITLE. These regulations shall be known as the Lake Valley Fire Protection District Fire Code, hereinafter referred to as "this code".

SECTION 105.5 "REQUIRED OPERATIONAL PERMITS" IS AMENDED AS FOLLOWS:

105.5 Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.5.2 through 105.5.60.

SECTION 105.5.60 "AUTOMOBILE WRECKING YARDS" IS ADDED AS FOLLOWS:

Section 105.5.60 Automobile wrecking yards. *An operational permit is required for the operation of automobile wrecking yards.*

SECTION 105.6 "REQUIRED CONSTRUCTION PERMITS" IS AMENDED AS FOLLOWS:

105.6 Required construction permits. The fire code official is authorized to issue construction permits for work as set forth in Sections 105.6.1 through 105.6.27.

SECTION 105.6.26 "AUTOMOBILE WRECKING YARDS" IS ADDED AS FOLLOWS:

Section 105.6.26 Automobile wrecking yards. *Construction permits are required for the installation of or modification to automobile wrecking yards.*

SECTION 105.6.27 "TRAFFIC CALMING DEVICES" IS ADDED AS FOLLOWS:

105.6.27 Traffic calming devices. *Construction permits are required for the installation or modification of traffic calming devices.*

SECTION 108.5.1 "PERMIT, PLAN REVIEW AND INSPECTION FEES" SHALL BE ADDED AS FOLLOWS:

Section 108.5.1 Permit. *A schedule of fees adopted by the district board of directors for plan review, inspections and the issuance of permits by the district may be found in the most current district fee schedule (Health & Safety Code 17951).*

SECTION 108.5.2 "COST RECOVERY FEES" SHALL BE ADDED AS FOLLOWS:

Section 108.5.2 Cost Recovery Fees. *Fire service fees may be charged to any person, firm, corporation or business that through negligence, violation of the law, or as a result of carelessness, is responsible for the cause of the district to respond to the scene of an incident. A district board may charge a fee to cover the cost of any service which the district provides or the cost of enforcing any regulation for which the fee is charged (Health & Safety Code 13916). The fee shall not exceed the actual cost of suppressing the fire and/or responding to the scene of an incident.*

SECTION 108.7 "ADMINISTRATIVE COSTS" SHALL BE ADDED AS FOLLOWS:

Section 108.7 Administrative Costs. *When a test or inspection is scheduled, and the contractor fails to perform to the satisfaction of the authority having jurisdiction (AHJ), the AHJ may bill the contractor for actual time spent traveling to and from the test/inspection location and the time spent at the test/inspection site as well as administrative costs.*

SECTION 112.5 "APPEAL PROCEDURES AND TIMELINES" SHALL BE ADDED AS FOLLOWS:

Section 112.5 Appeal Procedures and Timelines. *Any person or entity who believes they may be adversely affected by an order, decision, or determination made by the fire code official through a written notice may appeal this matter within 15 calendar days of the postmark on the notice. All such appeals shall be filed in writing with the Secretary of the Governing Board for the district. A timely appeal shall stay further action by the fire code official until the matter is determined by the Appeal Board as outlined in Section 112.1, unless the issue poses an imminent fire or life safety hazard to members of the public. The fire code official shall notify the appellant by certified mail of the date and time of such hearing. The hearing shall be scheduled to take place no sooner than 20 calendar days from the date shown on the certified mail. The appellant shall have the right to appear in person or by agent at the hearing and present oral, written and/or photographic evidence to the Appeal Board.*

SECTION 113.4 "VIOLATION PENALTIES" SHALL BE AMENDED AS FOLLOWS:

113.4 Violation penalties. *Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a **misdemeanor or infraction**, at the discretion of the prosecuting attorney or agency, punishable by a fine of not more than **100.00** dollars for a first violation; A fine not exceeding 500.00 for a second violation of the same provision within one year, A fine not exceeding \$1000.00 for each additional violation of the same provision within one year, or by imprisonment not exceeding **180 DAYS**, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. (*Health & Safety Code Sections 13145 and 17995*).*

SECTION 113.4.2 "CITATIONS" SHALL BE ADDED AS FOLLOWS:

Section 113.4.2 Citations. *The Fire Chief, or his/her duly authorized representative, may issue citations for infractions or misdemeanor violations of this code pursuant to Section 13871 of the Health & Safety Code of the State of California and Chapter 5c (commencing with Section 853.6) of Title 3 of Part 2 of the Penal Code of the State of California.*

SECTION 114.4 "FAILURE TO COMPLY" SHALL BE AMENDED AS FOLLOWS:

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be *punishable by a fine or imprisonment or both as described in Section 113.4 (Health & Safety Code Sections 13145 and 17995).*

Chapter 2

SECTION 202 "CAMPFIRE" SHALL BE ADDED AS FOLLOWS:

CAMPFIRE. *A fire which is used for cooking, personal warmth, lighting, or aesthetic purposes.*

SECTION 202 "DISTRICT" SHALL BE ADDED AS FOLLOWS:

DISTRICT. *The district and all other areas within the exterior boundaries thereof now or hereafter established.*

SECTION 202 "DRIVEWAY" SHALL BE ADDED AS FOLLOWS:

DRIVEWAY. *A pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.*

SECTION 202 "EXECUTIVE BODY" SHALL BE ADDED AS FOLLOWS:

EXECUTIVE BODY. *The Board of Directors of the District.*

SECTION 202 "FIRE CHIEF" SHALL BE ADDED AS FOLLOWS:

FIRE CHIEF. *The Chief Executive Fire Officer of the Fire department/district serving the jurisdiction or a duly authorized representative.*

SECTION 202 "FIRE HAZARD" SHALL BE ADDED AS FOLLOWS:

FIRE HAZARD. *Any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire to a greater than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire; or which may obstruct, delay, or hinder, or may become the cause of obstruction, delay or hinderance to the prevention, suppression, or extinguishment of fire.*

SECTION 202 "OPEN BURNING" SHALL BE AMENDED AS FOLLOWS:

OPEN BURNING. The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge-pots and similar devices associated with safety or occupational uses typically considered open flames. For the purpose of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open.

Open burning shall also include campfires, bonfires, portable outdoor fireplaces, ceremonial fires, and recreational fire as defined in the Fire Code.

Exception:

1. *UL or ANSI listed LPG or natural gas outdoor flame devices, such as gas BBQ's or gas fire pits that comply with the Fire Code.*
2. *Campfires on private lands. Where required by the fire code official, a permit shall be issued by the fire code official.*
3. *Ceremonial and/or religious burning when approved by the fire code official and with the following safety measures:*
 - a. *Maximum 4-foot x 4-foot burn area.*

- b. Minimum 10-foot clearance from edge of burn area to all flammable material and vegetation.
- c. An approved water supply is located within 500-feet of the burn area.
- d. The burn area is located no less than 30-feet from adjoining property lines.
- e. An adult is present with a shovel until the fire is extinguished.
- f. No burning shall be conducted during high or extreme fire weather conditions (e.g., National Weather Service Red Flag Warnings).

SECTION 202 "TRAINED CROWD MANAGER" SHALL BE ADDED AS FOLLOWS:

TRAINED CROWD MANAGER. *Standby personnel, usually a security guard or usher personnel, who are trained in the proper procedure to exit people from a tent or other place of public assemblage in an orderly and calm fashion in the event of an emergency*

Chapter 3

SECTION 302.1 "DEFINITIONS" SHALL BE AMENDED AS FOLLOWS:

3D PRINTER.

ADDITIVE MANUFACTURING.

BONFIRE.

CAMPFIRE.

HI-BOY.

HIGH-VOLTAGE TRANSMISSION LINE.

OPEN BURNING.

PORTABLE OUTDOOR FIREPLACE.

POWERED INDUSTRIAL TRUCK.

RECREATIONAL FIRE.

SKY LATTERN.

VALET TRASH COLLECTION.

SECTION 307.4.4 "OPEN BURNING RESTRICTIONS" SHALL BE ADDED AS FOLLOWS:

Section 307.4.4 Open Burning Restrictions. *Open burning on all lands within the jurisdiction of the Lake Valley Fire Protection District (LVFPD), including the Local*

Response Area (LRA), is prohibited when the California Department of Forestry and Fire Protection (Cal Fire) issues a burn suspension in the State Responsibility Area (SRA). This prohibition shall be made effective 24-hours following its commencement in the SRA.

Open burning is also prohibited on all lands within the jurisdiction of LVFPD at any time the fire code official determines that atmospheric conditions or other local circumstances make such fires hazardous, including factors such as high winds, low fuel moisture, fire weather, the issuance of red flag warnings, severe threat of wildland fire, or present risk of destruction by wildfire to life, wildlife, property, or natural resources.

Exception: *Ceremonial and/or religious burning with a permit obtained from the fire code official.*

Chapter 4

SECTION 401.2.1 "PRE-FIRE PLANS" IS ADDED AS FOLLOWS:

Section 401.2.1 Pre-fire plans. *Where required by the fire code official, a pre-fire plan shall be provided and approved by the fire code official for all new commercial structures.*

Chapter 5

SECTION 503.2.1 "DIMENSIONS" SHALL BE AMENDED AS FOLLOWS:

Section 503.2.1 Dimensions. *Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, as measured from face of curb to face of curb, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572mm). Driveways shall have an unobstructed width of not less than 12 feet (3657.6 mm) wide.*

SECTION 503.2.5 "DEAD ENDS" SHALL BE AMENDED AS FOLLOWS:

Section 503.2.5 Dead Ends. *Dead-end fire apparatus access roads and driveways in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus.*

SECTION 503.2.6 "BRIDGES AND ELEVATED SURFACES" SHALL BE AMENDED AS FOLLOWS:

Section 503.2.6 Bridges and Elevated Surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17, *the current El Dorado County Transportation Division Bridge Standard or Appendix D of the current California Fire Code, whichever is more restrictive*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

SECTION 503.3.1 "NO PARKING IN FIRE LANES" SHALL BE ADDED AS FOLLOWS:

Section 503.3.1 No Parking In Fire Lanes. *No person shall stop, park, or leave standing any vehicle, whether attended or unattended, except when necessary to avoid conflict with other traffic or in compliance with the directions of the Fire Chief, or his/her duly authorized representative, Peace Officer or official traffic control device along the edge of any highway, at any curb, or in any location in a publicly or privately owned or operated off-street parking facility, designated as a fire lane by the district with jurisdiction over the area in which the place is located. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE".*

SECTION 503.3.2 "NO PARKING IN FRONT OF HYDRANTS" SHALL BE ADDED AS FOLLOWS:

Section 503.3.2 No Parking in Front of Hydrants. *No person shall stop, park, or leave standing any vehicle within 15 feet of a fire hydrant except as follows: (a) If the*

vehicle is attended by a licensed driver who is seated in the front seat and who can immediately move such vehicle in case of necessity, (b) If the vehicle is owned or operated by a fire department and is clearly marked as a fire department vehicle.

SECTION 503.3.3 "FIRE LANES BASED ON ROAD WIDTH" SHALL BE ADDED AS FOLLOWS:

Section 503.3.3 Fire Lanes Based on Road Width. *Fire lanes shall be based on road width as required in Appendix D as amended by the District.*

SECTION 503.6 "SECURITY GATES" IS AMENDED AS FOLLOWS:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official *and shall comply with the District gate standard.* Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200

SECTION 505.1 "ADDRESS IDENTIFICATION" SHALL BE AMENDED AS FOLLOWS:

505.1 Address identification. *Addresses for new and existing buildings shall comply with the District address standard as approved by the fire code official.* 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 background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½-inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

SECTION 505.1.1 "ILLUMINATION" SHALL BE ADDED AS FOLLOWS:

Section 505.1.1 Illumination. *Address identification shall be internally or externally illuminated on all new commercial and industrial buildings so as to be visible from the closest fire apparatus access road.*

SECTION 507.5.1 "WHERE REQUIRED" SHALL BE AMENDED AS FOLLOWS:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet (45.72 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet(183 m)

SECTION 509.3 "FIRE CONTROL ROOM" SHALL BE ADDED AS FOLLOWS:

Section 509.3 Fire Control Room. *Fire sprinkler risers, fire alarm control panels, solar photovoltaic power system rapid shutoff switches, and other fire detection, suppression or similar control elements shall be located inside a single fire control room for the building. The fire control room shall have minimum dimensions of five feet by seven feet in size with a total usable area of not less than 35 square feet. The room shall be located within the building on an outside wall at a location approved by the Fire Code Official and shall be accessible from the exterior. An exterior access door with a clear width of not less than 32 inches and height of not less than 80 inches shall be provided for access into the room. A durable sign shall be affixed to the exterior of the door with the words "FIRE CONTROL ROOM" in letters not less than 4 inches in height. A key box complying with Section 506 shall be installed on the exterior side of the fire control room door opening.*

The room must be capable of maintaining a minimum temperature of 40 degrees Fahrenheit. A clearance of 12 inches shall be provided from the fire sprinkler risers to any adjacent walls. This room can be a shared with other building utilities or fire protection equipment that is not incompatible. An approved cabinet or container shall

be provided to store record plans of the fire sprinkler system and other fire protection equipment. This room shall not be used for any other storage.

Exception: *One-and two-family dwellings, manufactured homes or similar uses defined as either a Group R-3, R3.1, or R-4 occupancy.*

SECTION 510.4.2.3 “STANDBY POWER” SHALL BE AMENDED AS FOLLOWS:

510.4.2.3 Standby power. In-building emergency responder communications enhancement systems shall be provided with dedicated standby batteries or provided with 2-hour standby batteries and connected to the facility generator power system in accordance with Section 1203. The standby power supply shall be capable of operating the in-building emergency responder communications enhancement system at 100-percent system capacity for a duration of not less than 12 hours. Where required by the fire code official, standby power supply shall be provided for a duration of 72 hours.

Chapter 9

SECTION 903.2 “WHERE REQUIRED” SHALL BE AMENDED AS FOLLOWS:

Section 903.2 Where Required. Approved automatic sprinkler systems *in new buildings and structures when constructed or relocated within the jurisdiction shall be provided in the locations* described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.22.

Exception: *Agricultural buildings not under a special use permit used for commercial purposes.*

SECTION 903.2.1.1 “GROUP A-1” SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,600 square feet (334 m²).
2. The fire area has an occupant load of 300 or more.

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex

SECTION 903.2.1.2 "GROUP A-2" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,600 square feet (334 m²);
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 3,600 square feet (334 m²), contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

SECTION 903.2.1.3 "GROUP A-3" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,600 square feet (334 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 3,600 square feet (334 m²), contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

SECTION 903.2.1.4 "GROUP A-4" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,600 square feet (334 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

SECTION 903.2.2 "GROUP B" SHALL BE AMENDED AS FOLLOWS:

903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies *where the fire area exceeds 3,600 square feet or as required in Sections 903.2.2.1 and 903.2.2.2.*

SECTION 903.2.3 "GROUP E" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 3,600 square feet (334 m²) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.
4. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.
5. Throughout any Group E structure greater than 3,600 square feet (334 m²) square feet in area, which contains more than one fire area, and which is

separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.

6. For public school state funded construction projects see Section 903.2.19.
7. For public school campuses, Kindergarten through 12th grade, see Section 903.2.20

SECTION 903.2.4 "GROUP F-1" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.4 Group F-1 and F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 or F-2 fire area exceeds 3,600 square feet (334 m²).
2. A Group F-1 or F-2 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 or F-2 fire areas on all floors, including any mezzanines, exceeds 3,600 square feet (334 m²) square feet.
4. A Group F-1 or F-2 occupancy is used to manufacture lithium-ion or lithium metal batteries.
5. A Group F-1 or F-2 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

SECTION 903.2.7 "GROUP M" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 3,600 square feet (334 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 3,600 square feet (334 m²).
4. The structure exceeds 3,600 square feet (334 m²), contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.

SECTION 903.2.7.2 "GROUP M UPHOLSTERED FURNITURE OR MATTRESSES" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.7.2 Group M Upholstered Furniture or Mattresses. An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 3,600 square feet (334 m²).

SECTION 903.2.8.4 "MANUFACTURED HOMES" SHALL BE ADDED AS FOLLOWS:

Section 903.2.8.4 Manufactured Homes. *An automatic fire sprinkler system shall be required in all new manufactured homes and multi-family manufactured homes intended for use as a one-and two-family dwelling. The design and installation of such systems shall be in accordance with California Code of Regulations, Title 25, §4300.*

Exceptions:

- 1. Manufactured homes located within an existing mobile home park complying with California Health and Safety Code, Division 13, Part 2.1 or 2.3.*
- 2. Manufactured homes that do not exceed 1,200 square feet in size and serve as an accessory dwelling unit, as defined in Government Code Section 65852.2 and 66313; when the existing primary residence on the property is not required to comply with California Residential Code Section R309.2.*
- 3. Manufactured homes that do not exceed 320 square feet in size.*

SECTION 903.2.9 "GROUP S-1" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 3,600 square feet (334 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,600 square feet (334m²).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 3,600 square feet (334m²).
5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m²).

SECTION 903.2.10 "GROUP S-2" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, exceeds 3,600 square feet (334m²).
2. Where the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the fire area of the open parking garage, in accordance with Section 406.5 of the California Building Code, exceeds 3,600 square feet (334m²).

SECTION 903.2.10.1 "COMMERCIAL PARKING GARAGES" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.10.1 Commercial Parking Garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the fire area exceeds 3,600 square feet (334m²).

SECTION 903.4.3 "ALARMS" SHALL BE AMENDED AS FOLLOWS:

903.4.3 Alarms. An approved audible and visual sprinkler waterflow alarm device, located on the *interior and* exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of

the smallest orifice size installed in the system. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: Automatic sprinkler systems protecting one- and two-family dwellings.

SECTION 903.6 "WHERE REQUIRED IN EXISTING BUILDINGS AND STRUCTURES" IS AMENDED AS FOLLOWS:

Section 903.6 Where Required In Existing Buildings and Structures. An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 *and as follows:*

1. When there is a change in occupancy classification that results in an increased life safety or fire risk, as determined by the fire code official, and the structure exceeds 3,600 square feet (334 m²)., an automatic fire sprinkler system shall be installed throughout the building.
2. *In existing buildings 3,600 square feet (334 m²). or greater, other than one and two-family dwelling units, and agricultural buildings not under special use permit for commercial purposes, where the floor area of the building or structure is increased, such building or structure shall be made to conform to Section 903.2.*

Exception: *When the building increase is less than 500 square feet (46.4 m²).*

3. *In existing buildings 3,600 square feet (334 m²). or less, other than one-and two-family dwelling units, and agricultural buildings not under special use permit for commercial purposes, where the floor area of the building or structure is increased to a total square footage over 3,600 square feet, such building or structure shall be made to conform to Section 903.2.*

Exception: *When the building increase is less than 500 square feet (46.4 m²).*

SECTION 907.2. "WHERE REQUIRED – NEW BUILDINGS AND STRUCTURES" SHALL BE AMENDED AS FOLLOWS:

Section 907.2. Where Required – New Buildings and Structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.30 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Not fewer than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers or automatic fire alarm systems, a single fire alarm box shall be installed at a location approved by the enforcing agency.

Exceptions:

1. The manual fire alarm box is not required for fire alarm control units systems dedicated to elevator recall control, supervisory service and fire sprinkler monitoring.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system, impairment event. Where provided, the manual fire alarm box shall not be located in an area that is open to the public.
3. The manual fire alarm box is not required to be installed when approved by the fire code official.
4. *A fire alarm system is not required in one and two-family dwellings, agricultural buildings, and other occupancies classified as Group U not under special use permit and/or not used for commercial purposes (e.g. retail sales, food service, and/or special events).*
5. *Buildings with a floor area less than 500 square feet may be exempt, as determined by the fire code official based on building construction material and features, location, occupancy type, and distance to exposures.*

SECTION 907.2.1.4 "GROUP A UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.1.4 Group A Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all group A buildings with a floor area less than 3,600 (334m²) square feet.*

SECTION 907.2.2.4 "GROUP B UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.2.4 Group B Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group B buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.3.11 "GROUP E UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.3.11 Group E Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group E buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.4.2 "GROUP F UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.4.2 Group F Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group F buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.5.2 "GROUP H UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.5.2 Group H Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group H buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.6.6 "GROUP I UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.6.6 Group I Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group I buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.7.3 "GROUP M UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.7.3 Group M Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group M buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.8.4 "GROUP R-1 UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.8.4 Group R-1 Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group R-1 buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.9.4 "GROUP R-2, R-2.1, R-2.2 UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.9.4 Group R-2, R-2.1, R-2.2 Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group R-2, R-2.1, R-2.2 buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.10.3 "GROUP S UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.10.3 Group S Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group S buildings with a floor area less than 3,600 square feet (334m²).*

907.2.30 "TYPE I HOOD INSTALLATIONS" SHALL BE ADDED AS FOLLOWS:

907.2.30 "Type I Hood Installations". *The requirement of installation, or replacement, of a Type I Hood System shall require a fire alarm/sprinkler monitoring*

system to be installed, or for the hood system to be connected to an existing fire alarm/sprinkler monitoring system for that building.

SECTION 907.6.2.1 "SECONDARY POWER SUPPLY" SHALL BE ADDED AS FOLLOWS:

SECTION 907.6.2.1 SECONDARY POWER SUPPLY. *Where required by the fire code official, in accordance with NFPA 72, the secondary power supply providing a minimum 24-hour power capacity under quiescent load (system operating in a non-alarm condition) shall be amended to a minimum 72-hour power capacity.*

Exception: *The existence of an emergency back-up power supply that meets or exceeds the requirements of California Fire Code Chapter 12.*

907.6.6 "MONITORING" SHALL BE AMENDED AS FOLLOWS:

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved, *UL certified, Type A Full Service* supervising station in accordance with NFPA 72 and this section *which gives audible and visual signals at a constantly attended location. All sprinklered buildings shall be monitored.*

Exception: Monitoring by a supervising station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings *and other occupancies classified as Group "U".*
4. Agriculture buildings *not under special use permit and/or not used for commercial purposes (e.g., retails sales, food service, and/or special events).*

SECTION 907.9 "WHERE REQUIRED IN EXISTING BUILDINGS" SHALL BE AMENDED AS FOLLOWS:

SECTION 907.9 Where Required. An approved fire alarm system shall be provided in existing buildings and structures where required in Chapter 11 *in existing buildings*

with a floor area less than 3,600 square feet (334 m²) without an approved automatic sprinkler system, other than one- or two-family dwelling units, agricultural building not under special use permit for commercial purposes where a fire alarm detection system does not exist and the floor area of the building or structure is increased

Exception: *When the building increase is less than 500 square feet (46.4 m²).*

Chapter 12

SECTION 1203.1.3 "INSTALLATION" SHALL BE AMENDED AS FOLLOWS:

Section 1203.1.3 Installation. Emergency power systems and standby power systems shall be installed in accordance with the California Building Code, the California Electrical Code, NFPA 110 and NFPA 111. *All buildings, other than one- and two-family dwelling units, and agricultural buildings not used for commercial purposes, with standby power, shall have a shunt trip device that disconnects all power sources to the building, approved by the fire code official. Existing installations shall be maintained in accordance with the original approval.*

Chapter 33

SECTION 3306 "VEGETATION: SHALL BE ADDED AS FOLLOWS:

Section 3306 Vegetation. *Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with PRC 4291 and the California Wildland-Urban Interface Code (CWUIC).*

SECTION 3307.2 "WHEN REQUIRED" SHALL BE AMENDED AS FOLLOWS:

Section 3307.2 When Required. An approved water supply for fire protection, either temporary or permanent, shall be *installed and maintained in continuous operation* as soon as combustible building materials arrive on site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction, in accordance with Sections 3307.2.1 through 3307.4.

Exception: The fire code official is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or

small communities where the development of full fire-flow requirements is impractical.

SECTION 3307.6 “PREMISE IDENTIFICATION” SHALL BE ADDED AS FOLLOWS:

Section 3307.6 Premise Identification. *Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.*

Chapter 50

SECTION 5001.7 “LIABILITY FOR DAMAGES” SHALL BE ADDED AS FOLLOWS:

Section 5001.7 Liability for Damages. *Any damages or cost resulting from the negligence, violation of the law, careless handling, spill or discharge of any hazardous materials shall constitute debt against any such person, firm or corporation causing such spill or discharge. This debt is collectible by the Fire Chief, or his/her duly authorized representative, in the same manner as in the case of an obligation under contract, expressed or implied.*

Chapter 56

SECTION 5601.2 “PERMIT REQUIRED” SHALL BE AMENDED AS FOLLOWS:

Section 5601.2 Permit Required. *Permits shall be required as set forth in Section 105.5 and regulated in accordance with this section. Where fireworks permits are required, they shall be issued by the Fire Chief, or his/her duly authorized representative, and the El Dorado County Board of Supervisors or City Council within a city.*

Chapter 57

SECTION 5704.2.9.6.1 “LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED” SHALL BE AMENDED AS FOLLOWS:

SECTION 5704.2.9.6.1 Locations Where Above-Ground Tanks are Prohibited.

The storage of Class I and Class II flammable liquids in above-ground tanks outside of buildings is prohibited *unless expressly approved by the fire code official, who shall consider local conditions and safety requirements in granting such approval.*

SECTION 5706.2.4.4 "LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED" SHALL BE AMENDED AS FOLLOWS:

SECTION 5706.2.4.4 Locations Where Above-Ground Tanks are Prohibited. The storage of Class I and Class II liquids in above-ground tanks is prohibited *unless expressly approved by the fire code official, who shall consider local conditions and safety requirements in granting such approval.*

Chapter 58

SECTION 5806.2 "LIMITATIONS" SHALL BE AMENDED AS FOLLOWS:

SECTION 5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited *unless expressly approved by the fire code official, who shall consider local conditions and safety requirements in granting such approval.*

Chapter 61

SECTION 6104.2 "MAXIMUM CAPACITY WITHIN ESTABLISHED LIMITS" SHALL BE AMENDED AS FOLLOWS:

For the protection of heavily populated or congested areas, storage of liquified petroleum gas shall not exceed an aggregate capacity in any one installation of 2,000 gallons (7570 L) within the limits established by law as set forth in the fire code adoption ordinance or other regulation adopted by the jurisdiction. *The storage of liquefied petroleum gas in excess of an aggregate of 2,000-gallon water capacity when located at least one-half (1/2) mile from property zoned or designated for residential use and at least one-half (1/2) mile from existing residential development with a density greater than one (1) dwelling unit per acre and at least one-half (1/2) mile from any hotel or motel is allowed when approved by the fire code official, and a special/conditional use permit is issued by the County of El Dorado.*

Within the limits established by law restricting the dispensing of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons. The dispensing of liquefied petroleum gas in excess of an aggregate of 2,000-gallon water capacity when located at least one-half (1/2) mile from property zoned or designated for residential use and at least one-half (1/2) mile from any hotel or motel is allowed when approved by the fire code official and a special/conditional use permit is issued by the County of El Dorado.

SECTION 6112. "HIGH ELEVATION LP-GAS INSTALLATIONS" IS ADDED TO READ AS FOLLOWS:

6112 High elevation LP-gas installations. Any new LP-gas tanks installed at elevations of 5,000 feet and above shall comply with the following:

1. A permit is required for individual LP-gas containers of 125 gallons or greater. At the time of application by any person for a permit to install an LP-gas system as required by this code, the applicant shall submit an LP-gas plot plan to the District for approval and shall contain the following:
 - a. Stamp of approval of the prospective LP-gas 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 LP-gas.
2. Two stage regulator systems shall be installed on all LP-gas installations in accordance with manufacturer's instructions. All first stage regulators and connecting pigtails shall be installed under a protective valve cover on the 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 pigtails 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 with 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 inches 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 found 6 inches below finished grade. Precast 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 a minimum of 3" steel crash posts 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 80 steel pipe supported and secured by approved straps at intervals not to exceed four (4) feet.
8. LP-gas 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-inch 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 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.
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 LP-gas tanks shall be placed on approved concrete supports. Acceptable tank supports shall include, but not be limited to: precast reinforced concrete pads, reinforced concrete slab, or precast 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 inch thickness shall be installed between the container and the concrete saddle. Support 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 6 X 12, W16 by W26 or 4 #3 rebar in each direction. In areas where tanks may be subject to shifting snow, unstable ground or other hazardous conditions, the fire code official may require additional tank support, securing or protection.

SECTION 6113 "UNDERGROUND LP-GAS TANK INSTALLATION AND OWNERSHIP" IS ADDED AS FOLLOWS:

6113 Underground LP-gas tank installation and ownership.

6113.1 Permits and plans. Permits shall be required, and plans shall be submitted for all underground tank installations as approved by the code official.

6113.2 Underground LP-gas tank ownership. Underground LP-gas tanks shall be prohibited from being sold to end-users and shall be retained by the LP-gas company under a lease-type system to ensure proper annual maintenance requirements are met and recorded.

SECTION 6114 "NATURAL GAS INSTALLATIONS" IS ADDED AS FOLLOWS:

6114 Natural gas installations. Existing natural gas installations 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. Where 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 6115 "VIOLATIONS" IS ADDED AS FOLLOWS:

6115 Violations.

6115.1 Violations. It shall be unlawful for an LP-gas supplier to provide service to a

LP-gas installation, which does not comply with the provisions in section 6112 or 6113.

6115.2 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.

Chapter 80

SECTION 80, NFPA 1-24, CHAPTER 22 "AUTOMOTIVE WRECKING YARDS" IS ADOPTED, AMENDED SECTIONS AS FOLLOWS:

Amend Section 22.3 as follows:

22.3 Fire Apparatus Access Roads. Fire apparatus access roads shall be in accordance with *the California Fire Code, Section 503 and Appendix D.*

Add new Section 22.10 as follows:

22.10 Storage. *Stored vehicles, boats, recreational vehicles, parts, and equipment shall not be stored within 30 feet of adjacent property lines.*

SECTION 80, NFPA, 13D-25 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE-AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES" IS AMENDED AS FOLLOWS: 903.3.1.3, 903.3.5.1.1

NFPA 13D, Amended Sections as follows:

Revise Section 5.1.1.2 as follows:

5.1.1.2 *A supply of at least one of each type and temperature sprinkler used within the premises shall be maintained on the property at an approved location. Spare sprinklers shall be kept in a mounted and accessible cabinet.*

Revise Section 7.6 as follows:

7.6 Alarms. *A local audio/visual device activated upon water flow shall be provided on all fire sprinkler systems in homes at an approved location on the exterior of the dwelling.*

Revise Section 11.2.1.1 as follows:

11.2.1.1 *Where a fire department pumper connection is not provided, the system shall be hydrostatically tested at a minimum pressure of 150 pounds per square inch gauge for no less than a 30-minute duration without evidence of leakage.*

Appendix B – Fire Flow Requirements for Buildings

TABLE B105.1(1) “REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES” SHALL BE AMENDED AS FOLLOWS:

TABLE B105.1(1) REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
0 – 3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
MAJOR SUBDIVISIONS (5 PARCELS OR GREATER)			
0 – 3,600	Section 903.3.1.3 of the CA Fire Code or Section P2904 of the CA Residential Code	1000	1
3,601 and greater	Section 903.3.1.3 of the CA Fire Code or Section P2904 of the CA Residential Code	1/2 value of Table B105.1(2) (min. 1000 GPM)	2

OTHER RESIDENTIAL DEVELOPMENT			
0 – 3,600	Section 903.3.1.3 of the CA Fire Code or Section P2904 of the CA Residential Code	500	1
3,601 and greater	Section 903.3.1.3 of the CA Fire Code or Section P2904 of the CA Residential Code	1/2 value of Table B105.1(2) (min. 750 GPM)	1

TABLE B105.2 "REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES" SHALL BE AMENDED AS FOLLOWS:

TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the CA Fire Code	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate

a. The reduced fire flow shall not be less than 1,500 gpm

Appendix C – Fire Hydrant Locations And Distribution

**TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS
SHALL BE AMENDED AS FOLLOWS:**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD
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		HYDRANTS^{a, b, c,} f, g (feet)	FRONTAGE TO A HYDRANT^{d, f, g}
1,750 or less	1	300	150
1,751-2,250	2	300	150
2,251-2,750	3	300	150
2,751-3,250	3	300	150
3,251-4,000	4	300	150
4,001-5000	5	300	150
5,001-5,500	6	300	150
5,501-6,000	6	250	150
6,001-7,000	7	250	150
7,001 or more	8 or more	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers that cannot be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.
- f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *California Fire Code*.
- g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.3 of the *California Fire Code* or Section P2904 of the *California Residential Code*.
- h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

Appendix D – Fire Apparatus Access Roads

SECTION D103.1 “ACCESS ROAD WIDTH WITH A HYDRANT” SHALL BE AMENDED AS FOLLOWS:

Section D103.1 Access Road Width with a Hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

Exception: Driveways

SECTION D103.2 "GRADE" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.2 Grade. Fire apparatus access roads *and driveways* shall not exceed 15.9% *in grade unless approved by the fire code official.*

SECTION D103.3 "TURNING RADIUS" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.3 Turning Radius. The minimum turning radius shall be determined by the fire code official; *and shall not include curb and gutter.*

SECTION D103.5 "FIRE APPARATUS ACCESS ROAD GATES" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.5 Fire Apparatus Access Road Gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 14 feet (4268 mm).
2. Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

SECTION D103.6.1 "ROADS 20 TO 29 FEET IN WIDTH" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.6.1 Roads 20 to 29 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both side of fire apparatus access roads that are 20 to 29 feet wide (6096 to 8534.4 mm).

SECTION D103.6.2 "ROADS MORE THAN 26 FEET IN WIDTH" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.6.2 Roads more than 29 feet in Width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 29 feet wide (8534.4 mm) and less than 36 feet wide (10972.8 mm).

SECTION D104.4 "CIRCUMFERENTIAL FIRE APPARATUS ACCESS ROADS" SHALL BE ADDED AS FOLLOWS:

SECTION D104.4 Circumferential Fire Apparatus Access Roads. *When required by the fire code official, a fire apparatus access road shall be constructed to encompass the entirety of a structure and shall provide a continuous means of emergency vehicle access.*

SECTION D105.2 "WIDTH" SHALL BE ANEMDED AS FOLLOWS:

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 28 feet (8534.4 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

SECTION 4: CONFLICT

That Ordinance No. 2022-01 of the LVFPD, and all other ordinances or parts of ordinances herewith are hereby repealed.

SECTION 5: SEVERABILITY

If any Ordinance, article, subsection or subdivision thereof, provision, sentence, clause or phrase of this code, or any application thereof, is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the remaining provisions of this code, which can be given effect without the invalid portions and, therefore, such invalid portions are declared to be severable. The

LVFPD hereby declares that it would have enacted this Ordinance and each of its articles, sections, subsections, or subdivisions thereof, provisions, sentences, clauses or phrases irrespective of the fact that one or more of them is declared invalid.

SECTION 6: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall take effect thirty (30) days after its adoption. The LVFPD Board Secretary is directed to publish this ordinance in a newspaper of general circulation in the District. In lieu of publication of the full text of the ordinance, a summary of the ordinance may be published by the by the Board Secretary within fifteen (15) days after its passage and a certified copy shall be posted in the office of the LVFPD pursuant to *Government Code Section 36933(c) (1)*.

The above Ordinance was introduced at a meeting of the Board of Directors of the LVFPD on August 29, 2025, and it was then read for the first time. A public hearing was set for the Ordinance to be read for the second time on September 29, 2025 and approved by the following vote:

PASSED AND ADOPTED by the Board of Directors of the LVFPD this, 29th day of September, 2025.

AYES: 3

NOES: 0

ABSENT: 2

ABSTAIN: 0



John Rice, Chair of the Board

ATTEST:



Irene Kaelin, Board Secretary

LAKE VALLEY FIRE PROTECTION DISTRICT

"Serving the Community Since 1947"

Chad Stephen, Fire Chief

Board of Directors

John Rice

Brian Hogan

Irene Kaelin

Tim Cain

Jessica Henderson



RESOLUTION NO. 2025-3

Lake Valley Fire Protection District, El Dorado County, California Adopting Findings Supporting Amendments to the 2025 California Fire Code

A resolution for the Lake Valley Fire Protection District setting forth findings with respect to local conditions within the District which make certain modifications and changes to the California Fire Code reasonably necessary for fire and life safety in the District. The Governing Board of the Lake Valley 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 1.7958.5 shall make express finding that such changes or modifications are needed; and shall file a copy of such changes or modifications with the Department of Housing and. Community Development.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Board of the Lake Valley Fire Protection. District, after having duly noticed and held public hearing, expressly finds that such changes or modifications are reasonably necessary because of local conditions, more specifically set forth as follows:

Respect, Integrity, Dedication, Positive Attitude and Teamwork
2211 Keetak St., So. Lake Tahoe, CA. 96150 • (530) 577-3737 • Fax 577-3739
www.LakeValleyFire.org

FINDINGS OF FACT
2025 CALIFORNIA FIRE CODE

In connection with the amendments enacted by Section 2 and 3 relating to the California Fire Code and its appendices, 2025 edition, the LAKE VALLEY FIRE PROTECTION DISTRICT (LVFPD) makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7, and 18941.5. The changes are reasonably necessary because of local climatic, topographical, or geological conditions.

LVFPD hereby adopts, pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

- (a) Under this adopting ordinance, specific amendments have been established which are of a more restrictive nature than those adopted by the State of California (State Buildings Standards Code, State Housing & Community Development Codes), commonly referred to as Title 24 & Title 25 of the California Code of Regulations. The LVFPD has recognized these amendments to the 2025 California Fire Code to address the fire problems, concerns, and future direction by which LVFPD can establish and maintain an environment that will afford a level of fire and life safety to all who live and work within its boundary.
- (b) The International Code Council has assumed responsibility for the International Fire Code and International Fire Code Standards. The International Code Council provided a means for participation by all code enforcement officials from throughout the country and industry representatives, consultants, and other private parties interested in the International Fire Code.
- (c) The International Fire Code, being the 2024 edition thereof, published by the International Code Council, is a nationally recognized compilation of proposed rules, regulations, and standards of said Organization.
- (d) Said International Fire Code has been printed and published as a Code in book form within the meaning of Section 50022.1 of the Government Code of the State of California.
- (e) Under Section 18941.5 of the Health and Safety Code, local amendments are based on climatic, topographical, and geological conditions. The findings of fact herein address each of these situations and present the local situation, which, either singularly or in combination, caused the aforementioned amendments to be adopted.

LOCAL CONDITIONS

1. BACKGROUND

- a. The fire environment of a community is primarily a combination of two factors: the physical geographic characteristics of the area and the historic pattern of development. These two factors create a mixture of environments that ultimately determines the area's fire protection needs.
- b. The Lake Valley Fire Protection District provides fire prevention, fire protection, advanced emergency medical and rescue services for unincorporated El Dorado and Alpine County areas within the Lake Tahoe

Basin.

- c. The Lake Valley Fire Protection District has fire stations at Station 7, located at 2211 Keetak, Station 6, located at 1286 Golden Bear Trail. Station 5 located at 1009 Boulder Mountain Court is staffed by CalFire via a lease agreement with the District.
- d. The Lake Valley Fire Protection District service area includes: California State Highway 50 from Camp Sacramento to the City of South Lake Tahoe boundary; California State Highway 89 South from Alpine County Willow Creek Road to California State Highway 50 in Meyers. Extending along California State Highway 89 North, the Fire District extends from the Northern boundary of the City of South Lake Tahoe (West Way) to Eagle Creek in Emerald Bay.
- e. The Fire District covers 85 square miles with a population of 13,000, swelling to over 100,000 during the summer months. The Fire District has 3 fire stations; two staffed by 24 safety personnel and one (1) fire station via Cal fire contract. The District has five (5) Chief Officers, including the Fire Chief, one (1) Mechanic/Fleet Manager and one (1) Administrative Assistant. Overall, there 30 fire total District personnel. Oversight for the Fire District is via the five (5) members of the Fire Board of Directors.
- f. Many roads are sub-standard—narrow widths, on-street parking, less than 20 feet of unobstructed pavement creating ingress and egress issues during peak population fluctuations. Some areas are served by single lane roads, severely restricting emergency vehicles.
- g. The topography of the Fire District varies from near level to terrain in excess of a 40 percent slope. As a rule of thumb, the rate of fire spread doubles as the slope percentage doubles, all other factors remaining the same. Most residential and commercial structures are in, or are surrounded by, forested areas. Due to drought, beetle infestations, and heavy vegetation, much of the area has dead or dying trees, contributing to fire danger. Elevation ranges from about 6200 feet at lake level to over 7200 feet on mountain pass roads with peaks exceeding 9000 feet in elevation.
- h. Vegetation in the Fire District varies from sub-alpine forests of aspen and pine to pine and cedar forests, with substantial brush fields of manzanita, snow brush, and white thorn. Residential development in the Fire District is generally concentrated in heavily forested areas. This situation allows fire to travel easily from home to home, forest to home, or home to forest by radiation, heat convection and/or flying embers. Often, dwellings are completely surrounded by highly combustible vegetation, compounding the fire problem. Amendments are justified on the basis of the local climatic conditions.

2. CLIMATIC CONDITIONS

- a. Annual precipitation fluctuates greatly. Approximately 90 to 95 percent of the precipitation occurs during the months of November through April, and 5 to 10 percent occurs from May through October. The Fire District has experienced major droughts in the recent past; one in 1977 - 1978, one which started in

1989 and lasted into 1994, others from 1999-2004, and 2006-2009. Droughts continue to cycle to this day. Lightning storms are frequent and are usually accompanied by little rainfall, potentially creating numerous lightning caused fires.

- b. Snow storms, resulting in the loss of vehicular access and avalanches are routine. Heavy winter snows are responsible for delays in response times and access to buildings and patients at emergency scenes. Winter snow storms along with heavy tourist traffic routinely bring all community traffic to a standstill during weekends and holidays. The neighborhoods of North Upper Truckee, Echo View Estates, Mountain View Estates, and Tahoe Mountain were affected by the Angora Fire of 2006 with the loss of 254 homes. The area sees significant traffic delays due to tourist travel and is highly prone to heavy snows. These situations impact emergency response, occupant evacuation, and access to these populated areas.
- c. During the months of June through September, the daily humidity ranges around 30 percent, and often drops to the low teens. Low relative humidity has allowed for greater spread of wildfires and caused structure fires to readily spread to the wildland interface
- d. During the months of June through September, daily temperatures exceed 70 degrees to 90 degrees Fahrenheit. Winter temperatures can drop to below 0 degrees Fahrenheit. The highest recorded temperature was 99 degrees Fahrenheit in 1988 with the lowest being negative 13 degrees Fahrenheit in February, 2019.
- e. 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. Wind velocities generally range from five to fifteen miles per hour, gusting to thirty miles per hour during the summer months. These winds push wildfires, rapidly increasing the spread of fire and often topple trees obstructing road access.

SUMMARY

The Fire District is subject to precipitation, relative humidity, temperature extremes, and high velocity winds. These local climatic conditions affect the spread, acceleration, intensity and size of a fire. Times of little or no rainfall and high temperatures create extremely hazardous conditions—mainly residential roof fires and wildfire conflagrations. Climatic conditions are one of the most significant impacts to fire behavior and other major emergency events due to their uncontrollable nature.

3. TOPOGRAPHICAL CONDITIONS

- a. The Fire District has a varied topography and vegetative cover. It has relatively flat areas along the shoreline of Lake Tahoe along Pope and Baldwin Beach areas (6,225 feet at Lake level). Steep hills and mountain peaks reaching over 10,000 feet are part of the Tahoe Basin. Vegetative cover ranges from stands of manzanita to dense forests of fir and pine trees creating a heavy fuel load.

- b. The neighborhoods of South Upper Truckee and Christmas Valley off of both State Highway 50 at Echo Summit and State Highway 89 to Alpine County also suffer traffic delays from tourist travel and heavy snows. Echo Summit, via State Highway 50, is a funnel for traffic congestion and highly prone to winter avalanches. Both situations created for delayed response.
- c. The State Highway 89 corridor, north to Emerald Bay, is the most heavily traveled road in the Lake Tahoe Basin. Of the estimated 20 million tourists visiting the Tahoe Basin annually, roughly 4.9 million stop to take pictures of Emerald Bay. This busy highway runs through Camp Richardson Resort, Pope, Kiva and Baldwin Beaches and USFS historic sites. The Mount Tallac trailhead and access to Fallen Leaf Lake, Cascade Lake residential areas, Spring Creek summer residential areas, Inspiration Point, Emerald Bay, Vikings Holm and Eagle Falls Creek are accessed along this route. The Fire District extends along State Highway 50, over Echo Summit on the west side of the Sierra Crest to the Echo Snow Park-Adventure Mountain and Sierra at Tahoe Ski Resort. The Fire District also serves the hamlets of Little Norway, the Mount Ralston Subdivision, Echo Lakes, Philips, Sierra Pines, Bryan Creek, Tamarack Park, Sayles Canyon and Camp Sacramento. Road access can be congested because of steep terrain and road design to ascend or descend these slopes.
- d. The rugged terrain causes developments to be clustered in buildable areas, many of which are remote as a result. Access to the communities and recreational areas of Strawberry, Twin Bridges, Horse Tail Falls, Lover's Leap, and the 39 mile tract result in longer response time for emergency equipment.
- e. Topographical features and traffic-caused delays translates to delayed responses and fire suppression operations. Strict permitting, reasonable zoning ordinances, and other suitable protective measures will mitigate against these inhibiting factors and will discourage fire ignition and growth, enabling emergency responders to successfully resolve emergency events.

SUMMARY

The topographical conditions reduce accessibility and cause delays in emergency response. The Fire District is subject to terrain changes, steep slopes, surface features, hazardous building operations, and other terrain risk factors. As an example, responding to an emergency on a steep and winding mountain road along with a multitude of visitors and travelers during fire season delays response to the scene. Wildland fire can double in size every two minutes, and the Fire District has seen some significant changes in spread dynamics due to drought and other climatic conditions in the area.

4. GEOLOGICAL CONDITIONS

- a. The geological processes that created the Tahoe Basin are still active. The Fire District's entire land surface is in the high-to-moderate seismic hazard zones. The West Tahoe Fault traverses the Fire District.
- b. An earthquake is highly probable and could damage numerous structures and

infrastructure. This catastrophic damage would put the general public at high risk. Emergency response crews would not be able to respond to every incident immediately. Built-in fire protection and other safety measures, such as limitations of building height, stories, and areas, would provide a higher level of safety for building occupants, property, and emergency responders. This is even more critical in high occupancy (assembly) buildings, where the potential loss of life is very high.

SUMMARY

The geological conditions increase the magnitude, exposure, accessibility problems, and fire hazard the District must handle. As an example, fire following an earthquake has the potential to cause greater loss of life and damage to property than an earthquake itself. The response delays caused by the earthquake damage will allow fire to spread uncontrolled until fire department arrival.

5. OTHER CONDITIONS

- a. Revisions made to address administrative policies and procedures established in the Fire District.
- b. Revisions made to include errata and/or editorially correct code language.
- c. Revisions made to correlate with other State regulations.

CONCLUSION

Local climatic, geographic and topographic conditions described above increase the frequency, intensity, and size of fires involving buildings in the Fire District. Further, these conditions impact potential damage to structures from an earthquake and subsequent fire. Therefore, it is reasonably necessary that the California Fire Code be modified to mitigate the effects of the above conditions.

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2025 CFC Section	Title	Findings
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2025 CFC Section	Title	Findings
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D103.6.2	Roads More Than 29 Feet in Width	2a, 2b, 2c, 2d, 2e, 4b
D104.4	Circumferential Fire Apparatus Access Roads	2a, 2b, 2c, 2d, 2e, 4b

The foregoing resolution was approved and adopted on the 29th day of August, 2025 by the following vote:

AYES: 4

NOES: 0

ABSENTS: 1

James Kaehli
Signature

Secretary, BOD
Title

----CERTIFICATION OF RESOLUTION----

ATTEST: I John A. Rice, Chair of the Lake Valley Fire Protection District, witness my hand on the
29 day of August, 2025.

John A. Rice
Signature

Chairperson, BOD
Title

Fire Code #	Significant change?	What Is the Change?	Locally adopted / SFM adopted / Amended	Why Is There a Local Change?
101.1	N	Amend with the name of the jurisdiction	Locally adopted and amended	Administrative need
105.5	N	Amend to include addition of Automobile Wrecking Yard operational permit	Locally adopted and amended	Administrative need due to addition of section 105.5.55.
105.5.60	Y	Add section to require operational permit for Automobile Wrecking Yards.	Locally created and adopted	Allows the fire code official to enforce the fire code (specific to fire access, vegetation clearances, hazardous materials, etc.), within automobile wrecking yard operations. This was a demonstrated need experienced within the Diamond Springs Fire Department.
105.6	N	Add section to require construction permit for Automobile Wrecking Yards.	Locally created and adopted	Administrative need due to addition of section 105.6.25 and 105.6.26.
105.6.26	Y	Add section to require construction permit for Automobile Wrecking Yards.	Locally created and adopted	Allows the fire code official to enforce the fire code (specific to fire access, vegetation clearances, hazardous materials, etc.) within newly constructed and/or modified automobile wrecking yard operations.
105.6.27	N	Add section to require construction permit for the installation of traffic calming devices	Locally created and adopted	Allows the fire code official to review and approved traffic calming devices prior to installation. Fire Code currently permits the fire code official to regulate traffic calming devices. However, a permit isn't currently required prior to installation causing undue hardship to
108.5.1	N	Section Added. Previously section 107.5.	Locally adopted and amended	Adopting this section to allow for the creation and issuance of fees to cover actual costs. Section 105.6 defines permits, plan checks, and inspections as allowed in Health & Safety Code 17951.
108.5.2	N	Section added. Previously section 107.5.1	Locally created and adopted	Section 108.5.2 Cost Recovery Fees: To recover the cost to the Fire District.
108.7	Y	Section added. Previously section 107.7	Locally created and adopted	Section 108.7 To recover the actual costs of avoidable failed inspections by contractors.
112.5	Y	Section added. Previously section 111.5	Locally adopted and amended	Section 112.5 of Chapter 1 of the Fire Code of the District is added to read as follows: 112.5 Appeal Procedures and Timelines: The intent of this provision is to clarify the procedures and timelines for an individual or entity to file an appeal to the Board of Appeals regarding an order, decision, or determination by the Fire Code Official. Based on the County of El Dorado's Vegetation Management Ordinance Board of Appeals' timeline.
113.4	N	Previously section 112.4. Completed the section by filling in the blank portions that were not completed by the SFM. It is better left to localities to determine the fees/penalties for their respective areas	Locally adopted and amended	Allows the Fire Code Official to enforce the Fire Code that protects life and property. Fees have been updated to match the fees and penalties as deemed appropriate by the District Attorney's Office. The change to the language to include the term infractions.
113.4.2	N	Section added. Previously section 112.4.2	Locally created and adopted	113.4.2 Citations is added to read as follows: 113.4.2 Citations The Fire Chief or his/her duly authorized representative(s), may issue citations for infractions or misdemeanor violations of this code pursuant to Section 13871 of the Health and Safety Code of the State of California and Chapter 5c (commencing with section 853.6) of Title 3 of Part 2 of the Penal Code of the State of California.
114.4	N	Previously section 113.4. Completed the section by filling in the blank portions that were not completed by the SFM. It is better left to localities to determine the fees/penalties for their respective areas	Locally adopted and amended	All violations of the code have been consolidated under Section 114.4 to include the penalties for violations.

202	N	Added definitions for clarity. Provided additional clarification for ceremonial/religious burning.	Locally created and adopted	Added definitions for: Campfire, Driveway, District, Executive Body, Fire Chief, Fire Hazard, Open Burning, and Trained Crowd Manager. Definition of open burning shall not include residential LPG, natural gas fueled, or wood burning appliances nor ceremonial burning.
302.1	N	Added definition of campfire to Section	Locally created and adopted	Added definition for clarity.
307.4.4	Y	Added a section for open burning restrictions. Added exception to burn restrictions for ceremonial/religious burning.	Locally created and adopted	Due to the high fire danger that exists in El Dorado County we have written more stringent rules pertaining to open fires within grass, brush, and tree covered areas.
401.2.1	N	Added section to require pre-fire plans for new and/or modified construction.	Locally created and adopted	Provides the creation of a floor plan for the purpose of emergency planning to be utilized by emergency response personnel.
503.2.1	N	Changed vertical clearances to 15 feet and road widths to 20 feet	Locally adopted and amended	Fire apparatus are becoming larger and taller. A vertical clearance of 15 feet provides proper clearance for apparatus to pass under without damaging apparatus components. It also allows an extended time frame before having to recut the growth of the vegetation. Additional height for vegetation clearances acts as an increased buffer for the spread of fire. A road width of 20 feet exclusive of shoulders, as measured face of curb to face of curb is needed. These structures can be difficult to navigate with fire apparatus and should not be counted in the total drivable road surface.
503.2.5	N	Added a specific section for R3's where it allows the Fire Code and Title 14 Fire Safe Regulations to match as they require turnarounds for fire apparatus access roads and driveways	Locally adopted and amended	Fire apparatus require areas for turning around when multiple vehicles are on the scene of an emergency. This includes fire vehicles as well as civilian vehicles. Provides better access for ingress/egress. Additionally, adds turn around for apparatus in driveways greater than 150'.
503.2.6	N	Changed the section for Bridges and Elevated Surfaces to state and match El Dorado County Transportation Division in addition to AASHTO HB-17 (minimum CFC required)	Locally adopted and amended	Allows codes and standards for Bridges and Elevated Surfaces of El Dorado County and Appendix D of the current Fire Code, whichever is more restrictive, to be consistent throughout county agencies and is allowed as an alternate means & method that is not less restrictive than the Fire Code.
503.3.1	N	Added section regarding no parking in fire lanes	Locally created and adopted	This section clearly defines the "No Parking in Fire Lanes" rules and is consistent with the California Vehicle Code.
503.3.2	N	Added section regarding no parking in front of hydrants	Locally created and adopted	This section clearly defines the "No Parking in front of fire hydrants" rules and is consistent with the California Vehicle Code.
503.3.3	N	Added section regarding fire lanes based on road width	Locally created and adopted	This section clearly defines California Fire Code Appendix D as the reference for road lane width and their relation to fire lanes.
503.6	N	Created and adopted 503.6 to maintain emergency access and consistency through all roadway gates in El Dorado County, referring to the gate standards adopted by the FPO's	Locally created and adopted	Allows fire districts the authority to approve gates on roadways based on the District's gate standard, providing the best possible emergency access to maintain fast response times.
505.1	N	Added section pertaining to the visual addressing of buildings	Locally adopted and amended	Allows fire districts the authority to approve addressing based on the District's addressing standards.
505.1.1	Y	Requires illuminated address for new commercial buildings	Locally created and adopted	Increases visibility of building address during emergency response in low or no light conditions.
507.5.1	N	Added more conservative standard for the placement of hydrants and their relationship to commercial buildings	Locally adopted and amended	Commercial properties are required to install hydrants at 300 foot intervals, thus they should never be outside of 150 feet from any given hydrant at anytime (half the distance inbetween).

509.3	Y	Added verbiage to bring all of the necessary fire controls for a building to one location	Locally created and adopted	Buildings are getting more sizable in the county. It is more common to have new buildings with solar arrays that continue to generate power even when the buildings general utilities have been shut off. When there is an emergency, it is vital that we have rapid access to all of the controls in one location for public evacuation and firefighter safety. Due to the fire danger present in El Dorado County throughout most of the year, this change is appropriate and advisable.
510.4.2.3	Y	Emergency Responder Radio System Secondary Power Supply Modification	Locally adopted and amended	Amend to 72 hour capacity for back-up power due to weather and PG&E safety related power outages.
903.2	N	Adds a requirement for sprinkler system installation in new buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Administrative need due to addition of section 903.2.22 and 903.2.23.
903.2.1.1	N	Adds a requirement for sprinkler system installation in new Group A-1 buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.1.2	N	Adds a requirement for sprinkler system installation in new Group A-2 buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.1.3	N	Adds a requirement for sprinkler system installation in new Group A-3 buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.1.4	N	Adds a requirement for sprinkler system installation in new Group A-4 buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.2	N	Previously section 903.2.22. Adds a requirement for sprinkler system installation in new Group B buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.3	N	Adds a requirement for sprinkler system installation in new Group E buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.4	N	Adds a requirement for sprinkler system installation in new Group F buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.

903.2.7	N	Adds a requirement for sprinkler system installation in new Group M buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.7.2	N	Adds a requirement for sprinkler system installation in new Group M with Upholstered Furniture or Mattresses buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.8.4	N	Previously section 903.2.8.5. This section was created to include manufactured residential single family R-3 in the residential sprinkler program.	Locally adopted and amended	Manufactured Homes – The intent of this code section is to ensure that manufactured homes that serve as a one or two-family dwellings are consistent with the provisions found in CRC Section 313 pertaining to built dwellings of a similar nature. Manufactured homes placed in the wildland-urban interface have a heightened risk of rapid fire consumption due to the light-weight nature of their construction. The rapid fire spread throughout these structures presents a significant risk to their occupants. Residential sprinkler systems have been incorporated to decrease this risk successfully in many California communities.
903.2.9	N	Adds a requirement for sprinkler system installation in new Group S buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.10	N	Adds a requirement for sprinkler system installation in new Group S-2 buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.2.10.1	N	Previously section 903.2.10. Adds a requirement for sprinkler system installation in new Commercial Parking Garage buildings and structures 3,600 square feet or greater within the district	Locally adopted and amended	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
903.4.3	Y	Adds requirement for a single interior fire alarm notification device for sprinkler supervision alarms.	Locally adopted and amended	Provides emergency notification for occupant evacuation.
903.6	Y	Adds a requirement to install sprinklers for existing buildings that undergo a change in use of greater hazard or an increase in size greater than 500 square feet and the resulting square feet is greater than 3,600 square feet.	Locally created and adopted	Due to the topographic, climatic, and geographic conditions of El Dorado County and their contributing factors to our increased response times, along with the fact that fires double in size each and every minute, we require sprinklers to be installed in structures once they reach 3,600 square feet in size as they relate to fire behavior and rate of spread.
907.2	N	Adds a requirement for fire alarm system installation in new buildings and structures 3,600 square feet or less within the district	Locally adopted and amended	Administrative need due to addition of section 903.2.30.

907.2.1.4	N	Added occupant protection for fire alarms in Group A buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.2.2.4	N	Previously section 907.2.2.3 Added occupant protection for fire alarms in Group B buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.2.3.11	N	Added occupant protection for fire alarms in Group E buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.2.4.2	N	Previously section 907.2.4.1. Added occupant protection for fire alarms in Group F buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.2.5.2	N	Added occupant protection for fire alarms in Group H buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.2.6.6	N	Added occupant protection for fire alarms in Group I buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.2.7.3	N	Previously section 907.2.7.2. Added occupant protection for fire alarms in Group M buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.

907.2.8.4	N	Added occupant protection for fire alarms in Group R-1 buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.2.9.4	N	Added occupant protection for fire alarms in Group R-2, R-2.1, and R-2.2 buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.2.10.3	N	Previously section 907.2.10.1. Added occupant protection for fire alarms in Group S buildings with a floor area less than 3,600, except R3, AG buildings not used for commercial purposes, and buildings with a floor area of less than 500 square feet as approved by the fire code official. Clarified definition of "approved" to mean automatic fire alarm.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.2.30	N	Added occupant protection for Type 1 Hood systems to be connected to a monitored fire alarm system when installed or replaced	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
907.6.2.1	N	Primary Secondary Alarm Power Supply Modification	Locally created and adopted	Amend to 72 hour capacity for back-up power due to weather and PG&E safety related power outages.
907.6.6	Y	Previously 907.6.5. Requires fire alarm systems to be monitored by UL listed Type A central station.	Locally created and adopted	Provides proper response and maintenance "runner service" of fire alarm systems. NFPA 72 specifies required response times for fire alarm trouble and supervisory signals to ensure systems remain operational. A Type A UL listed central station meets the NFPA required fire alarm response ensuring an operational fire alarm system at all times. UL Type A listing requires central stations to provide this "runner service" or contract with another entity to provide this service to obtain the listing.
907.9	N	Added occupant protection for existing buildings, under 3,600 square feet without automatic sprinkler systems to install a fire alarm if they add more than 500 square feet to the structure.	Locally created and adopted	Provides proper emergency notification for occupancies that allow public use and ensures Fire Department notification in the event of a fire or smoke.
1203.1.3	N	Shunt trip power safety devices	Locally adopted and amended	This section adds a Shunt Trip power shut off devices to ensure emergency power shut off during the use of back-up power supplies.
3306	N	Requires vegetation clearance to buildings under construction	Locally created and adopted	Provides clearance of vegetation to buildings under construction to reduce risk of fire spread.
3307.2	N	Previously section 3313.1. Water supplies at construction sites with combustible materials on-site	Locally adopted and amended	Water must be on site prior to combustible material being stored or vertical construction commencing.
3307.6	N	Previously section 3311.3. Address requirements for construction sites	Locally created and adopted	Addressing for construction sites is important to assist responding emergency crews.
5001.7	Y	Any damages or costs from negligent or unlawful practices that cause a hazardous materials incident will cause a cost recovery fee	Locally created and adopted	Hazardous materials related incidents are costly to mitigate. If the incident is caused by negligence due to a business process or practice the actual cost will be passed on to the negligent parties.

5601.2	N	Added safety protection with permits being issued by both the Fire Chief and Sheriffs Department for explosives, and by the Fire Chief and the Board of Supervisors or City Council for fireworks.	Locally adopted and amended	Allows agencies that need to know about explosives and fireworks to approve them and have a clear understanding of the applications of how they will be used.
5704.2.9.6.1	N	Established limits as set forth in the Fire Code. Clarified existing language. No change in content.	Locally adopted and amended	Established limits as required by the Fire Code for Class I flammable and Class II combustible liquid storage in above-ground tanks. Requires AHJ approval and a Special/Conditional Use Permit from the County.
5706.2.4.4	N	Established limits as set forth in the Fire Code. Clarified existing language. No change in content.	Locally adopted and amended	Established limits as required by the Fire Code for Class I flammable and Class II combustible liquid special operations in above-ground tanks. Requires AHJ approval and a Special/Conditional Use Permit from the County.
5806.2	N	Administrative addition of District name. Established limits as set forth in the Fire Code. Clarified language. No change in content.	Locally adopted and amended	Administrative need to add District name. Established limits as required by the Fire Code Official for Flammable Cryogenic fluids in stationary containers. Requires AHJ approval and a Special/Conditional Use Permit from the County.
6104.2	N	Established limits for LPG storage and dispensing near or adjacent to residential development. Clarified language. No change in content.	Locally adopted and amended	Establishes distances between LPG storage and dispensaries that are directly related to safety for residential developments and high-density hotels, motels, apartments, etc. where a release by leak or explosion of LP-Gas would have a high probability of injury, inhalation, or death. Requires AHJ approval and a Special/Conditional Use Permit from the County.
Chapter 80, NFPA, 1-24	N	Previously referenced 2022 edition. Provides fire access and clearance to property lines for Automobile Wrecking Yards.	Locally created and adopted	Dismantled and stored vehicles present significant fire loads (batteries, flammable and combustible liquids, upholstery, etc.) and risk to vegetation and adjacent properties. This requirement provides fire access and clearance to vegetation in automobile wrecking yard operations to aid in firefighting operations and reduction of fire extension to adjacent properties and/or open lands.
Chapter 80, NFPA, 13D-25	Y	Previously referenced 2022 edition. NFPA 13D-25 of Chapter 80 of the Fire Code of the District has been amended to update various provisions pertaining to the installation of sprinkler systems in one and two-family dwellings. Removed passive purger requirement.	Locally adopted and amended	Amended to include on-site sprinkler heads and wrench on-site for emergent repairs, the inclusion of a local water flow alarm to create an audible alert for the flow of water in the event of water activation in a vacant structure, and hydrostatic testing requirements to assure proper 13D sprinkler system installation decreasing the risk of water damage from pipe failure. Passive purge requirements were removed.
Appendix B: Table B105.1(1)	N	Changed 500 GPM to 1,000 GPM in major subdivisions below 5000 foot elevation, to match fire flow precedents used in EDC for years	Locally adopted and amended	Codifies past practice in regards to GPM fire flow requirements that have been used for over a decade in EDC. Also provides a minimum level of available water for firefighting purposes in the event of house to house, hoise to vegetation, adn/or vegetation to house ignition.
Appendix B: Table B105.2	N	Established a minimum fire flow requirement of 1,500 GPM and reduced redution to 50% for all commercial projects.	Locally adopted and amended	Codifies past practice in El Dorado County in increasing fire flow availability to provide additional water for fire suppression.
Appendix C Table C102.1	Y	Reduced fire hydrant spacing to 300-ft.	Locally adopted and amended	Codifies past practice in El Dorado County in reducing fire hydrant spacing to provide efficient fire suppression efforts by reducing the time required for hose operations.
Appendix D: D103.1	N	Added an exception for residential driveways	Locally adopted and amended	It is unreasonable to require a residential driveway to construct a 26 foot wide space for access to a hydrant.

Appendix D: D103.2	N	Amended to meet State law of grades no greater than 16% within Wildland Urban Interface.	Locally adopted and amended	Title 14 requires us to only accept up to 16% driveways, any exceptions would require approval by the AHJ. In our El Dorado County Title 14 adoption we allow greater than 16% grade with AHJ approval and hard surface.
Appendix D: D103.3	N	Added text to include curbs and gutters	Locally adopted and amended	20 foot road widths shall not include curbs and gutters due to potential access issues and turning radius concerns.
Appendix D: D103.5	N	Requires minimum 15-ft wide gates where installed on fire apparatus access roads	Locally adopted and amended	Where fire apparatus access roads consist of a divided roadway the gate width shall not be less than 15 feet due to apparatus turning radius.
Appendix D: D103.6.1	N	Road widths 20 to 29 feet	Locally adopted and amended	No parking on roads allowed on roadways less than 28 Feet in width above 5000 feet. Lower than 5000 feet this does not apply. This section is adopted as it stands in the Fire Code Appendix D section 103.6.1 for all other elevations.
Appendix D: D103.6.2	N	Roads widths more than 29 feet but less than 36 feet in width	Locally adopted and amended	Parking on one side only on roads from 28 feet to 36 feet allowed. This is not required less than 5000 feet of elevation. Lower than 5000 feet this does not apply. The section is adopted as it stands in the Fire Code Appendix D Section 103.6.2 for all other elevations.
Appendix D: D104.4	N	Added to require circumferential fire apparatus access roads	Locally created and adopted	When required by the fire code official, a fire apparatus access road shall be constructed to encompass the entire structure and shall provide a continuous means of emergency vehicle access.
Appendix D: D105.2	Y	Requires minimum 28-ft width of single fire access road when aerial access is required.	Locally adopted and amended	New aerial apparatus is wider than previous apparatus when in operation. Additional width permits travel lane for other emergency equipment and evacuating vehicles to pass when aerial apparatus in operation.

Adopted with no Amendments

101.1	N	Adopted to establish scope, intent, severability and validity	Locally adopted	Administrative clarity
102.6	N	References, subjects not regulated by the Code	Locally adopted	Administrative clarity
104.2 through 104.2.2	N	Ability to enforce the code	Locally adopted	Administrative clarity
104.4 through 104.4.1	N	Provides authority for entry for inspection	Locally adopted	Administrative clarity
104.5	N	Requires fire code official identification	Locally adopted	New State code section. Administrative clarity
104.7	N	Requires retention of records	Locally adopted	Administrative clarity
104.9 through 104.9.1	N	Permits consideration of Alternative Materials & Methods	Locally adopted	Administrative clarity
104.10 through 104.10.1	N	Permits fire code official to conduct investigations for the origin and cause of fires.	Locally adopted	Administrative clarity
104.11 through 104.11.3	N	Permits fire suppression activities.	Locally adopted	Administrative clarity
105.2.3 through 105.2.4	N	Time limitation of application	Locally adopted	Administrative clarity
105.3.2	N	Provide extension of permits.	Locally adopted	Administrative clarity
105.6.2	N	Construction permit for sprinkler systems	Locally adopted	New State code section. Administrative clarity
106.1 through 106.4	N	Adopted this section for administrative clarity and fire and life safety inspections	Locally adopted	Requires permits for new construction
107.1 through 107.4	N	Adopted this section for administrative clarity and fire and life safety inspections	Locally adopted	State code change including temporary structures
108.1 through 108.5.1	N	Adopted this section for administrative clarity and fire and life safety inspections	Locally adopted	Permits application of fees for recovery of costs.
108.6	N	Permits fee refund policy	Locally adopted	Administrative clarity
109.1	N	Adopted this section for administrative clarity and fire and life safety inspections	Locally adopted	Administrative clarity

110	N	Adopted this section for administrative clarity and fire and life safety inspections	Locally adopted	Maintenance of safeguards, testing and operation of equipment, re-inspection and testing, recordkeeping, supervision, rendering equipment inoperable, overcrowding,
111	N	Permits discontinuance of utility service	Locally adopted	Permits discontinuance of immediate fire hazards
112.1 through 112.4	N	Provides process for appeals	Locally adopted	Administrative clarity
113.3.2 through 113.4.1	N	Provides process for compliance with orders	Locally adopted	Administrative clarity
303	N	Adopted this section for fire and life safety	Locally adopted	Asphalt kettles contain highly flammable substances and require stringent safeguards. Managing ignition sources through responsible application of standards will reduce the number of fires in various settings. (Climatic, geological, and topographical).
305 through 311.4	N	Adopted this section for fire and life safety	Locally adopted	General requirements relating to smoking. Vacant premises condition and safety requirements, abandoned premises, tenant spaces, safeguarding vacant premises, security, fire protection, fire separation, removal of combustibles, removal of hazardous materials. (Climatic, geological, and topographical).
318	N	Adopted this section for fire and life safety	Locally adopted	New State Code section. General requirements for laundry carts in commercial occupancies.
323.1	N	Adopted this section for fire and life safety	Locally adopted	General requirements for roads, tunnels, and bridges. (Climatic, geological, and topographical).
1101.1 through 1102	N	Adopted this section for administrative clarity and fire and life safety inspections	Locally adopted	Administrative clarity
1103.2	Y	Adopted this section in existing buildings for the safety of firefighters and other emergency responders	Locally adopted	Emergency Responder radio coverage in existing buildings. All buildings will be required to allow emergency responders to receive and transmit emergency radio traffic to and from each other and the emergency dispatch center. Time frames can be developed to come into compliance and the phasing in of a system over a period of time, determined by the fire code official, is acceptable. The rationale behind this section is that on almost all emergency responder injury or fatality incidents communication is a key issue. This situation can be corrected with the addition of radio equipment to boost the signal in areas that do not have strong signal (Climatic, geological, and topographical).
1103.5	Y	Adopted this section for the safety of the public, firefighters, and other emergency responders	Locally adopted	Requires installation of fire sprinkler systems in existing occupancies with high life safety risk and in conformance with previous Uniform Fire Codes. (Climatic, geological, and topographical).
1104.1 through 1104.25	N	Adopted this section for the safety of the public, firefighters, and other emergency responders	Locally adopted	Provides a minimum level of safety with regard to egress from existing buildings housing occupancies with a high life safety risk. (Climatic, geological, and topographical).
1106.1 through 1106.1.2	N	Adopted this section for the safety of the public, firefighters, and other emergency responders	Locally adopted	Provides a minimum level of safety at tire storage yards with high levels of flammable rubber material. (Climatic, geological, and topographical).
Appendix D: D101.1 through D104.1	N	Adopted this section for the safety of the public, firefighters, and other emergency responders	Locally adopted	General requirements for fire apparatus access roads including loads (Climatic, geological, and topographical).
Appendix D: D104.2 (excluding exception)	N	Adopted this section for the safety of the public, firefighters, and other emergency responders	Locally adopted	Commercial and industrial development fire apparatus access roads (Climatic, geological, and topographical).
Appendix D: D104.3 through D105.4	N	Adopted this section for the safety of the public, firefighters, and other emergency responders	Locally adopted	Commercial and industrial development fire apparatus access roads (Climatic, geological, and topographical).
Appendix D: D106.1 (excluding exception)	N	Adopted this section for the safety of the public, firefighters, and other emergency responders	Locally adopted	Fire apparatus access roads for multiple-family residential developments (Climatic, geological, and topographical).



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Tahoe Daily Tribune** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(530) 541-3880**.

Notice ID: P5xXJuKXjllT7CMhd6LW | **Proof Updated: Aug. 12, 2025 at 10:27am PDT**
Notice Name: 8CD06 - Fire Code First Notice LVFPD | Publisher ID: 375118

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Kayla Galvan
galvan@lakevalleyfire.org
(530) 577-3737

FILING FOR

Tahoe Daily Tribune

Columns Wide: 3

Ad Class: Legals

Total Column Inches: 5.07

Number of Lines: 17

08/15/2025: Other Notice	73.44
Internet Flat Fee Charge	40.00
Affidavit flat charge	10.00

Subtotal \$123.44

Tax \$0.00

Processing Fee \$0.00

Total \$123.44

Notice of Intent to Adopt the 2025 Fire Code Ordinance

Notice is hereby given to the intention of the Board of Directors of the Lake Valley Fire Protection District to adopt the 2025 California Fire Code with local amendments. The Board of Directors will hold its first hearing at 4:00pm on Friday August 29, 2025 at the LVFPD Fire Station 7, 2211 Keetak St. South Lake Tahoe, CA, regarding the adoption of the 2025 California Fire Code with local amendments, pursuant to Health and Safety Code Section 13869 and 13869.7. Copies of the code section referred to, and any secondary code sections referred to, adopted by reference, are on file with the District's Administrative Assistant, and are open to public inspection. Adoption of the Fire Code Ordinance will adopt the California Fire Code as currently published in Title 24, Part 9, of the California Code of Regulations. In some instances the Lake Valley Fire Protection District's proposed Fire Code Ordinance proposes building standards more stringent than those minimum building standards adopted by the State Fire Marshal and contained in the California Building Standards Code.

Published: August 15, 2025



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Tahoe Daily Tribune** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(530) 541-3880**.

Notice ID: tWvzPMwLQ96qFxpM5x4 | **Proof Updated: Sep. 16, 2025 at 12:47pm PDT**
Notice Name: Fire Code Second Notice

See Proof on Next Page

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FILER

Kayla Galvan
galvan@lakevalleyfire.org
(530) 577-3737

FILING FOR

Tahoe Daily Tribune

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 4.98

Number of Lines: 25

09/19/2025: Other	72.10
Internet Flat Fee Charge	40.00
Affidavit flat charge	10.00

Subtotal	\$122.10
Tax	\$0.00
Processing Fee	\$0.00
Total	\$122.10

Notice of Intent to Adopt the 2025 Fire Code Ordinance

Notice is hereby given to the intention of the Board of Directors of the Lake Valley Fire Protection District to adopt the 2025 California Fire Code with local amendments. The Board of Directors will hold its second hearing at 4:00pm on Monday, September 29th, 2025 at the LVFPD Fire Station 7, 2211 Keetak St. South Lake Tahoe, CA, regarding the adoption of the 2025 California Fire Code with local amendments, pursuant to Health and Safety Code Section 13869 and 13869.7. Copies of the code section referred to, and any secondary code sections referred to, adopted by reference, are on file with the District's Administrative Assistant, and are open to public inspection. Adoption of the Fire Code Ordinance will adopt the California Fire Code as currently published in Title 24, Part 9, of the California Code of Regulations. In some instances the Lake Valley Fire Protection District's proposed Fire Code Ordinance proposes building standards more stringent than those minimum building standards adopted by the State Fire Marshal and contained in the California Building Standards Code.
Published: September 19, 2025



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NOTICE OF INTENT TO ADOPT THE 2025 FIRE CODE ORDINANCE

by Kayla Galvan | Aug 12, 2025 | News

Notice is hereby given to the intention of the Board of Directors of the Lake Valley Fire Protection District to adopt the 2025 California Fire Code with local amendments. The Board of Directors will hold its first hearing at 4:00pm on Friday August 29, 2025 at the LVFPD Fire Station 7, 2211 Keetak St. South Lake Tahoe, CA, regarding the adoption of the 2025 California Fire Code with local amendments, pursuant to Health and Safety Code Section 13869 and 13869.7. Copies of the code section referred to, and any secondary code sections referred to, adopted by reference, are on file with the District's Administrative Assistant, and are open to public inspection. Adoption of the Fire Code Ordinance will adopt the California Fire Code as currently published in Title 24, Part 9, of the California Code of Regulations. In some instances the Lake Valley Fire Protection District's proposed Fire Code Ordinance proposes building standards more stringent than those minimum building standards adopted by the State Fire Marshal and contained in the California Building Standards Code.

[Fire Code 2025 final document](#)

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Fire Chief

Notice of Public Hearing

Notice of Intent to Adopt the
2025 Fire Code Ordinance

2025 Open Burning and
Recreational Fire Ban

Firefighter Paramedic and
Lateral Firefighter Paramedic
(Open and Continuous
Recruitment)

Headquarters: Station 7

2211 Keetak Street
South Lake Tahoe, CA 96150
Phone: (530) 577-3737
Fax: (530) 577-5174



Our Mission

Lake Valley Fire Protection District
is committed to providing the
highest level of public safety
services for our community, its
people and environment.
"Be Safe. We Care"

Links

- CTESDA
- CALFire
- CalStar Air Ambulance
- Lake Tahoe Basin Fire Academy
- Sierra Avalanche Center



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SECOND NOTICE OF INTENT TO ADOPT THE 2025 FIRE CODE ORDINANCE

by Kayla Galvan | Sep 16, 2025 | News | 0 comments

Notice is hereby given to the intention of the Board of Directors of the Lake Valley Fire Protection District to adopt the 2025 California Fire Code with local amendments. The Board of Directors will hold its second hearing at 4:00pm on Monday, September 29th, 2025 at the LVFPD Fire Station 7, 2211 Keetak St. South Lake Tahoe, CA, regarding the adoption of the 2025 California Fire Code with local amendments, pursuant to Health and Safety Code Section 13869 and 13869.7. Copies of the code section referred to, and any secondary code sections referred to, adopted by reference, are on file with the District's Administrative Assistant, and are open to public inspection. Adoption of the Fire Code Ordinance will adopt the California Fire Code as currently published in Title 24, Part 9, of the California Code of Regulations. In some instances the Lake Valley Fire Protection District's proposed Fire Code Ordinance proposes building standards more stringent than those minimum building standards adopted by the State Fire Marshal and contained in the California Building Standards Code.

[Fire Code 2025 final document](#)

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[Second Notice of Intent to Adopt the 2025 Fire Code Ordinance](#)

[Job Opening Announcement: Fire Chief](#)

[Notice of Public Hearing](#)

[Notice of Intent to Adopt the 2025 Fire Code Ordinance](#)

[2025 Open Burning and Recreational Fire Ban](#)

Headquarters: Station 7

2211 Keetak Street
South Lake Tahoe, CA 96160
Phone (530) 577-3732
Fax (530) 577-3718



Our Mission

Lake Valley Fire Protection District is committed to providing the highest level of public safety services for our community. Its mission is to protect, preserve, and promote the safety of our community.

Links

- CTESOA
- CALFire
- CalStar Air Ambulance
- Lake Tahoe Basin Fire Academy
- Sierra Avalanche Center



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