

RESOLUTION NO. **XXXX-2026**

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

(REPEALING RESOLUTION NO. 008-2023)

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 September 9, 2025, The Board of Directors of the Diamond Springs-El Dorado Fire Protection District adopted Ordinance No. 2025-01, which adopted the 2026 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. 2025-01 of the Diamond Springs-El Dorado Fire Protection District and delegates the enforcement of the ordinance to the Diamond Springs-El Dorado Fire Protection 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, Chapter 80 BFP 1-24 Sections 22.3, 22.10, Section 80 NFPA 13D-25 Section 5.1.1.2; 7.6; 11.2.1.1; Appendix B Table B105.1(1), Appendix B Table B105.2, Appendix C Table C102.1, Appendix D Sections 103.1, 103.2, 103.3, 103.5, 103.6.1, 103.6.2, 104.4, 105.2.

Diamond Springs-El Dorado Fire Protection District adopts the 2025 California Fire Code, Title 24, Part 9, in its entirety, including Appendices, incorporating those sections of the International Fire Code, 2025 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, 1103.3-1103.3.2, 1103.4, 1103.6, 1105, 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.

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



Diamond Springs - El Dorado Fire Protection District

501 Pleasant Valley Rd Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188
www.diamondfire.org

September 30, 2025

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

Subject: Resolution Ratifying Ordinance No. 2025-01 of the Diamond Springs – El Dorado Fire Protection District, which adopts the 2025 California Fire Code with amendments related to local climatic, geographic and topographic conditions.

Dear Ms. Henneke:

The Diamond Springs - El Dorado Fire Protection District (DSP) is requesting the Board of Supervisors (BOS) ratify its Ordinance No. 2025-01, 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. 2025-01 with amendments to the 2025 California Fire Code, and delegate the enforcement of that Ordinance to the Diamond Springs – El Dorado Fire Protection District Chief. A proposed BOS resolution is enclosed for your review and use on this topic.

This resolution has no direct fiscal impact to the County.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Poganski".

Jacob Poganski
Fire Marshal

ATTACHMENTS:

1. Diamond Springs - El Dorado Fire Protection District Ordinance No. 2025-01
2. Diamond Springs - El Dorado Fire Protection District Finding of Fact Resolution No. 2025-03

DIAMOND SPRINGS – EL DORADO FIRE PROTECTION DISTRICT
ORDINANCE NO. 2025-01

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE DIAMOND
SPRINGS – EL DORADO FIRE PROTECTION DISTRICT AS FOLLOWS:

An ordinance of the Diamond Springs - El Dorado Fire Protection District (DSEDFPD) adopting the 2025 Edition of the *California Fire Code (Title 24 , Part 9)*, 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 DSEDFPD; providing for the issuance of permits and collection of fees therefor; Repealing Ordinance No. 2022-01 of the DSEDFPD and all other ordinances and parts of the ordinances in conflict therewith.

Be it ORDAINED by the Board of Directors of the DSEDFPD, also known as the Diamond Springs – El Dorado 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 DSEDFPD 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 DSEDFPD has adopted, pursuant to *Section 18941.5* of the *California Health & Safety Code*, the findings of facts relative to these conditions by Resolution No. 2025.03 of the DSEDFPD dated September 9th, 2025.

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:

Section 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*

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 vehicular 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 units 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.

SKY LANTERN.

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 District, including the Local Responsibility 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 the District 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 13 feet 6 inches (4115 mm). 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 503.3.3 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.

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:

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).

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 (334 m²).
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 (334 m²).

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 (334 m²).

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:

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 (334 m²) 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 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 group E 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. *An approved automatic fire alarm system shall be installed in all 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 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.*

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:

approved by the fire code official and a special/conditional use permit is issued by the County of El Dorado.

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

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.*

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 HYDRANTS ^{a, b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD 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.			

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. Unless otherwise provided pursuant to the Subdivision Map Act, fire lane signs as specified in Section D103.6 shall be posted on both sides 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. Unless otherwise provided pursuant to the Subdivision Map Act, 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.*

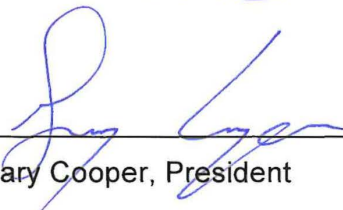
PASSED AND ADOPTED by the Board of Directors of the DSEDFPD this, 9th day of September, 2025.

AYES: Cooper, Weidert, Pettibone, Rutherford

NOES: None


ABSENT: Anderson

ABSTAIN: None



Gary Cooper, President

ATTEST:



Kathleen Freeman, Board Secretary

RESOLUTION No. 2025-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DIAMOND SPRINGS-EL DORADO FIRE PROTECTION DISTRICT ADOPTING FINDINGS SUPPORTING AMENDMENTS TO THE CALIFORNIA FIRE CODE

A resolution for the Diamond Springs-El Dorado Fire Protection District setting forth findings with respect to local conditions within the Fire District which make certain modifications and changes to the California Fire Code reasonably necessary for preserving fire and life safety in the Diamond Springs-El Dorado Fire Protection District.

The Governing Board of the Diamond Springs-El Dorado Fire Protection District finds and resolves as follows:

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 that pertain regulations governing conditions hazardous to life, property and the environment from fire, explosion, hazardous materials and hazardous uses; and

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

WHEREAS, the unique local climatic, geological, and topographical conditions existing within the boundaries of the District make it reasonably necessary for the District to impose more stringent requirements than set forth in the California Fire Code and pursuant to California Health and Safety Code sections 13869.7 and 17958.7, the District desires to make express findings to that effect.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Diamond Springs-El Dorado Fire Protection District, after having duly noticed and held public hearings, hereby adopts the following findings concerning current unique local conditions that together make each modification to the California Fire Code, reasonably necessary to provide adequate and effective protection of life, property and the environment more specifically set forth as follows:

**FINDINGS OF FACT
FOR CHANGES OR MODIFICATIONS TO THE STATE BUILDING STANDARDS
CODE (TITLE 24 PART 9) BECAUSE OF LOCAL CONDITIONS**

A. General.

After due consideration, the Board of Directors of the Diamond Springs-El Dorado Fire Protection District, hereby finds that due to local climatic, geologic and topographic conditions, as stated within this document, there is a need to provide the modifications and changes contained in the adoptive Ordinance of the California Fire Code. Such changes are deemed to be reasonably necessary to provide adequate and effective protection of life, property, and the environment.

The Diamond Springs-El Dorado Fire Protection District provides fire protection, emergency medical services, and specialized rescue services to approximately fifteen thousand five hundred people in a 65.5 square mile area. The District is located on the western slope of El Dorado County. The topography of the District ranges from rolling hills of grass and oak woodland in the west and oak-timber in the steep drainages of the east portion. The weather conditions vary from freezing temperatures with occasional snow in winter, to summer temperatures that regularly exceed 100 degrees.

The District can be divided into three distinct areas: The core area encompasses Diamond Springs, El Dorado, and the Missouri Flat Road corridor. The core area is more urban and contains most of the District's existing commercial development and potential for major commercial development. The north and south areas typically contain small subdivisions and isolated residential developments. These areas are characteristic of the suburban or ranch environment. The north and south areas become very isolated and more rural as one moves further away from the core of the District.

The Diamond Springs-El Dorado Fire Protection District is an "all-risk" agency. The District participates in a sophisticated automatic aid program and is dispatched through agreement by the California Department of Forestry and Fire Protection (Cal-Fire), at Camino. The resources of the District will respond to, and deal with, any type of emergency. The term "Fire Protection" in this document is broad and includes responses to fires, smoke and odor investigations, alarms, public assist calls, hazardous materials incidents, medical aid, and specialized rescues.

The District has established one, full-time, staffed fire station and four satellite fire stations to provide emergency services to the community. Fire Station 49 is located in the unincorporated town of Diamond Springs, at 501 Pleasant Valley Rd. Fire Station 46 is located in the unincorporated town of El Dorado, at 6170 Pleasant Valley Road. Fire Station 48 is located at 3840 Missouri Flat Road, Placerville, just north of Highway 50. Fire Station 44 is located in the Logtown area at 6109 Quartz Drive, El Dorado. Fire Station 47 is located in the Sleepy Hollow Subdivision, at 2312 Oakvale Drive, Shingle Springs. The District has 10 full-time, career personnel, along with two administrative positions, and one fire prevention position.

B. Climatic.

The Diamond Springs-El Dorado Fire Protection District lies in the west-slope Sierra foothills and experiences four distinct seasons. West-slope foothill communities (including Diamond Springs and El Dorado) receive about 38 inches of precipitation annually, with roughly 88% falling November–April

and only 12% from May–October. At these elevations, snowfall is generally light and episodic, occurring during stronger winter storms. Recent hydrologic patterns include multi-year droughts (1986–1991, 1998–2003, 2007–2009, 2012–2016, 2020–2022), followed by 2022–23 atmospheric rivers that produced well-above-normal precipitation. Summer conditions are hot and very dry: afternoon relative humidity frequently ranges ~10–25% (lower during Red Flag events), daily highs commonly exceed 90°F, and historical nearby extremes (e.g., 114°F in Placerville) accelerate fuel drying and elevate fire behavior potential.

Wind regimes include typical southwesterly summer flow, but the District also experiences dry north/east downslope wind events that drive rapid fire spread, as well as winter storm winds that can reach 40–60 mph. During critical fire-weather periods, utilities may implement Public Safety Power Shutoffs (PSPS), affecting communications, traffic control, and incident operations. Adverse weather can produce hazardous road conditions, localized flooding, rockfall/debris, and temporary closures along primary and local access routes, which in turn delay emergency response and evacuation and can limit mutual-aid ingress. Storm periods also correlate with increased traffic collisions and concurrent incidents that strain available resources.

Summary:

Local climatic conditions—pronounced seasonal dryness, low humidity, high temperatures, strong wind events, and episodic winter storms—increase the acceleration, intensity, and size of fires, particularly in the wildland-urban interface (WUI). These same conditions can degrade response reliability through roadway impacts, incident concurrency, and PSPS. Accordingly, they support the District’s more-restrictive local amendments to the California Fire Code addressing fire apparatus access, all-weather roadway standards, water supply/fire-flow and hydrant spacing, WUI ignition-resistant construction and vegetation management, and automatic fire sprinkler and alarm provisions suited to local risk.

- C. **Geological.** The The Diamond Springs-El Dorado Fire Protection District lies on the western slope of the Sierra Nevada within a dissected foothill landscape of steep canyons and narrow ridges. The District covers about 65.5 square miles, serves approximately 11,800 residents, and ranges from ~1,600 to ~2,600 feet above sea level. Mapped strands of the Rescue Lineament–Bear Mountains fault zone (Foothills fault system) traverse the region. While regional seismicity is moderate, the combination of faulting, steep topography, and a dispersed built environment increases the likelihood of simultaneous, distributed emergencies during an earthquake (e.g., multiple fires, structural damage, roadway blockages, and elevated demand for emergency medical aid).

Critical lifeline systems that support fire suppression are vulnerable to earthquake effects. The public water system depends on electrically driven pumping stations, pressure zones, and storage tanks to deliver and maintain fire flow. Earthquakes and associated power outages can reduce or interrupt hydrant performance through damage to tanks, mains, appurtenances, and pump stations. Under such conditions, the District may need to transport water with mobile apparatus and water tenders, imposing significant operational constraints—especially where bridges, slopes, or canyons limit access. Concurrent electrical faults and natural gas releases elevate post-earthquake fire risk, while rockfall, landslide, and debris can delay both local response and mutual-aid ingress services.

Summary:

Local geologic and topographic conditions—steep canyon terrain, mapped foothill faulting, and reliance on pumped/zone-based water systems—can hamper emergency operations and amplify fire-following-earthquake risk. These conditions justify the District’s more-restrictive local amendments to the California Fire Code, including: enhanced fire apparatus access and roadway/bridge reliability standards; strengthened water-supply/fire-flow and hydrant requirements (and operational water-supply alternatives where needed); seismic anchorage and bracing of fire-protection equipment and tanks; appropriate emergency/standby power for critical life-safety systems; and risk-based controls for hazardous materials subject to seismic forces.

- D. **Topographical.** The Diamond Springs–El Dorado Fire Protection District occupies foothill terrain on the west slope of the Sierra Nevada, with elevations generally ranging from ~1,600 to ~2,600 feet. Slopes range from level to >40%, and the landscape is dissected by canyons and drainages (“chimneys”) that channel wind and accelerate fire spread. Much of the District lies in State-mapped High or Very High Fire Hazard Severity Zones (FHSZ) within the wildland–urban interface (WUI). Vegetation transitions from grass/brush and mixed oak woodland at lower aspects to mixed-conifer stands at higher aspects; prolonged drought, tree mortality (including beetle-affected stands), and variable vegetation management have increased available surface and ladder fuels.

Many neighborhoods were constructed before modern access standards and are characterized by narrow, winding roadways, long and steep driveways, limited secondary egress, and weight-restricted or narrow bridges. The District is transected by U.S. Highway 50 (east–west) and State Route 49 (north–south); storm impacts, debris flows, rockfall, major incidents, or planned closures on these corridors can delay emergency response and evacuation and temporarily limit mutual-aid ingress. Ongoing infill and accessory dwelling units (ADUs) can reduce building separations, increasing structure-to-structure ignition via radiant and convective heat and ember exposure during WUI fires. Where topography and infrastructure concentrate demand (e.g., single-way-in/out canyons), incident concurrency and roadway congestion further complicate operations.

Summary:

The District’s steep, channelized terrain, continuous fuels, legacy road network, and constrained egress amplify fire spread potential and hinder response and evacuation. These conditions justify the District’s more-restrictive local amendments to the California Fire Code, including: enhanced fire apparatus access (width, grade, turning radii, turnarounds, bridges, gates, addressing), all-weather surface requirements, strengthened water-supply/fire-flow and hydrant spacing (and operational alternatives where needed), WUI ignition-resistant construction and defensible space/vegetation management, and automatic fire sprinkler and alarm provisions scaled to topographic and WUI risk.

- E. **Conclusion:**

Local climatic, geological, 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 2025 California Fire Code (Title 24, Part 9) be modified to mitigate the effects of the above conditions.

California Health & Safety Code Section 17958.7 requires that modifications to the Fire Code be expressly marked and identified as to which each finding refers to which Code modification. The attached Appendix A provides this connection.

INTRODUCED at a regular meeting of the Board of Directors of the Diamond Springs-El Dorado Fire Protection District on August 26th, 2025.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Diamond Springs-El Dorado Fire Protection District on September 9th, 2025 by the following roll call vote:

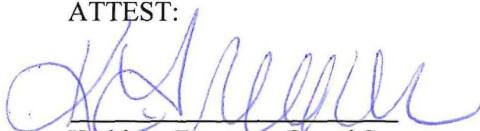
AYES: Cooper, Weibert, Pettibone, Rutherford

NOES: None

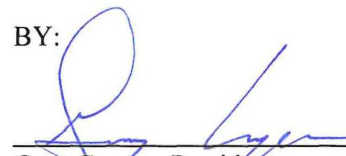
ABSENT: Anderson

ABSTAIN: None

ATTEST:


Kathleen Freeman, Board Secretary

BY:


Gary Cooper, President

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

Proof of Publication PUBLIC NOTICE

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-with:

8/15

ALL IN THE YEAR 2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 15th day of AUGUST, 2025

Allison Rains

Signature

Allison Rains
Legals Clerk

PUBLIC NOTICE

Notice of Intent to Adopt the 2025 California Fire Code Notice is hereby given to the intention of the Diamond Springs-El Dorado Fire Protection District to adopt the 2025 California Fire Code. The district shall hold its first public hearing at 3:00 P.M. on August 26, at 3734 China Garden Road; Diamond Springs, CA, regarding the adoption of the 2026 California Fire Code pursuant to Health and Safety Code Section 13869. Copies of the code section referred to and any secondary code sections referred to, adopted by reference, are on file with the Secretary of the District and are open to public inspection. Adoption of the 2025 California Fire Code will enable all District personnel to follow one set of rules and regulations with regard to the health and safety of the public and the District's response thereto.

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