



OLYMPIC VALLEY PUBLIC SERVICE DISTRICT



NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE 2022-03 ADOPTING AND AMENDING THE 2022 FIRE CODE

NOTICE IS HEREBY GIVEN that the Board of Directors of the Olympic Valley Public Service District (OVPSD) of Placer County is considering the adoption of an ordinance that would amend and adopt the 2022 California Fire Code. A public hearing on this matter will be held to review, explain, and allow for public input on the intended revisions.

HEARING DATE: October 25, 2022
HEARING TIME: 8:30 a.m., or as soon as the matter may be heard
PLACE: 305 Olympic Valley Road, Olympic Valley CA, 96146 - Community Room

A certified copy of the 2022 California Fire Code, the proposed amendments thereto, and the proposed Ordinance amending and adopting the 2022 California Fire Code are on file with the Board Secretary and are open to public inspection and are available on the District's website. For additional information contact the District at 530-583-4692.

The proposed changes to the Fire Prevention Code are mostly technical in nature, changing how the Code references the California Fire and Building Codes as well as the NFPA Standards. The regulations create a higher safety standard required for climatic, geologic and topographical differences in our District. The revisions proposed at this time correct and update references to California Codes, remove obsolete Fire Prevention Code sections, revise language to clarify the intent of the Fire Prevention Code and revise language to amendments and adoptions specific to our local climatic, geological, or topographical conditions (using language consistent with that adopted by all the fire departments in the region).

IF YOU WISH TO BE HEARD ON THIS MATTER, a public hearing will be held at the time and place described above. Public comments will be accepted by the Board and should be submitted to the Board Secretary at info@ovpsd.org, by mail at P.O. Box 2026, Olympic Valley, California 96146 (the final mail collection prior to the meeting will be the day before the meeting at 2:00 p.m.), and in-person at the public hearing until the close of public comment on the item. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District at least 48 hours preceding the meeting. For more information, call 530-583-4692.

RESOLUTION 2022-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OLYMPIC VALLEY PUBLIC SERVICE DISTRICT IN THE MATTER OF LOCAL AMENDMENTS TO THE STATE FIRE CODE: FINDINGS OF FACT BASED ON LOCAL CONDITIONS TO SUPPORT LOCAL AMENDMENTS

WHEREAS, the Olympic Valley Fire Department of Placer County is a division of the Olympic Valley Public Service District (hereafter "District") organized and existing pursuant to Health and Safety Code Sections 13800 *et. seq.*, and

WHEREAS, the jurisdictional boundaries of the Olympic Valley Public Service District are located within Placer County and depicted in Exhibit A to this Resolution, attached hereto and by this reference incorporated herein as if set forth in full; and

WHEREAS, the District may exercise any of the powers of a fire protection district pursuant to Health and Safety Code Sections 13800 *et seq.*; and

WHEREAS, pursuant to Health and Safety Code Section 13869, the Olympic Valley Public Service District may adopt by reference the 2022 California Fire Code, which establishes minimum building standards related to fire and hazardous conditions; and

WHEREAS, the Board of Directors of the Olympic Valley Public Service District wishes to rescind all prior Fire Codes and amendments thereto that have been adopted by the District; and

WHEREAS, the Board of Directors of the Olympic Valley Public Service District wishes to formally adopt the 2022 California Fire Code with amendments thereto as set forth in Exhibit B to this Resolution; and

WHEREAS, pursuant to Health and Safety Code Sections 13869.7, 17958.5, and 17958.7, the Olympic Valley Public Service District may adopt standards more stringent than the state standards when the Board of Directors make findings that such modifications are reasonably necessary due to local climatic, geological, or topographical conditions; and

WHEREAS, the Board of Directors of the Olympic Valley Public Service District has identified local conditions that support the adoption of amendments to the 2022 California Fire Code as articulated below.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Olympic Valley Public Service District that:

SECTION 1. The Board of Directors of the Olympic Valley Public Service District hereby formally rescinds all prior versions of the California Fire Code and prior amendments that have been adopted by this or prior Board of Directors.

SECTION 2. The Board of Directors of the Olympic Valley Public Service District finds that modifications or changes to the California Fire Code are reasonably necessary because of local climatic, geological or topographical conditions within the jurisdictional boundaries of the District. The Board of Directors sets forth the following findings of fact to support its amendments to the 2022 California Fire Code:

1. These amendments are necessary for the preservation of the public health and safety and welfare due to the unique local climatic, geological, and topographical conditions found within the District boundaries.
2. The District encompass a variety of elevations and topographical challenges which give rise to the need to modify certain provisions of the California Fire Code in order to adequately protect and defend the citizens and property within the District boundaries from catastrophic wildfires and other emergencies.
3. The District encompasses a variety of terrain ranging from steep slopes to valleys, and rivers and canals, which create impediments to fire equipment access, public egress, and community safety.
4. The District includes areas with limited access due to narrow and steep roads which hinders fire apparatus travel over these roads, resulting in delayed response times to emergencies, and creating impediments to public safety.
5. The District includes areas where the slope of the terrain is extreme. These steep slopes limit the ability of firefighters to effectively work on the slopes, and at the same time, result in rapid fire spread up the slope. The combination of these two factors creates a situation that is dangerous to firefighter safety and results in increased fire spread endangering other areas and structures.
6. The District routinely experiences severe winter weather, such as freezing conditions, heavy rains, snowfall, etc. These climatic conditions present difficulty and delays in fire apparatus responding to and accessing properties.
7. The severe winter weather within the District results in traffic delays, downed trees, and fallen powerlines, all of which slow fire apparatus response, hinder fire apparatus access to properties, and impede access to equipment and facilities on these properties.
8. The severe winter weather within the District results in obstructed access to doors and entry openings into buildings and structures. Obstruction of these openings reduces the ability for fire personnel to enter buildings and respond to emergencies, which delays firefighter action against a growing fire.
9. The severe winter weather within the District creates hazards due to additional snow loads. These snow loads cause damage to aboveground equipment and appliances as the snow melts and slides downslope.
10. The entire District is subject to wildland fires. Wildland fires pose a drawdown of equipment and personnel available to respond to additional emergencies within the District. The drawdown results in a delay in firefighter action due to extended response times from other fire stations or fire departments.

ATTACHMENTS:

Exhibit A: Boundary Map

Exhibit B: Ordinance 2022-03 *Adopting and Amending the 2022 Fire Code*

PASSED AND ADOPTED this ____ day of _____ 2022 at a regular meeting of the Board of Directors of the Olympic Valley Public Service District, located in the County of Placer, by the following vote on roll call:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dale Cox, Board President

ATTEST:

Jessica Asher, Board Secretary

EXHIBIT A. OVFD BOUNDARY MAP

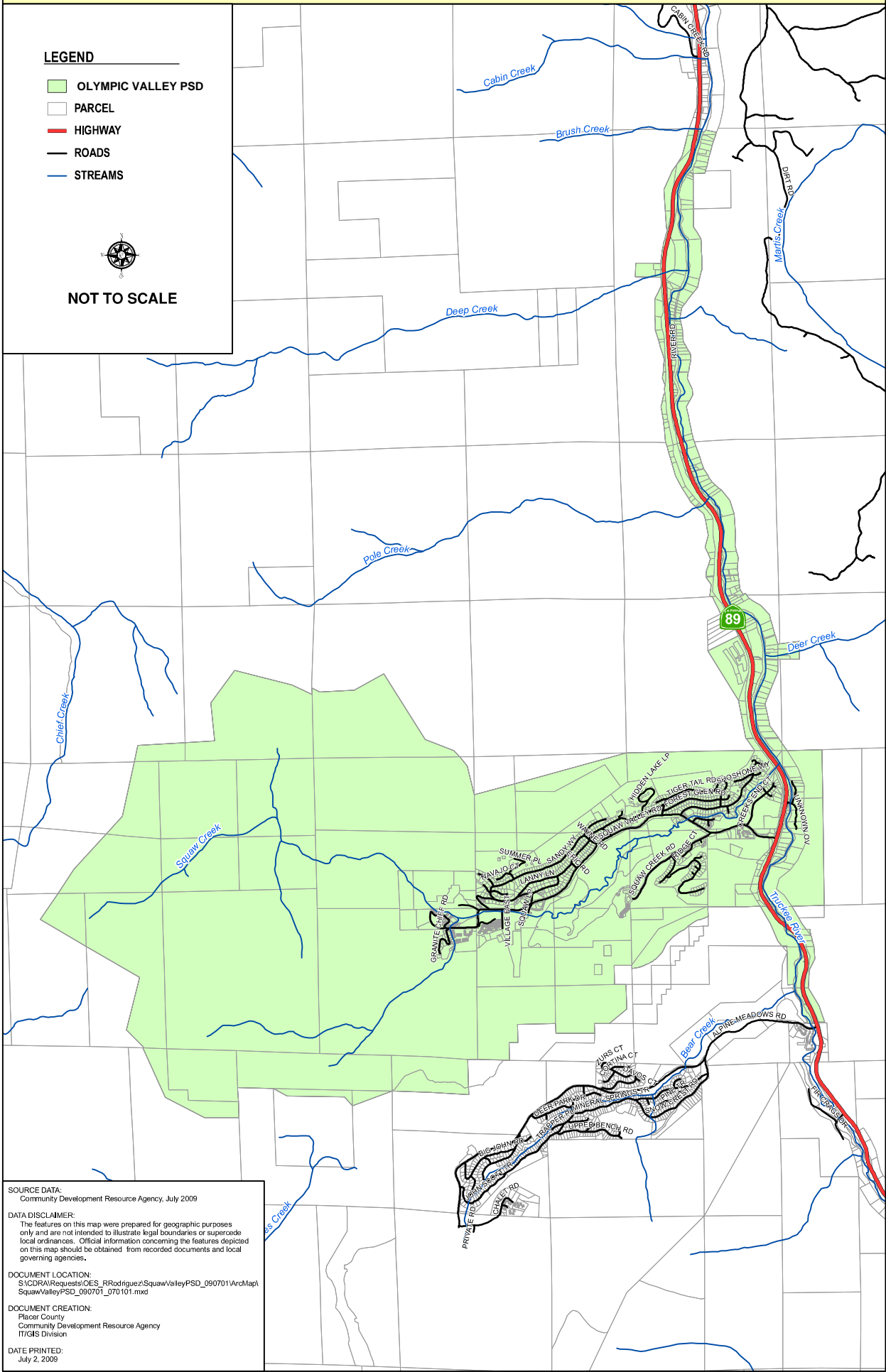
OLYMPIC VALLEY PUBLIC SERVICE DISTRICT

LEGEND

- OLYMPIC VALLEY PSD
- PARCEL
- HIGHWAY
- ROADS
- STREAMS



NOT TO SCALE



SOURCE DATA:
Community Development Resource Agency, July 2009

DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

DOCUMENT LOCATION:
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DOCUMENT CREATION:
Placer County
Community Development Resource Agency
IT/GIS Division

DATE PRINTED:
July 2, 2009

EXHIBIT B

ORDINANCE 2022-03

AN ORDINANCE OF THE OLYMPIC VALLEY PUBLIC SERVICE DISTRICT ADOPTING THE 2022 EDITION OF THE CALIFORNIA FIRE CODE AND PORTIONS OF THE 2021 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 OLYMPIC VALLEY PUBLIC SERVICE DISTRICT; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR

WHEREAS, the Olympic Valley Fire Department is a division of the Olympic Valley Public Service District (hereafter "District") organized and existing pursuant to Health and Safety Code Sections 13800 *et. seq.*, and

WHEREAS, the District may exercise any of the powers of a fire protection district pursuant to Health and Safety Code Sections 13800 *et seq.*; and

WHEREAS, pursuant to Health and Safety Code Section 13869, the District may adopt by reference the 2022 California Fire Code, which establishes minimum building standards related to fire and hazardous conditions; and

WHEREAS, pursuant to Health and Safety Code Sections 13869.7, 17958.5, and 17958.7, the District may adopt standards more stringent than state standards when such modifications are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the Board of Directors has adopted those express findings on the necessity of the modifications and has directed that those findings be submitted to the County of Placer with a copy of this Ordinance for ratification.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE OLYMPIC VALLEY PUBLIC SERVICE DISTRICT AS FOLLOWS:

SECTION 1 California Fire Code – Adopted.

That a certain document, three copies of which are on file in the Office of the Board Secretary of the Olympic Valley Public Service District, being marked and designed as the California Code of Regulations, Title 24, Part 9, 2022 Edition of the California Fire Code published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the 2021 Edition of the International Fire Code including Appendices B, C, D and H published by the International Code Council not included in the California Building Standards Code, as modified and amended by this chapter, are adopted by this reference into this Chapter, and are hereby collectively declared to be the Olympic Valley Public Service District Fire Code for the purpose of regulating the safeguarding of life, property, and public welfare to a reasonable degree from the hazards of fire, hazardous materials release and explosion arising from the storage, use and handling of dangerous and hazardous materials, substances, and devices, conditions hazardous to life or property in the occupancy and use of buildings and premises, the operation, installation, construction, location, safeguarding and maintenance of attendant equipment, providing for the issuance of permits and collection of fees therefore, and providing penalties for violation of such code.

SECTION 2 Olympic Valley Public Service District Fire Code – Amended.

The Board of Directors of the Olympic Valley Public Service District does hereby adopt revisions to the District's Administrative Code, Chapter 5, Fire Prevention Code as set out on Exhibit A, attached, and incorporated herein.

SECTION 3 Repeal of Previous Ordinances.

All prior Ordinances of the Olympic Valley Public Service District adopting and/or amending any prior International Fire Code or California Fire Code are hereby repealed upon the effective date of this Ordinance except that any enforcement or abatement action under any such prior Ordinance shall remain and be pursued until resolution.

SECTION 4 Severability.

That if any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors of the Olympic Valley Public Service District hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 5 Effect on Litigation.

That nothing in this Ordinance or in the 2022 Edition of the California Fire Code or the 2021 Edition of the International Fire Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any other cause or causes of action acquired or existing, under any act or Ordinance hereby repealed as cited in Section 8 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 6 Publication.

That the Administrative Officer of the Olympic Valley Public Service District is hereby ordered and directed to cause this Ordinance to be published and posted in compliance with California Law.

SECTION 7 Effective Date.

That this Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full-force and effect from and after January 1, 2023.

EXHIBIT A: 2019 Fire Code of the Olympic Valley Public Service District

PASSED AND ADOPTED this _____ day of _____ 2022 at a regular meeting of the Board of Directors of the Olympic Valley Public Service District by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dale Cox, Board President

ATTEST:

Jessica Asher, Board Secretary

EXHIBIT A

OLYMPIC VALLEY PUBLIC SERVICE DISTRICT ADMINISTRATIVE CODE CHAPTER 5 FIRE CODE

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Section 101.1 amended – Title.

Section 101.1 of Chapter 1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Olympic Valley Public Service District Fire Code, hereinafter referred to as “this code.”

Section 105.5.19 deleted – Floor Finishing.

Section 105.5.19 of Chapter 1 is deleted.

Section 105.5.20 deleted – Fruit and Crop Ripening.

Section 105.5.20 of Chapter 1 is deleted.

Section 105.5.21 deleted – Fumigation and Insecticidal Fogging.

Section 105.5.21 of Chapter 1 is deleted.

Section 105.5.29 amended – LP-gas.

Exception to Item 1 of Section 105.5.29 of Chapter 1 is amended to read as follows:

Exception: A permit is not required for individual containers with a 125-gallon (473 L) water capacity or less or multiple container systems having an aggregate quantity not exceeding 500 gallons (1893 L), serving occupancies in Group R-3.

Section 105.5.41 deleted – Private Fire Hydrants.

Section 105.5.41 of Chapter 1 is deleted.

Section 107.2 amended – Schedule of Fees.

Section 107.2 of Chapter 1 is amended to read as follows:

107.2 Schedule of fees. Fees for District services shall be paid by the applicant or owner. Fees for permits, administrative services, cost recovery and capital improvement impacts shall be in accordance with the fee schedule established by the District.

Section 107.7 added – Cost Recovery Fees.

Section 107.7 is added to Chapter 1 to read as follows:

107.7 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 and Safety Code 13916). The fee shall not exceed the actual cost of responding to the scene and emergency operations at the incident.

Section 109.3.1 added – Submission of Records.

Section 109.3.1 is added to Chapter 1 to read as follows:

109.3.1 Submission of records. Contractors, engineers, test companies and licensed or certified testers who perform inspection, testing or maintenance services on fire protection and life safety systems and equipment are required to electronically submit all compliant and non-compliant reports to the Olympic Valley Fire Department via a method approved by the fire code official.

Section 111.1 amended – Board of Appeals Established.

Section 111.1 of Chapter 1 is amended to read as follows:

111.1 Board of Appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals, comprised of the Board of Directors of the District. The board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Section 111.3 deleted – Qualifications.

Section 111.3 of Chapter 1 is deleted.

Section 112.3 amended – Notice of Violation.

Section 112.3 of Chapter 1 is amended to read as follows:

112.3 Notice of violation. Where the fire code official finds a building, premises, vehicle, storage facility or outdoor area that is in violation of this code, the fire code official is authorized to prepare a written notice of violation describing the conditions deemed unsafe and, where compliance is not immediate, specifying a time for reinspection.

The fire code official may issue citations for violations of this code pursuant to Health and Safety Code section 13871 and Penal Code section 853.6.

Section 112.4 amended – Violation Penalties.

Section 112.4 of Chapter 1 is amended to read as follows:

112.4 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, punishable by a fine of not more than \$1,000.00 or by imprisonment not exceeding 90 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 and Safety Code, §§13145, 17995.)

Section 202 amended – General Definitions.

Section 202 of Chapter 2 is amended by adding or revising certain definitions to read as follows:

CAMPFIRE. An outdoor fire which is used for cooking, personal warmth, lighting, or aesthetic purposes. This includes fires using jellied, liquid, solid or gaseous fuels and contained within outdoor fireplaces and enclosed stoves with flues or chimneys, stoves, portable barbecue pits, braziers, or space heating devices which are used outside of any structure, mobile home or any living accommodation mounted on a vehicle.

DISTRICT. The Olympic Valley Public Service District and all areas within the exterior boundaries thereof as now or hereafter established.

FIRE CHIEF. The chief officer of the fire department serving the Olympic Valley Public Service District, or a duly authorized representative.

JURISDICTION. The Olympic Valley Public Service District and all areas within the exterior boundaries thereof as now or hereafter established.

Section 307.1.1 amended – Prohibited Open Burning.

Section 307.1.1 of Chapter 3 is amended to read as follows:

307.1.1 Prohibited Open Burning. Open burning , campfires, bonfires, portable outdoor fireplaces and recreational fires, shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous including when, in the judgment of the Fire Chief or his designee, the menace of destruction by fire to life, improved property, or natural resources is, or is forecast to become, extreme due to critical fire weather, fire suppression forces being heavily committed to control fires already burning, acute dryness of the vegetation, or other factors that may cause the rapid spread of fire such as high winds, low fuel moistures, fire weather or Red Flag Warnings, severe threat of wildland fire, or issuance of Fire Restrictions on lands adjacent to the District by the United States Forest Service or CalFire.

Exceptions:

1. Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.
2. Gaseous-fueled outdoor fire pits and barbeques, and pellet grills/smokers unless a Red Flag Warning has been issued
3. Charcoal barbeques for a commercial restaurant, catering operation or special event, where additional mitigations have been approved by the fire code official.

Section 307.4.4 added – Campfires.

Section 307.4.4 is added to Chapter 3 to read as follows:

307.4.4 Campfires. Campfires shall comply with Sections 307.4.4.1 and 307.4.4.2.

307.4.4.1 Prohibited. It is unlawful for any person to light, maintain, or use a campfire upon or near any brush-covered land, grass-covered land, or forest-covered land during the time when burning permits are suspended by the Fire Chief, the Director of the Department of Forestry, the CalFIRE Unit Chief or the authority having jurisdiction.

307.4.4.2 Campfire restrictions. When campfires are allowed, it shall be unlawful for any person to light, maintain, or use a campfire upon any brush-covered land, grass-covered land, or forest covered land unless the following minimum requirements are complied with.

1. The area within 5 feet of the periphery of the campfire is cleared of all combustible material and vegetation.
2. One serviceable shovel with a handle of at least 12 inches is ready for use at the immediate area of the campfire.
3. Campfires shall be limited to dimensions of 12 inches by 12 inches, unless in an approved manufactured cooking device or fire ring.
4. Written permission of the landowner must be obtained prior to the ignition of the campfire and shall be on site.

Section 308.1.4 deleted – Open-flame Cooking Devices.

Section 308.1.4 of Chapter 3 is deleted.

Section 308.1.9 added – Outdoor Open Flame Appliances.

Section 308.1.9 is added to Chapter 3 to read as follows:

308.1.9 Outdoor Open Flame Appliances. Outdoor open flame appliances, including permanently installed outdoor fireplaces, fire pits, BBQ's, pizza ovens and any other open flame outdoor device that is connected to a residential or commercial gas line service shall be installed in accordance with the following:

1. All parts/assemblies to be tested and certified by UL, CSA, or ANSI.
2. A gas shut-off valve located shall be installed at the stub out and provided with ready access.
3. A second gas shut-off valve shall be located within 3 feet (9115 mm) to 5 feet (1524 mm) of device where the primary shut-off valve is further than 6 feet (1829 mm) from the appliance.
4. The appliance shall include a timer device which allows a maximum operating time of three hours. The timer shall require a manual reset.
5. A separation distance of 10 feet (3048 mm) feet vertically and horizontally shall be provided to all combustible materials, not including the support structure. The separation distance shall be measured from the open flame.
Exception: Where approved by the fire code official, the separation distance can be reduced provided the manufacturer's installation guidelines specify a lesser distance to combustible materials.
6. The surface supporting the appliance shall be of an ignition-resistant or fire-resistant material for a distance of 2 feet (610 mm) in all directions from the appliance.
7. The appliance shall produce a maximum flame height of 2 feet (610 mm).

Sections 311.5 through 311.5.5 deleted – Placards.

Sections 311.5 through 311.5.5 of Chapter 3 are deleted.

Section 503.2.1 amended – Dimensions.

Section 503.2.1 of Chapter 5 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572 mm). Driveways shall have an unobstructed width of not less than 12 feet (3658 mm).

Section 503.2.5 amended – Dead Ends.

Section 503.2.5 of Chapter 5 is amended to read as follows:

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 505.1 amended – Address Identification.

Section 505.1 of Chapter 5 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with address identification as specified below. 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.

1. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.
2. The address shall be placed at each driveway entrance and visible from both directions of travel along the road.
3. The address shall be posted at the beginning of construction and shall be maintained thereafter.
4. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.
5. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.
6. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

Section 506.1.1 amended – Locks.

Section 506.1.1 of Chapter 5 is amended to read as follows:

506.1.1 Locks. An approved lock shall be installed on gates or similar barriers, and gated residential driveways where required by the fire code official.

Section 506.1.3 added – Key Boxes for Buildings with Automatic Sprinkler Systems.

Section 506.1.3 is added to Chapter 5 to read as follows:

506.1.3 Key Boxes for Buildings with Automatic Sprinkler Systems. Any building or complex of buildings, in which an automatic sprinkler system is installed, shall be provided with an approved key box, mounted in an approved location, containing appropriate keys for fire department access. This section applies to all new facilities, and to existing facilities when required by the fire code official.

Section 506.1.4 added – Key Boxes for Buildings with Fire Alarm Systems.

Section 506.1.4 is added to Chapter 5 to read as follows:

506.1.4 Key boxes for buildings with fire alarm systems. Any building or complex of buildings with an automatic sprinkler system shall be provided with an approved key box, mounted in an approved location, containing appropriate keys for fire department access. This section applies to all new facilities, and to existing facilities when required by the fire code official.

Section 509.2.1 added – Electrical Shunt Trip/Switch.

Section 509.2.1 is added to Chapter 5 to read as follows:

509.2.1 Electrical Shunt Trip/Switch. New structures and remodeled structures shall be provided with a remote main power electrical shunt switch in an approved location where any of the following conditions occur:

1. The main power disconnect switch is located on the interior of a building,
2. The main power disconnect switch is inaccessible to fire department personnel due to location or to climatic conditions, or
3. The facility is equipped with multiple electrical sources, such as fuel cells, ESS, generators or solar photovoltaic systems.

Exception: Facilities where the fire code official determines the electrical shunt trip/switch is not required.

The remote main power electrical shunt trip/switch shall be hard wired to all power sources. The electrical shunt trip/switch shall be installed on the exterior of the building in an approved location and protected from the elements. The electrical shunt trip/switch shall have an approved, permanent, weatherproof sign which states "MAIN POWER SHUNT TRIP/SWITCH".

Section 605.9 amended – Gas Meters.

Section 605.9 of Chapter 6 is amended to read as follows:

605.9 Gas Meters. New and existing above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an approved manner.

605.9.1 Gas Meters. For new installations, the gas meter assembly shall be located at the gable end of the building or under an engineered deck, as close as practical to the building wall.

605.9.2 Protective cover. For new and existing gas meters, an approved protective cover, designed to support the design snow load as determined by the building department shall be installed over the meter assembly, securely supported by the ground or diagonally to the building wall. The protective cover shall be approved by the gas supplier and designed to allow ready access to the gas meter. When supported by the ground, the footing for the supports shall be founded a minimum of 6 inches (152 mm) below finished grade. The protective cover shall not have doors.

605.9.3 Protection from horizontal impact. New and existing gas meters shall be protected from horizontal slide or shift of snow and ice where located underground piping extends above ground on a sloping grade. The barrier or method of protection shall be approved by the fire code official.

Section 606.3.3.2 amended – Cleaning.

Section 606.3.3.2 of Chapter 6 is amended to read as follows:

606.3.3.2 Cleaning. If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C10. Cleaning frequency shall not exceed 12 months, except for commercial cooking operations located in a building with Group R-1 and R-2 occupancies above shall be cleaned at intervals not exceeding 6 months.

Section 903.2 amended – Where Required.

Section 903.2 of Chapter 9 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the Placer County Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the Placer County Building Code, or both
2. Low life hazard structures, such as stand-alone public restrooms and ski lift operator structures with an area less than 500 square feet where approved by the fire code official.

Section 903.2.1 amended – Group A.

Section 903.2.1 of Chapter 9 is amended to read as follows:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A-1, A-2, A-3 or A-4 occupancy.

903.2.1.1 Group A-5. An automatic sprinkler system shall be provided for all enclosed Group A-5 accessory use areas.

903.2.1.1.1 Spaces under grandstands or bleachers. Enclosed spaces under grandstands or bleachers shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.1.2 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

Section 903.2.2 amended – Group B.

Section 903.2.2 of Chapter 9 is amended to read as follows:

903.2.2 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy.

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Floors classified as an open parking garage are not required to be sprinklered.

Section 903.2.3 amended – Group E.

Section 903.2.3 of Chapter 9 is amended to read as follows:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing a Group E occupancy.

1. For public school state-funded construction projects see Section 903.2.19.
2. For public school campuses, Kindergarten through 12th grade, see Section 903.2.20.

Section 903.2.4 amended – Group F.

Section 903.2.4 of Chapter 9 is amended to read as follows:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy.

Section 903.2.5.1 amended – Group H.

Section 903.2.5.1 of Chapter 9 is amended to read as follows:

903.2.5.1 General. An automatic sprinkler system shall be provided throughout all buildings containing a Group H occupancy.

Section 903.2.7 amended – Group M.

Section 903.2.7 of Chapter 9 is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing a Group M occupancy.

Section 903.2.8.1 amended – Group R-3.

Section 903.2.8.1 of Chapter 9 is amended to read as follows:

903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies. An automatic sprinkler system shall be installed in new manufactured homes, as defined in Health and Safety Code Sections 18007 and 18009, and multiple family manufactured homes with two dwelling units, as defined in Health and Safety Code Section 18008.7, in accordance with Title 25 of the California Code of Regulations.

Section 903.2.9 amended – Group S.

Section 903.2.9 of Chapter 9 is amended to read as follows:

903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy.

Section 903.2.9.1 deleted – Repair Garages.

Section 903.2.9.1 of Chapter 9 is deleted.

Section 903.2.10 deleted – Group S-2 Parking Garages.

Section 903.2.10 of Chapter 9 is deleted.

Section 903.2.10.1 deleted – Commercial Parking Garages.

Section 903.2.10.1 of Chapter 9 is deleted.

Section 903.2.11 amended – Specific Buildings Areas and Hazards.

Section 903.2.11 of Chapter 9 is amended to read as follows:

903.2.11 Specific buildings areas and hazards. An automatic sprinkler system shall be installed for building design or hazards in the locations set forth in Sections 903.2.11.1 through 903.2.11.6.

Section 903.4 amended – Sprinkler System Supervision.

Section 903.4 of Chapter 9 is amended to read as follows:

903.4 Sprinkler system supervision. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings and townhouses with less than 100 sprinklers.
2. Limited area sprinkler systems in accordance with Section 903.3.8.
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.
8. Underground key or hub gate valves in roadway boxes.

Section 903.4.1 amended – Monitoring

Section 903.4.1 of Chapter 9 is amended to read as follows:

903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, where approved by the fire code official, shall sound an audible signal at a constantly attended location.

Exceptions:

1. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.
2. Central station monitoring is not required in one- and two-family dwellings and townhouses with less than 100 sprinklers.

Section 903.4.2 amended – Alarms.

Section 903.4.2 of Chapter 9 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. The exterior audible device shall produce a minimum of 110 dBA at the street. 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 fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall not be required except when required by Section 907.

Section 903.4.4 added – Alarms in Residential Occupancies.

Section 903.4.4 is added to Chapter 9 to read as follows:

903.4.4 Alarms in Residential Occupancies. Every sleeping room in one- and two-family dwellings and Group R occupancies shall be provided with an audible notification appliance which is activated upon waterflow from the automatic sprinkler system. The audible notification appliance must provide at least 75db at the pillow. This can be accomplished by way of interconnected smoke detection systems or horns.

Section 903.6 amended – Where Required in Existing Buildings and Structures.

Section 903.6 of Chapter 9 is amended to read as follows:

903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided in existing buildings and structures in any of the following situations:

1. Where required in Chapter 11.
2. Where an existing building or structure undergoes a change of occupancy, and the occupancy classification changes.
3. Where additions are made to existing buildings or structures and the total floor area exceeds the floor area of the original structure by more than 20 percent.
4. Where remodel, alteration or repairs to an existing building involve more than 50 percent of the gross floor area of the building, or more than 50 percent of the exterior bearing walls.

Section 904.13.6 added – Supervision.

Section 904.13.6 is added to Chapter 9 to read as follows:

904.13.6 Supervision. The fire-extinguishing system shall be supervised by the fire alarm system in accordance with Section 904.3.5.

Where an existing fire-extinguishing system is replaced, the fire-extinguishing system shall be supervised by an existing fire alarm system, if provided. Where the facility is not equipped with a fire alarm system, a fire alarm system shall be installed if required in Section 907.2 for new construction.

Section 907.2.1 amended – Group A.

Section 907.2.1 of Chapter 9 is amended to read as follows:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.2 amended – Group B.

Section 907.2.2 of Chapter 9 is amended to read as follows:

907.2.2 Group B. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group B occupancies.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.3 amended – Group E.

Section 907.2.3 of Chapter 9 is amended to read as follows:

907.2.3 Group E. An automatic fire alarm system that activates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 shall be installed in Group E occupancies with an occupant load of 50 or more persons or containing more than one classroom or one or more rooms used for Group E or I-4 child care purposes in accordance with this section. Where automatic sprinkler systems or smoke detectors are installed, such system or detectors shall be connected to the building fire alarm system. One additional manual fire alarm box shall be located at the administration office or location approved by the AHJ.

Exceptions:

1. For public school state funded construction projects see Section 907.2.29.
2. For public schools see Section 907.2.3.7.
3. For private schools see Section 907.2.3.8.

Section 907.2.4 amended – Group F.

Section 907.2.4 of Chapter 9 is amended to read as follows:

907.2.4 Group F. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.5 amended – Group H.

Section 907.2.5 of Chapter 9 is amended to read as follows:

907.2.5 Group H. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group H occupancies. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 60, 62 and 63, respectively.

Section 907.2.7 amended – Group M.

Section 907.2.7 of Chapter 9 is amended to read as follows:

907.2.7 Group M. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

Exceptions:

1. A manual fire alarm system is not required in covered or open mall buildings complying with Section 402 of the Placer County Building Code.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.8.1 amended – Manual Fire Alarm System.

Exception 1 to Section 907.2.8.1 of Chapter 9 is deleted.

Section 907.2.9 amended – Group R-2.

Section 907.2.9 of Chapter 9 is amended to read as follows:

907.2.9 Group R-2. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies.

Exceptions:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
2. The manual fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.

Section 907.2.10 amended – Group S.

Section 907.2.10 of Chapter 9 is amended to read as follows:

907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S occupancies.

Exceptions:

1. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.
2. Buildings with a floor area less than 500 square feet (47 m²) may be exempt, as determined by the Fire Chief, based on building construction material and features, location, occupancy type, and distance to exposures.

Section 907.6.6 amended – Monitoring.

Section 907.6.6 of Chapter 9 is amended to read as follows:

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the Placer County Building Code shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.

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. Agricultural buildings not under Special Use Permit and/or not used for commercial purposes (e.g. retail sales, food service, and/or special events).

Section 1203.1.3 amended – Installation.

Section 1203.1.3 of Chapter 12 is amended to read as follows:

1203.1.3 Installation. Emergency power systems and standby power systems shall be installed in accordance with the Placer County Building Code, NFPA 70, NFPA 110 and NFPA 111. Where emergency or standby power is provided at a structure, an electrical shunt trip/switch shall be provided in accordance with Section 509.2.1.

Section 1203.7 added – Protection from Horizontal Impact.

Section 1203.7 is added to Chapter 12 to read as follows:

1203.7 Protection from horizontal impact. Fuel piping to generators shall be protected from damage where underground fuel piping extends above ground and is located in an area subject to the horizontal movement of snow. The barrier or method of protection shall be approved by the fire code official.

Section 1205.4.3 amended – Rapid Shutdown Switch.

Section 1205.4.3 of Chapter 12 is amended to read as follows:

1205.4.3 Rapid shutdown switch. Where a facility is provided with more than one electrical power supply, the rapid shutdown switch shall be interconnected to the electrical shunt trip/switch in accordance with Section 509.2.1. The rapid shutdown switch and the electrical shunt trip/switch shall have a label located not greater than 3 feet (914 mm) from the switch that states the following:

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

Chapter 25 deleted – Fruit and Crop Ripening.

Chapter 25 is deleted.

Chapter 26 deleted – Fumigation and Insecticidal Fogging.

Chapter 26 is deleted.

Section 3311.3 added – Premises Identification.

Section 3311.3 is added to Chapter 33 to read as follows:

3311.3 Premises Identification. Prior to and during construction, approved street signs and address signs shall be provided at each fire and emergency vehicle access road and entry into the project.

Section 3313.2 amended – Combustible Building Materials.

Section 3313.2 of Chapter 33 is amended to read as follows:

3313.2 Combustible building materials. When combustible building materials of the building under construction are delivered to a site, the minimum required fire flow shall be provided. The fire hydrant used to provide this fire-flow supply shall be within 500 feet (152 m) of the combustible building materials, as measured along an approved fire apparatus access lane. Where the site configuration is such that one fire hydrant cannot be located within 500 feet (152 m) of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with this section.

Section 3313 amended – Vertical Construction of Types III, IV and V construction.

Sections 3313.3 through 3313.3.3 are deleted.

Section 4905.4 added – Roof Covering.

Section 4905.4 is added to Chapter 49 to read as follows:

4905.4 Roof covering. All new construction, including additions, requires a Class A roof covering or assembly. All re-roofing requires Class A roof covering or assembly as a minimum. Re-roofing in excess of 50 percent of an existing structure within any one-year period will necessitate that the entire roof be a Class A roof covering or assembly as a minimum. Class B or C fire retardant treated and/or non-treated wood shake or shingles are prohibited as a component in a Class A roof covering assembly.

Section 5704.2.9.6.1 amended – Locations Where Above-Ground Tanks are Prohibited.

Section 5704.2.9.6.1 of Chapter 57 is amended to read as follows:

5704.2.9.6.1 Locations Where Above-Ground Tanks are Prohibited. Storage of Class I and Class II flammable liquids in above-ground tanks outside of buildings is prohibited except where approved by the fire code official.

Exception: Protected above-ground storage tanks installed in accordance with Chapters 23 and 57.

Section 5706.2.4.4 amended – Locations Where Above-Ground Tanks are Prohibited.

Section 5706.2.4.4 of Chapter 57 is amended to read as follows:

5706.2.4.4 Locations Where Above-Ground Tanks are Prohibited. Storage of Class I and Class II flammable liquids in above-ground tanks is prohibited except where approved by the fire code official.

Exception: Protected above-ground storage tanks installed in accordance with Chapters 23 and 57.

Section 5806.2 amended – Limitations.

Section 5806.2 of Chapter 58 is amended to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited except where approved by the fire code official.

Section 6101.3 amended – Construction Documents.

Section 6101.3 of Chapter 61 is amended to read as follows:

6101.3 Construction documents. Where a single LP-gas container is more than 1,200 gallons (4542 L) in water capacity or the aggregate water capacity of LP-gas containers is more than 2,400 gallons (9084 L), the installer shall submit construction documents for such installation.

Section 6101.3.1 added – Reference Standard.

Section 6101.3.1 is added to Chapter 61 to read as follows:

6101.3.1 Reference standard. The installation and inspection of liquified petroleum gas containers shall comply with codes, standards and regulations. The Placer County Building and Development Code Article 15.12 is acceptable as an installation standard.

Section 6104.2 amended – Maximum Capacity within Established Limits.

Section 6104.2 of Chapter 61 is amended to read as follows:

6104.2 Maximum capacity within established limits. The storage of liquefied petroleum gas in excess of an aggregate of 2,000-gallon water capacity must meet the approval of the fire code official and obtain a Special/Conditional Use Permit issued by the County.

Section D104.2 amended – Buildings Exceeding 62,000 Square Feet in Area.

Section D104.2 of Appendix D is amended to read as follows:

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Section D104.3 amended – Remoteness.

Section D104.3 of Appendix D is amended to read as follows:

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Exception: Remoteness of access roads is not required where fire apparatus roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or similar condition and an approved alternative means of fire protection is provided.

Section D105.1 amended – Where Required.

Section D105.1 of Appendix D is amended to read as follows:

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Section D106.1 amended – Projects Having More than 100 Dwelling Units.

Section D106.1 of Appendix D is amended to read as follows:

D106.1 Projects Having More than 100 Dwelling Units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Section D107.1 amended – One- or Two-family Dwelling Residential Developments.

Section D107.1 of Appendix D is amended to read as follows:

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

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