



**Northstar Community Services District
ORDINANCE
of the Board of Directors**

Ordinance No. _____

AN ORDINANCE OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT ADOPTING THE 2025 EDITION OF THE CALIFORNIA FIRE CODE AND PORTIONS OF THE 2024 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 NORTHSTAR COMMUNITY SERVICES DISTRICT; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR.

WHEREAS, the Northstar Community Services District (District) is a community services district organized and operating under the authority of Government Code sections 61000 *et seq.*; and

WHEREAS, pursuant to Government Code section 61100, subdivision (d), 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 2025 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 made 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.

NOW THEREFORE, the Board of Directors of the Northstar Community Services District does ordain as follows:

SECTION 1 California Fire Code – Adopted.

That a certain document, three copies of which are on file in the Office of the Clerk of the Northstar Community Services District, being marked and designed as the California Code of Regulations, Title 24, Part 9, 2025 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 2024 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 Northstar Community Services 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 Northstar Community Services District Fire Code – Amended.

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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 Northstar Community Services 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 105.5.30 amended – LP-gas.

Exception to Item 1 of Section 105.5.30 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 105.5.43 deleted – Private Fire Hydrants.

Section 105.5.43 of Chapter 1 is deleted.

Section 105.6.26 added – Exterior Fire Sprinklers.

Section 105.6.26 is added to Chapter 1 to read as follows:

105.6.26 Exterior fire sprinklers. A construction permit is required for the installation, modification or removal from service of exterior fire sprinklers installed for protection during a wildland fire. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 108.2 amended – Schedule of Fees.

Section 108.2 of Chapter 1 is amended to read as follows:

108.2 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 108.7 added – Cost Recovery Fees.

Section 108.7 is added to Chapter 1 to read as follows:

108.7 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. The 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 110.3.1 added – Submission of Records.

Section 110.3.1 is added to Chapter 1 to read as follows:

110.3.1 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 Northstar Fire Protection District via a method approved by the fire code official.

Section 112.1 amended – Board of Appeals Established.

Section 112.1 of Chapter 1 is amended to read as follows:

112.1 Board of Appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and 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 112.3 deleted – Qualifications.

Section 112.3 of Chapter 1 is deleted.

Section 113.3 amended – Notice of Violation.

Section 113.3 of Chapter 1 is amended to read as follows:

113.3 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 113.4 amended – Violation Penalties.

Section 113.4 of Chapter 1 is amended to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, 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 may be 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 Northstar Community Services 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 Northstar Community Services District, or a duly authorized representative, also referred to herein as the “fire code official.”

JURISDICTION. The Northstar Community Services 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 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 308.1.11 added – Outdoor Open Flame Appliances.

Section 308.1.11 is added to Chapter 3 to read as follows:

308.1.11 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 and 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 (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 403.1 amended – General.

Section 403.1 of Chapter 4 is amended to read as follows:

403.1 General. In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with the emergency preparedness requirements set forth in Sections 403.2 through 403.11.3.3, where required by the fire code official. Where a fire safety and evacuation plan is required, evacuation drills shall be in accordance with Section 405 and employee training shall be in accordance with Section 406.

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~~ with an automatic sprinkler system ~~is installed,~~ shall be provided with a 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, ~~in which~~ with a fire alarm sprinkler system ~~is installed,~~ shall be provided with a 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 on the exterior of the building 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, permanently mounted, weatherproof sign marked with “MAIN POWER SHUNT TRIP/SWITCH”.

Section 605.8 amended – Gas Meters.

Section 605.8 of Chapter 6 is amended to read as follows:

605.8 Gas meters Meters and equipment. ~~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.~~ Above-ground meters, regulators, secondary regulators and piping supplying fuel to fuel-fired appliances shall be protected in accordance with the following:

1. New above-ground meters, regulators, secondary regulators and piping supplying fuel to fuel-fired appliances shall be protected in accordance with Section 605.8.1.
2. Existing above-ground meters, regulators, secondary regulators and piping supplying fuel to fuel-fired appliances shall be protected in accordance with Section 605.8.1 when required by the fire code official.

For LP-gas installations, see Section 6101.4.

605.8.1 Gas Protection of meters, regulators and piping. ~~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.~~ Above-ground meters, regulators, secondary regulator and piping supplying fuel to fuel-fired appliances shall comply with the following:

1. Meters, regulators and piping subject to vehicular damage shall be protected by a barrier in accordance with Section 312.
2. New meter installations shall be as close as practical to the building wall and located at the gable end of the building or under an engineered deck.
3. A protective cover shall be installed over meters, regulators and piping. The protective cover shall comply with the following:
 - 3.1. The protective cover shall be capable of supporting the design snow load over the meter and piping assembly.
 - 3.2. The protective cover shall meet the approval by the fuel supplier.
 - 3.3. The protective cover shall allow ready access to the gas meter and piping.
 - 3.4. Where the protective cover encloses the meter and piping assembly on all sides, an approved removable panel shall be provided which can be removed without the use of tools.

Exception: The Southwest Gas standard is an acceptable alternative for the protective cover, provided the cover also complies with Item 3.4.

4. Meters, regulators and piping shall be protected from horizontal slide or shift of snow and

ice where underground piping extends above ground on a sloping grade. The barrier or method of protection shall be approved by the fire code official.

~~**605.8.2 Protective cover.** For new and existing gas meters, a protective cover, designed to support the design snow load for the building 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.~~

605.8.2 Inspection after interruption of service. Prior to continued use and service of tanks, meters, regulators and piping shall be inspected and approved after any of the following events:

1. When service is interrupted or temporarily discontinued, because of a hazardous condition.
2. Change in size or type of service.
3. Replacement or repair of a tank, meter, regulator, valve or other exterior component.
4. Relocation of exterior service equipment or piping.
5. Damage to buildings, tanks, meters, piping or exterior components to the extent that the servicing utility, fire department or building department determines the service to be potentially hazardous.

The inspection shall occur prior to refilling the tank or placing the equipment back in operation. Routine refilling of a tank and routine maintenance. of interior appliances does not require this inspection and approval.

~~**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/KECA 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 6 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 903.2.23.

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems 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 between the occupied roof and the level of exit discharge 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 building 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. An automatic sprinkler system shall be provided throughout all buildings containing a Group F 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 one- and two-family dwellings, townhouses and 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 Section 4300 of 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.

Sections 903.2.9.1 through 903.2.9.4 deleted – Group S-1.

Sections 903.2.9.1 through 903.2.9.4 of Chapter 9 are deleted.

Sections 903.2.10 through 903.2.10.2 deleted – Group S-2.

Sections 903.2.10 through ~~903.2.10.1~~ 903.2.10.2 of Chapter 9 are 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 903.4.1 amended – Electronic Supervision.

Exception 1 to Section 903.4.1 of Chapter 9 is amended to read as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings and townhouses with less than 100 sprinklers.

Section 903.4.2 amended – Monitoring.

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

903.4.2 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.

Exception: Monitoring is not required for automatic sprinkler systems with less than 100 sprinklers in one- and two-family dwellings and townhouses.

Section 903.4.3 amended – Alarms.

Section 903.4.3 of Chapter 9 is amended to read as follows:

903.4.3 Alarms. ~~One exterior~~ An approved audible and visual sprinkler waterflow alarm device, located shall be connected to each automatic sprinkler system and installed on the exterior of the building. The sprinkler waterflow alarm device shall be installed 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. ~~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, townhouses and Group R occupancies shall be provided with an audible notification device which is activated upon waterflow from the automatic sprinkler system. The notification device 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 where 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 of the exterior bearing walls.

Section 904.14.6 added – Monitoring.

Section 904.14.6 is added to Chapter 9 to read as follows:

904.14.6 Monitoring. The fire-extinguishing system shall be supervised and monitored 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 monitored 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 in accordance with Section 907.2.

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 with an occupant load of less than 1,000 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 907.2.4 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 907.2.9.1 amended – Manual Fire Alarm System.

Section 907.2.9.1 of Chapter 9 is amended to read as follows:

907.2.9.1 Manual fire alarm system. 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 907.9 amended – Where Required in Existing Buildings and Structures.

Section 907.9 of Chapter 9 is amended to read as follows:

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

An approved fire alarm system as required in Section 907.2 shall be installed in existing buildings not provided with a fire alarm system where an addition increases the floor area by more than 30 percent or 1,000 square feet (93 m²), whichever is less.

Exceptions:

1. Buildings equipped with an automatic sprinkler system.
2. One- and two-family dwellings.
3. Agricultural building not under Special Use permit for commercial purposes.
4. Buildings with a floor area less than 500 square feet (4 m²) when approved by the fire code official based on building construction materials and features, location, occupancy type and distance to exposures.

Chapter 11 amended – Construction Requirements for Existing Buildings.

The following sections are deleted from Chapter 11:

- 1101 – General
- 1103.4 through 1103.6.2 – Fire Safety Requirements
- 1103.7.1, 1103.7.2, 1103.7.5 and 1103.7.5 – Fire Alarm Systems
- 1103.9 – Carbon Monoxide Detection (adopting 1103.9.1)
- 1103.10 – Medical Gases
- 1104 – Means of Egress for Existing Buildings
- 1105 – Existing Group I-2
- 1106 – Requirements for Outdoor Operations

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~~ *California Electrical Code*, 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.”

Section 1203.8 added – Carbon Monoxide Detection.

Section 1203.8 is added to Chapter 12 to read as follows:

1203.8 Carbon monoxide detection. Carbon monoxide detection in accordance with Section 915 shall be provided where a new fuel-fired generator is installed for a facility regardless of whether the generator is provided for emergency power, standby power or nonrequired standby power.

Exceptions:

1. Carbon monoxide detection is not required where the generator is located in a detached building or structure and separated from other buildings a minimum of 20 feet (6096 mm).
2. Interconnection with other CO detection or smoke detection in the building is not required.

Chapter 25 deleted – Fruit and Crop Ripening.

Chapter 25 is deleted.

Chapter 26 deleted – Fumigation and Insecticidal Fogging.

Chapter 26 is deleted.

Section 3307.1.4 added – Premises Identification.

Section 3307.1.4 is added to Chapter 33 to read as follows:

3307.1.4 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 3307.2.1 amended – Combustible Building Materials.

Section 3307.2.1 of Chapter 33 is amended to read as follows:

3307.2.1 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.

Sections 3307.2.2 through 3307.2.2.3 deleted – Vertical Construction.

Sections 3307.2.2 through 3307.2.2.3 of Chapter 33 are deleted.

Section 4104.2 deleted – Open-Flame Cooking Devices.

Section 4104.2 of Chapter 41 is deleted.

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 6101.4 added – Referenced Standard.

Section 6101.4 is added to Chapter 61 to read as follows:

6101.4 Referenced standard. The installation and inspection of liquified petroleum gas containers shall comply with this code and referenced standards. The Placer County Building and Development Code Article 15.12 is adopted as a referenced standard.

Section 6101.5 added – Inspection After Interruption of Service.

Section 6101.5 is added to Chapter 61 to read as follows:

6101.5 Inspection after interruption of service. An inspection and approval by the fire code official is required when service is interrupted, or temporarily discontinued, because of a hazardous condition; change in size or type of service; replacement or repair of a tank, meter, regulator, valve or other exterior component; relocation of exterior service equipment or piping; damage to buildings, tanks, piping or exterior components to the extent that the servicing utility, fire department or building department determines the service to be potentially hazardous. The inspection shall occur prior to refilling the tank or placing the equipment back in operation. Routine refilling of a tank and routine maintenance of interior appliances does not require this inspection and approval.

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.

Chapter 80 amended – Referenced Standards – NFPA 13D.

Chapter 80 is amended by revising sections and adding sections to NFPA 13D to read as follows:

5.1.1.2 Spare sprinklers. A cabinet with at least one spare sprinkler head of each type and temperature with the corresponding sprinkler head wrenches shall be required and located adjacent to the sprinkler riser.

7.1.5 Riser nameplate. An informational nameplate shall be attached to the riser as required in Section 29.4 of NFPA 13.

7.1.6 Riser design. The fire sprinkler riser shall be designed and constructed in accordance with the District’s Residential Riser Detail.

7.1.7 Riser location. The fire sprinkler riser and control valves shall be installed in an approved location and provided with approved access to operable devices.

11.2.1.5 Underground piping. The underground supply pipe shall be hydrostatically tested at 150 psi for two hours. After a successful underground hydrostatic test, the underground piping shall be flushed. Tests and flushing shall be witnessed by the fire code official.

Table B105.2, Footnote a amended – Required Fire Flow for Buildings Other than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses.

Footnote f to Table C102.1 of Appendix C is amended to read as follows:

- a. The reduced fire flow shall be not less than 1,500 gallons per minute.

Table C102.1, Footnote f amended – Required Number and Spacing of Fire Hydrants.

Footnote a to Table B105.2 of Appendix B is amended to read as follows:

- f. A 50-percent spacing increase shall be permitted, but not to exceed 300 feet (98 m), where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the Northstar Community Services District Fire Code. The maximum allowable spacing between hydrants is 300 feet (98 m) regardless of the fire-flow requirement.

Section D103.2 amended – Grade.

Section D103.2 of Appendix D is amended to read as follows:

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. Driveways for one- and two-family dwellings and Group R-3 occupancies shall not exceed 12-percent in grade.

Exception: Steeper grades where approved by the fire code official.

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.

SECTION 3 Repeal of Previous Ordinances. All prior Ordinances of the Northstar Community Services District adopting and/or amending any prior Uniform Fire Code, 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 Northstar Community Services 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 Severability. That nothing in this Ordinance or in the 2025 Edition of the California Fire Code or the 2024 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 3 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 Northstar Community Services 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, 2026.

DRAFT