



**COMMUNITY DEVELOPMENT
RESOURCE AGENCY
BUILDING SERVICES DIVISION**

December 30, 2025

Department of Housing and Community Development
Divisions of Codes and Standards
State Housing Law Program
P.O. Box 277820
Sacramento, CA 95827-7820

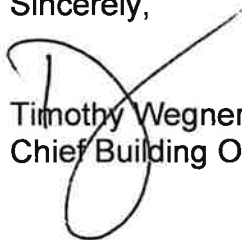
RE: Placer County Ratification of Northstar Community Services District's 2025 California Fire Code Express Findings and Code Modification Filing.

To whom it may concern,

Thank you for the opportunity to submit Northstar Community Services District's express findings and code modifications pursuant to California Health and Safety Code §17958.7. For this reason, please accept the attached resolution identifying the express findings and modifications ratified by the Placer County Board of Supervisors on December 16, 2025.

Should you have any questions, please do not hesitate to contact me at (530) 745-3125.

Sincerely,



Timothy Wegner, CBO
Chief Building Official

Attachment:
Resolution 2025-254

Before the Board of Supervisors County of Placer, State of California

In the matter of:

A Resolution ratifying Northstar Community Services District's Resolution No. 25-16 and Ordinance No. 41-25 adopting the 2025 California Fire Code with local amendments.

Resolution No.: 2025-254

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on December 16, 2025, by the following vote:

AYES: LONDON, DEMATTEI, JONES, GUSTAFSON, GORE

NOES: NONE

ABSENT: NONE

THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST

MEGAN WOOD
Clerk of the Board of Supervisors, County
of Placer, State of California

Deputy Clerk

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, California Health and Safety Code section 13869.7 allows a fire protection district to adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal and contained in the California Building Standards Code; and

WHEREAS, a fire protection district that proposes to adopt such an ordinance must also adopt findings of fact and need for changes or modifications because of local conditions in compliance with Health and Safety Code section 18941.5; and

WHEREAS, Health and Safety Code section 13869.7(c) requires the fire protection district to transmit the adopted ordinance and resolution of findings to the county or city where the ordinance will apply; and

WHEREAS, Health and Safety Code section 13869.7(c) authorizes the legislative body of that county or city to ratify, modify or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination; and

WHEREAS, no ordinance adopted by a fire protection district under Health and Safety Code section 13869.7 shall be effective unless or until it is ratified by the legislative body of the city or county where the ordinance will apply; and

WHEREAS, the Northstar Community Services District is located within the boundaries of Placer County as depicted and attached hereto as Exhibit "1"; and

WHEREAS, on September 24, 2025, the Northstar Community Services District's Board of Directors adopted Resolution No. 25-16 adopting the 2025 California Fire Code and setting forth findings to support the amendments because of local conditions, attached hereto as Exhibit "2", and on November 19, 2025, adopted Ordinance No. 41-25 adopting amendments to the 2025 California Fire Code and attached hereto as Exhibit "3"; and

WHEREAS, the Northstar Community Services District has transmitted a copy of Resolution No. 25-16, and Ordinance 41-25 to the County; and

WHEREAS, this Board has considered Resolution No. 25-16, and Ordinance 41-25 as attached hereto and wishes to ratify the same.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer, State of California, that the Board hereby ratifies the Northstar Community Services District's Resolution No. 25-16, Exhibit "2", and Ordinance No. 41-25, Exhibit "3", adopting the 2025 California Fire Code with amendments.

BE IT FURTHER RESOLVED that the Board delegates enforcement of Resolution No. 25-16 and Ordinance No. 41-25 to the Northstar Community Services District Chief, or his or her authorized representative, pursuant to Health and Safety Code section 13869.7(h).

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately.

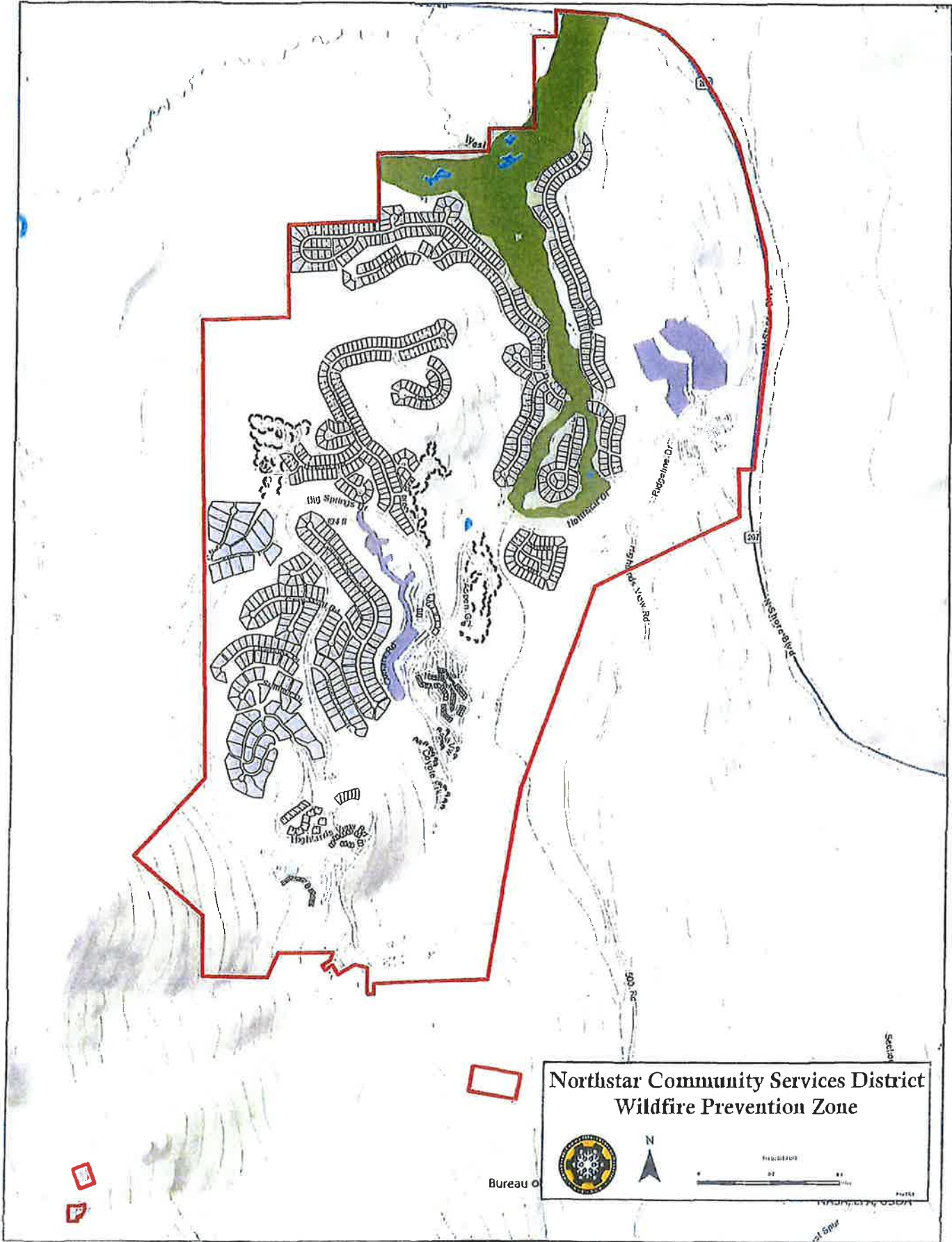
Attachments:

Exhibit 1: Northstar Community Services District Boundary Map

Exhibit 2: Northstar Community Services District Resolution No. 25-16

Exhibit 3: Northstar Community Services District Ordinance No. 41-25

Attachment A Exhibit 1



Attachment A Exhibit 2



N·C·S·D

Northstar Community Services District
Northstar Fire Department
910 Northstar Drive, Truckee, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarscd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Fomi

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

RESOLUTION 25-16

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NORTHSTAR COMMUNITY SERVICE DISTRICT IN THE MATTER OF LOCAL AMENDMENTS TO THE 2025 CALIFORNIA FIRE CODE SETTING FORTH FINDINGS OF FACT TO SUPPORT AMENDMENTS BASED ON LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL CONDITIONS

RECITALS

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, the jurisdictional boundaries of the 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, as authorized under Government Code section 61100, subdivision (d), the District provides fire protection, rescue services, and hazardous material emergency response services through the Northstar Fire Department in the same manner as a fire protection district formed 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, the Board of Directors of the District wishes to formally adopt the 2025 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 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 District has identified local conditions that support the adoption of amendments to the 2025 California Fire Code as articulated below.

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

2025 CFC FINDINGS OF FACT

Pursuant to Sections 13869.7, 17958.5, 17958.7, and 18941.5 of the Health and Safety Code, the Board of Directors finds that modifications or changes to the 2025 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 2025 California Fire Code: **2025 CFC FINDINGS OF FACT**

1. CLIMATIC CONDITIONS

- a. Annual precipitation in the District fluctuates greatly. Approximately 75 percent of the precipitation occurs during the months of November through April. The District has experienced major droughts in the recent past; one in 1977 - 1978, one which started in 1989 and lasted into 1994, others from 1999-2004, and 2006-2009. Droughts continue to cycle to this day. Lightning storms are frequent and are usually accompanied by little rainfall, potentially creating numerous lightning caused fires.
- b. During the months of November through April the average monthly snowfall is 63 inches. Snow storms, resulting in the loss of vehicular access and avalanches are routine. Heavy winter snows are responsible for delays in response times and access to buildings and patients at emergency scenes. Winter snow storms along with heavy tourist traffic routinely bring community traffic to a standstill during weekends and holidays. The District sees significant traffic delays due to tourist travel and is highly prone to heavy snows. These situations impact emergency response, occupant evacuation, and access to populated areas.
- c. Severe winter weather and snowfall within the District result 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. Built-in fire and life safety systems attempt to mitigate some of the delays.
- d. 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.
- e. During the months of June through September, the daily humidity ranges around 30 percent, and often drops lower. Low relative humidity allows for greater spread of wildfires and causes structure fires to readily spread to the wildland area.
- f. During the months of June through September, daily temperatures exceed 70 degrees to 80 degrees Fahrenheit. Winter temperatures can drop to below 0 degrees Fahrenheit. High temperatures accompanied with low humidity and minimal rainfall in the summer months allow for rapid fire spread and difficulty controlling the fire.
- g. Prevailing winds are out of the south and southwest. Wind velocities generally range from five to fifteen miles per hour, gusting to thirty miles per hour during the summer months. These winds push wildfires, rapidly increasing the spread of fire and often topple trees obstructing road access, and bring down powerlines affecting public safety and emergency response.

2. TOPOGRAPHICAL CONDITIONS

- a. The terrain in the District varies from relatively flat areas to steep hills and mountain peaks reaching over 10,000 feet. Steep terrain exacerbates fire spread and delays emergency vehicle response. 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.
- b. 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.
- c. With the heavy snows and steep terrain, areas are prone to winter avalanches creating delayed emergency response.
- d. Road design on steep hillsides often results in multiple switchbacks to navigate the slopes. Road access can be congested as a result, causing delayed response times.
- e. The rugged terrain limits developments to be clustered in buildable areas, many of which are remote as a result. Access to these remote subdivision and recreational areas results in longer response times for emergency equipment.
- f. Topographical features and traffic-caused delays translates to delayed responses and extended fire suppression operations. Strict permitting, built-in fire and life safety systems, and other suitable protective measures will mitigate against these inhibiting factors and will discourage fire ignition and growth, enabling emergency responders to successfully resolve emergency events.
- g. The forested areas within and surrounding the District consist of overly dense vegetation, which is described as a Sierra Nevada mixed conifer forest. Vegetation includes various montane forest species and an understory containing brush species such as manzanita, snow brush, bitterbrush, oak, and chinquapin. Drought conditions and beetle infestations have also left many areas with dead or dying trees, increasing the risk for wildfires

3. GEOLOGICAL CONDITIONS

- a. The geological processes that created the Tahoe Basin are still active. The Fire District's entire land surface is in the high-to-moderate seismic hazard zones. The West Tahoe Fault is adjacent to the District.
- b. An earthquake is highly probable and could damage numerous structures and infrastructure. This catastrophic damage would put the general public at high risk. Emergency response crews would not be able to respond to every incident immediately. Built-in fire protection and other safety measures, such as limitations of building height, stories, and areas, would provide a higher level of safety for building occupants, property, and emergency responders. Built-in life safety systems provide an additional measure of safety where the potential loss of life is high.

4. OTHER CONDITIONS

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

CONCLUSION

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

2025 CFC FINDINGS OF FACT

2025 CFC Section	Title	Findings
101.1	Title	4a
105.5.19	Floor Finishing	4a
105.5.20	Fruit and Crop Ripening	4a
105.5.21	Fumigation and Insecticidal Fogging	4a, 4c
105.5.30	LP-gas	4a
105.5.43	Private Fire Hydrants	4a
105.5.51	Temporary Membrane Structures, Special Event Structures and Tents	4a
105.6.26	Exterior Fire Sprinklers	4a, 2f
108.2	Schedule of Fees	4a
108.7	Cost Recovery Fees	4a
110.3.1	Submission of Records	4a
112.1	Board of Appeals Established	4a
112.3	Qualifications	4a
113.3	Notice of Violation	4a
113.4	Violation Penalties	4a
202	Campfire	1e, 2f
202	District	4a
202	Fire Chief	4a
202	Jurisdiction	4a

2025 CFC Section	Title	Findings
307.1.1	Prohibited Open Burning	1e, 1f, 1g, 2b, 2f
307.4.4	Campfires	1e, 1f, 1g, 2b, 2f
308.1.11	Outdoor Open Flame Appliances	1e, 1f, 1g, 2b, 2f
311.5 through 311.5.5	Placards	4a
403.1	General	4a
503.2.1	Dimensions	1c, 2a, 2b, 2d, 2e, 3b
503.2.5	Dead Ends	1c, 2a, 2b, 2d, 2e, 3b
505.1	Address Identification	1b, 1c, 2a, 2b, 2d, 2e, 3b
506.1.1	Locks	1c, 2a, 2b, 2d, 2e, 3b
506.1.3	Key Boxes for Buildings with Automatic Sprinkler Systems	1b, 1c, 2a, 2b, 2d, 2e, 3b
506.1.4	Key Boxes for Buildings with Fire Alarms Systems	1b, 1c, 2a, 2b, 2d, 2e, 3b
509.2.1	Electrical Shunt Trip/Switch	1b, 1c, 2a, 2b, 2d, 2e, 3b
605.8	Meters and Equipment	1b, 1c, 2a, 2b, 2c, 2d, 2e, 3b
606.3.3.2	Grease Accumulation	1b, 1c
903.2	Where Required	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.1	Group A	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.1.1 through 903.2.1.4	Group A-1 through Group A-4	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.1.7	Multiple Fire Areas	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.2	Group B	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.2.1	Ambulatory Care Facilities	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.3	Group E	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b

2025 CFC Section	Title	Findings
903.2.4	Group F	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.5.1	Group H	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.7	Group M	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.8.1	Group R-3	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.9	Group S	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.9.1 through 903.2.9.4	Group S-1	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.2.10 through 903.2.10.2	Group S-2	4b
903.2.18	Group U Occupancies, Private Garages and Carports Accessory to Group R-3 Occupancies	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.3.11	Fire Sprinkler Control Room	1b, 1c, 1f, 2f
903.4.1	Electronic Supervision	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.4.2	Monitoring	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.4.3	Alarms	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.4.4	Alarms in Residential Occupancies	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
903.6	Where Required in Existing Buildings and Structures	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
904.14.6	Monitoring	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.1	Group A	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.2	Group B	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.4	Group F	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b

2025 CFC Section	Title	Findings
907.2.5	Group H	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.7	Group M	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.7.1	Occupant Load	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.8.1	Manual Fire Alarm System	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.9.1	Manual Fire Alarm System	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.2.10	Group S	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.6.6	Monitoring	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.9	Where Required in Existing Buildings and Structures	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
907.11	Fire Alarm Control Room	1b, 1c, 1f, 2f
Chapter 11	Construction Requirements for Existing Buildings	4c
1203.1.3	Installation	1c, 2a, 4c
1203.7	Protection from Horizontal Impact	1d, 2a
1203.8	Carbon Monoxide Detection	1b, 1c, 1f, 2f
1205.4.3	Rapid Shutdown Switch	1b, 1c, 1d, 2a, 3b
Chapter 25	Fruit and Crop Ripening	4c
Chapter 26	Fumigation and Insecticidal Fogging	4c
3307.1.4	Premises Identification	1b, 1c, 2c, 2f
3307.2.1	Combustible Building Materials	1b, 1g, 2e, 2f, 3b
3307.2.2 through 3307.2.2.3	Vertical Construction	1b, 1g, 2e, 2f, 3b
4104.2	Open-Flame Cooking Devices	1e, 1g, 2a, 2d, 2f
5704.2.9.6.1	Locations Where Above-Ground Tanks are Prohibited	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b

2025 CFC Section	Title	Findings
5704.6.2.4.4	Locations Where Above-Ground Tanks are Prohibited	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b
5806.2	Limitations	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b
6101.3	Construction Documents	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b
6101.4	Referenced Standard	1b, 1d, 2c, 2f, 3b
6101.5	Inspection After Interruption of Service	1b, 1d, 2c, 2f, 3b
6104.2	Maximum Capacity within Established Limits	1b, 1c, 1d, 2a, 2c, 2d, 2e, 3b
Chapter 80, NFPA 13D, 7.1.5	Nameplate	1c, 2a, 4a, 3b
Chapter 80, NFPA 13D, 5.1.1.2	Spare Sprinklers	1c, 2a, 4a, 3b
Chapter 80, NFPA 13D, 11.2.1.5	Underground piping	1c, 2a, 4a, 3b
Appendix B, Table B105.2	Required Fire Flow for Buildings Other Than One- and Two-family Dwellings, Group R-3 and R-4 Buildings and Townhouses	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
Appendix C, Table C102.1	Required number and spacing of fire hydrants	1b, 1c, 1f, 2b, 2c, 2d, 2e, 2f, 3b
Appendix D, D103.2	Grade	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b
Appendix D, D104.2	Buildings Exceeding 62,000 Square Feet in Area	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b
Appendix D, D104.3	Remoteness	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b
Appendix D, D105.1	Where Required	1b, 1c, 2a, 2b, 2d, 2f, 3b
Appendix D, D106.1	Projects Having More than 100 Dwelling Units	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b
Appendix D, D107.1	One-or Two-Family Dwelling Residential Developments	1a, 1b, 2a, 2b, 2c, 2d, 2f, 3a, 3b

ATTACHMENTS:

Exhibit A: NCSD Boundary Map

Exhibit B: Proposed Ordinance 41-25 “An Ordinance amending and adopting the 2025 edition of the California Building Standards Code (Title 24, California Code of Regulations), Part 9 (2025 California Fire Code) and Appendices; and repealing Ordinance No. 39-22 of the Northstar Community Services District and all other ordinances and parts of ordinances in conflict therewith.”

SECTION 3. This resolution was duly passed by the Board of Directors of the Northstar Community Services District, located in the County of Placer, at a regular meeting held on September 24, 2025, by the following vote on roll call:

Ayes: Forni, Ives, Radanovich

Noes: NONE

Absent: BROWN

APPROVED:



John Radanovich, President of the Board

ATTEST:



Julie Zangara, Secretary of the Board

Attachment A Exhibit 3



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Northstar Community Services District
Northstar Fire Department
910 Northstar Drive, Truckee, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarsd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown

Nancy Ives
Marilyn Forni
Candace Roeder

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

Northstar Community Services District ORDINANCE of the Board of Directors

Ordinance No. 41-25

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 Ordinance, are adopted by this reference into this Ordinance, 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.

The following sections are amended or added to the Northstar Community Services District Fire Code.

Table of Contents

Section 101.1 amended – Title.	4
Section 105.5.19 deleted – Floor finishing.	4
Section 105.5.20 deleted – Fruit and crop ripening.	5
Section 105.5.21 deleted – Fumigation and insecticidal fogging.	5
Section 105.5.30 amended – LP-gas.	5
Section 105.5.43 amended – Private fire hydrants.	5
Section 105.5.51 amended – Temporary membrane structures, special event structures and tents.	5
Section 105.6.26 added – Exterior fire sprinklers.	5
Section 108.2 amended – Schedule of permit fees.	5
Section 108.7 added – Cost recovery fees.	5
Section 110.3.1 added – Submission of records.	6
Section 112.1 amended – General.	6
Section 112.3 deleted – Qualifications.	6
Section 113.3 amended – Notice of violation.	6
Section 113.4 amended – Violation penalties.	6
Section 202 amended – General definitions.	6
Section 307.1.1 amended – Prohibited open burning.	7
Section 307.4.4 added – Campfires.	7
Section 308.1.11 added – Outdoor open flame appliances.	7
Sections 311.5 through 311.5.5 deleted – Placards.	8
Section 403.1 amended – General.	8
Section 503.2.1 amended – Dimensions.	8
Section 503.2.5 amended – Dead ends.	8
Section 505.1 amended – Address identification.	8
Section 506.1.1 amended – Locks.	9

Section 506.1.3 added – Key boxes for buildings with automatic sprinkler systems.	9
Section 506.1.4 added – Key boxes for buildings with fire alarm systems.	9
Section 509.2.1 added – Electrical shunt trip/switch.	9
Section 605.8 amended – Meters and equipment.	10
Section 606.3.3.2 amended – Grease accumulation.	11
Section 903.2 amended – Where required.	11
Section 903.2.1 amended – Group A.	11
Sections 903.2.1.1 through 903.2.1.4 deleted – Group A-1 through Group A-4.	11
Section 903.2.1.7 deleted – Multiple fire areas.	11
Section 903.2.2 amended – Group B.	11
Section 903.2.2.1 amended – Ambulatory care facilities.	11
Section 903.2.3 amended – Group E.	11
Section 903.2.4 amended – Group F.	12
Section 903.2.5.1 amended – General.	12
Section 903.2.7 amended – Group M.	12
Section 903.2.8.1 amended – Group R-3.	12
Section 903.2.9 amended – Group S.	12
Sections 903.2.9.1 through 903.2.9.4 deleted – Group S-1.	12
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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 amended – Private fire hydrants.

Section 105.5.43 of Chapter 1 is amended.

105.5.43 Private fire hydrants. An operational permit is required for the removal from service, use or operation of private fire hydrants.

Section 105.5.51 amended – Temporary membrane structures, special event structures and tents.

Section 105.5.51 of Chapter 1 is amended to read as follows:

105.5.51 Temporary membrane structures, special event structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure or a tent having an area of 400 square feet (37 m²) or more.

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Tents, curtains and extensions attached thereto, when used for funeral services.

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 permit 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 section 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 Community Services District via a method approved by the fire code official.

Section 112.1 amended – General.

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 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 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 with an automatic sprinkler system 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 with a fire alarm sprinkler system 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. A remote electrical shunt trip/switch shall be provided where any of the following conditions occur:

1. In new or remodeled structures where the main power disconnect switch is located on the interior of a building,
2. In new or remodeled structures where the main power disconnect switch is inaccessible to fire department personnel due to location or to climatic conditions, or
3. In new or remodeled structures equipped with multiple electrical sources, such as fuel cells, ESS, generators or solar photovoltaic systems.
4. In existing structures where a new electrical power source is provided, 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 electrical shunt trip/switch shall be installed in an approved location on the exterior of the building and protected from the elements.

Where multiple power sources serve a structure, an electrical shunt trip/switch shall be provided for each power source. Multiple power sources can be connected to a single electrical shunt trip/switch where allowed by the *California Electrical Code*. Where multiple electrical shunt/trip switches are provided for a single structure, the shunt/trip switches shall be separated by no more than 3 feet (914 mm).

Electrical shunt trip/switches shall be hard wired to the power sources it controls. Each electrical shunt trip/switch shall have an approved, permanently mounted, weatherproof sign indicating the power source it controls. For example, "MAIN POWER SHUNT TRIP SWITCH", "GENERATOR SHUNT TRIP SWITCH", "ENERGY STORAGE BATTERIES SHUNT TRIP SWITCH", etc.

Section 605.8 amended – Meters and equipment.

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

605.8 Meters and equipment. 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 Protection of meters, regulators and piping. 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 at the front of the protective cover.

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 or in a location where snow and ice can build up and encroach laterally into the protective cover. The barrier or method of protection shall be approved by the fire code official.

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 by the fire code official 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, that is not part of routine maintenance for the gas supplier.
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.

Section 606.3.3.2 amended – Grease accumulation.

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

606.3.3.2 Grease accumulation. 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 903.2.23.

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.

Sections 903.2.1.1 through 903.2.1.4 deleted – Group A-1 through Group A-4.

Sections 903.2.1.1 through 903.2.1.4 of Chapter 9 are deleted.

Section 903.2.1.7 deleted – Multiple fire areas.

Section 903.2.1.7 of Chapter 9 is deleted.

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 and as required in Sections 903.2.2.1 and 903.3.2.2.

Section 903.2.2.1 amended – Ambulatory care facilities.

Section 903.2.2.1 of Chapter 9 is amended to read as follows:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire building containing an ambulatory care facility.

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 – General.

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 903.2.10.2 of Chapter 9 are deleted.

Section 903.2.18 amended – Group U Occupancies, Private Garages and Carports Accessory to Group R-3 Occupancies.

Section 903.2.18 of Chapter 9 is amended to read as follows:

903.2.18 Group U occupancies, private garages and carports accessory to Group R-3 occupancies. An automatic sprinkler system shall be provided throughout all buildings containing a Group U occupancy greater than 500 square feet (47 m²).

Carports with habitable space above and garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that

complies with Section R309 of the *California Residential Code* or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft² (2.04 mm/min) over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

Exception: An automatic residential fire sprinkler system shall not be required for detached garages or carports not greater than 500 square feet (47 m²).

Section 903.3.11 added – Fire Sprinkler Control Room.

Section 903.3.11 is added to Chapter 9 to read as follows:

903.3.11 Fire sprinkler control room. The automatic fire sprinkler system riser and control valves shall be located in an attached room or enclosure with access from an exterior door which has a minimum size of 3 feet (914 mm) wide and 6 feet 8 inches (2032 mm) high.

Exception: Control valves located underground.

The room or enclosure shall be a conditioned space and maintained at or above 40 degrees Fahrenheit.

In buildings where a required fire alarm control room is required in accordance with Section 907.11, the equipment required in the fire sprinkler control room and the equipment required in the fire alarm control room can be collocated in one room.

Exception: One- and two-family dwellings, townhouses and Group R-3 occupancies.

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. An approved audible and visual sprinkler waterflow alarm device 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.

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 building 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 904.14.6 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.

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. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communication system are not required for Group A-5 outdoor bleacher-type seating having an occupant load of greater than or equal to 300 and less than 15,000 occupants, provided that all of the following are met:
 - 2.1. A public address system with standby power is provided.
 - 2.2. Enclosed spaces attached to or within 5 feet (1524 mm) of the outdoor bleacher type seating compose, in the aggregate, a maximum of 10 percent of the overall area of the outdoor bleacher-type seating or 1,000 square feet (92.9 m²), whichever is less.
 - 2.3. Enclosed accessory spaces under or attached to the outdoor bleacher-type seating shall be separated from the bleacher-type seating in accordance with Section 1030.1.1.1.
 - 2.4. All means of egress from the bleacher-type seating are open to the outside.
3. Manual fire alarm boxes and the associated occupant notification system or emergency voice/alarm communication system are not required for temporary Group A-5 outdoor bleacher-type seating, provided that all of the following are met:
 - 3.1. There are no enclosed spaces under or attached to the outdoor bleacher-type seating.

- 3.2. The bleacher-type seating is erected for a period of less than 180 days.
- 3.3. Evacuation of the bleacher-type seating is included in an approved fire safety plan.

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 907.2.7.1 deleted – Occupant Load.

Section 907.2.7.1 of Chapter 9 is deleted.

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.

Section 907.11 added – Fire Alarm Control Room.

Section 907.11 is added to Chapter 9 to read as follows:

907.11 Fire alarm control room. When a fire alarm system is installed in a building constructed for

multiple tenants and the system protects multiple tenant spaces, the fire alarm control panel and appurtenances shall be located in an attached room or enclosure with access from an exterior door which has a minimum size of 3 feet (914 mm) wide and 6 feet 8 inches (2032 mm) high. In buildings where a fire sprinkler control room is required in accordance with Section 903.3.11, the equipment required to be in the fire alarm control room and the equipment required in the fire sprinkler control room can be collocated in one room.

Exception: One- and two-family dwellings, townhouses and Group R-3 occupancies.

Chapter 11 amended – Construction requirements for existing buildings.

The following sections are deleted from Chapter 11:

1101 – General

1103.4 through 1103.6.2 – Vertical openings - Standpipes

1103.7.1, 1103.7.2, 1103.7.5 and 1103.7.6 – Fire alarm systems

1103.10 – Medical Gases

1104 – Means of egress for existing buildings

1105.1 through 1105.5.11.2 – Construction requirements for 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, *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 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.

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, or within 3 feet (914 mm) of, the electrical shunt trip/switch in accordance with Section 509.2.1. The rapid shutdown switch and the remote electrical shunt trip/switch, if provided, 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 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 liquefied 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 a to Table B105.2 of Appendix B 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 f to Table C102.1 of Appendix C 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 Effect on Litigation. 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

PASSED AND ADOPTED this day 19 of November, 2025 at a duly held meeting of the Board of Directors of the Northstar Community Services District on by the following roll call vote:


AYES: Brown, Forni, Ives, Radanovich, Roeder

NOES: NONE


ABSENT: NONE

ABSTAIN: NONE

APPROVED:


_____ John Radanovich, President of the

Board ATTEST:


_____ Julie Zangara, Secretary of the Board

