

VALLEY CENTER FIRE PROTECTION DISTRICT



**BOARD OF DIRECTORS' REGULAR MEETING
VCMWD Board Room**

Thursday – October 16, 2025 at 6:00 p.m.

Valley Center Fire Protection District Board of Directors
REGULAR MEETING AGENDA
October 16, 2025 / 6:00 p.m.

Valley Center Municipal Water District Board Room
29300 Valley Center Rd Valley Center, CA 92082

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

Any member of the Public may speak on any matter that is not on the Agenda. However, under State law, no decisions or actions can be taken and any such matters will be referred to the next meeting.

5. PROCLAMATIONS AND PRESENTATIONS

None

6. CONSENT CALENDAR

All items listed on the Consent Calendar listed as Consent Items are considered routine and will be enacted in one motion. There will be no separate discussion of these items prior to the Board action on the motion, unless members of the Board, Staff or public request specific items be removed from the Consent Calendar from the Board Agenda for discussion.

- A. Approve Board Meeting Minutes on the Regular Meeting on September 18, 2025

Standing Item – Review and Approve

- B. Proposal to adopt Resolution NO 2025-20 (Ricks Ranch) on Intention to Annex Territory to CFD 2008-1.

Review and Approve

7. STAFF REPORTS

- A. Fire Chief's Report
- B. Operations Division Report
- C. Fire Station Project Monthly Update
- D. Administrative Services & Community Risk Reduction Division Report
- E. Valley Center Firefighters Association Report

8. OLD BUSINESS

None

9. NEW BUSINESS

- A. Second reading and adoption of Ordinance 2025-67 enacting the 2025 California Fire Code and the 2024 International Fire Code With Certain Amendments, Additions And Deletions.
- B. Second Reading and adoption of Ordinance 2025-68 enacting the 2025 California WUI Code and the 2024 International WUI Code With Certain Amendments, Additions And Deletions.
- C. Approve Resolution 2025-21 FY 2024 Assistance to Firefighters Grant Federal Funds Procurement.

- D. Consideration of a mid-year budget amendment to add a line item to the FY2025-26 Operating budget. The amendment would add an additional line item 49010, to increase Grant Revenue, in the amount of \$90,279.00, awarded from the FY 2024 AFG Grant. The expenditure line item would be 65001.2.

10. TREASURER'S REPORT

Review of Fiscal Recap for September 2025 Treasurer's Report

11. CLOSED SESSION

None

12. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

13. BOARD OF DIRECTORS COMMENTS

14. ADJOURNMENT

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Board Secretary at (760) 751-7600, at least 48 hours before the meeting, if possible

NEXT REGULAR MEETING – November 20, 2025

CONSENT CALENDAR

BOARD OF DIRECTORS' PACKET

VALLEY CENTER FIRE PROTECTION DISTRICT



**Minutes
Of A Regular Meeting
Of the Board of Directors of
Valley Center Fire Protection District
September 18, 2025 / 6:00 p.m.**

Valley Center Municipal Water District Board Room
29300 Valley Center Rd
Valley Center, CA 92082

1. Call to Order at 6:03 p.m.
2. Roll Call:
Lin Werkheiser – Present
Ron Duff – Present
Phil Bell – Present
Steve Hutchison – Present
Robb Rattray – Present
3. Pledge of Allegiance – led by Chief Loffredo
4. Public Comment – None
5. Proclamations and Presentations –None
6. Consent Calendar – The consent calendar, containing the minutes from the Regular Meeting on August 21, 2025, after motion made and seconded, was unanimously approved by the Board.
7. Staff Reports
 - A. Fire Chief's Report – Chief Napier presented the month's activities
 - B. Operations Division Report –Chief Napier also gave the Operations Report
 - C. Fire Station Project Monthly Update – Weekly progress reports from Erickson-Hall on Station 3 were included in the board packet.
 - D. Administrative Services & Community Risk Reduction Division Report – Chief Loffredo presented his report, he also updated the Board on his activities and inspections.
 - E. Valley Center Firefighters Association Report – None
8. Old Business – None

9. New Business

- A. The first Reading of Proposed 2025 California Fire Code and the 2024 International Fire Code was presented by Chief Loffredo
- B. The first Reading of the 2025 California WUI Code and The 2024 International WUI Code was also presented by Chief Loffredo

10. Treasurers Report – The Treasurers Report was presented by Chief Napier. There was a discussion and clarification of line items. After motion made and seconded, the Treasurers Report was approved unanimously.

11. Closed Session – 7:29p.m. - A Closed Session was held to discuss with Legal Counsel – Personnel Matters with the Existing Litigation (§ 54956.9) Name of Case: Joseph. Basinski vs. Valley Center Fire Protection District.

12. Announcement of Closed Session Actions – 7:48p.m. - Attorney's report out of closed session, The Board met in closed session on one item, conference with legal counsel regarding existing litigation pursuant to Government Code § 54956.9, case name Basinski versus Valley Center Fire Protection District, the Board took the following action by a vote of five - zero, the Board authorized counsel and fire chief to enter into a settlement agreement. The terms are confidential. The material terms of the settlement agreement which may be disclosed are for plaintiff to release all claims and file dismissal of the pending lawsuit, including the pending appeal, the district will waive cost recovery and sanctions recovery. This concludes Counsel's closed session report.

13. Board of Directors Comments

Director Rattray thanked the chiefs for their hard work and all that they do.

Director Hutchison is glad to see the trailers on site at Station 3.

Director Duff thanked the entire staff for the 9/11 ceremony last week. It means a lot to him because he knew some of the people on one of the airplanes.

Director Werkheiser seconded Director Duff's comments. It is important that we do the ceremony every year. He is happy to see the trailers and the station site looks great and is a professional operation. He thanked Alex (counsel) for the effort on what we talked about in closed session.

At the last meeting Director Werkheiser asked staff to bring ideas for new shirts to the board. After a discussion of staff's ideas that were presented, the board decided on dark blue polo shirts with the District seal embroidered on them with the word Director embroidered directly under the seal.

Adjournment – 7:57 p.m.

Ronald Duff, Secretary

NEXT REGULAR MEETING: October 16, 2025

RESOLUTION 2025-20

CFD 2008-1 ANNEXATION

RICKS RANCH

APN:129-180-63-00



RESOLUTION NO. 2025-20

**A RESOLUTION OF INTENTION
OF THE BOARD OF DIRECTORS OF THE VALLEY CENTER FIRE PROTECTION DISTRICT
TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2008-1
AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN**

WHEREAS, under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at section 53311 of the California Government Code, the Board of Directors (the "Board") of the Valley Center Fire Protection District (the "District") has conducted proceedings to establish Community Facilities District No. 2008-1 (the "CFD"), and

WHEREAS, the Board is the legislative body for the CFD and is empowered with the authority to annex territory to the CFD and now desires to undertake proceedings to annex territory to the CFD, and

WHEREAS, a petition requesting institution proceedings to annex territory to Community Facilities District No.2008-1 District has been received from landowners owning not less than 10% of the proposed land to be annexed to the CFD, and

WHEREAS, the petition dated September 22, 2025 has been found to meet the requirements of Government Code section 53319, and

WHEREAS, this Board, having received indications of interest from the owner of the areas of land proposed to be annexed to the CFD, now desires to proceed with the annexation to the CFD in order to finance the balance of the costs of certain public services and facilities necessary or incident to development in the CSD.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Valley Center Fire Protection District as follows:

1. This Board hereby finds and determines that public convenience and necessity require that territory be added to the CFD be formed and that the Board is authorized to conduct proceedings for the annexation of territory to the CFD pursuant to the Act.
2. The name of the existing CFD is "Community Facilities District No. 2008-1."
3. The territory included in the existing CFD is as shown on the map thereof filed in Book 42 of Maps of Assessment and Community Facilities Districts at Page 27 in the office of the County Recorder, County of San Diego, State of California to which map reference is hereby made for further particulars. The territory now proposed to be annexed to the CFD is as shown on Annexation Map No.2 to the CFD on file with the Clerk of the Board, the boundaries of which territory are hereby preliminarily approved and which map is incorporated in full herein by reference. The Clerk of the Board is hereby directed to record, or cause to be recorded, said map showing the territory to be annexed to the CFD in the office of the County Recorder of the County of San Diego within fifteen days of the date of adoption of this Resolution.

4. The types of services financed by the CFD and pursuant to the Act consist of those services (the "Services") described in Exhibit A to Resolution 2008-09, adopted by the Board on May 29, 2008 (the "Resolution of Formation"). It is presently intended that the Services will be shared, without preference or priority, by the existing territory in the CFD and the territory proposed to be annexed to the CFD.

5. Except to the extent that the funds are otherwise available to the CFD to pay for the Services, a special tax sufficient to pay the costs thereof is intended to be levied annually within the CFD and collected in the same manner and at the same time as ordinary *ad valorem* property taxes. The proposed rate and method of apportionment of the special tax among the parcels of real property within the CFD, as now in existence and following the annexation proposed herein, in sufficient detail to allow each landowner within the territory proposed to be annexed to the CFD to estimate the maximum amount such owner will have to pay are described in detail in Exhibit A attached to the Resolution of Formation, which by this reference is incorporated herein.

6. The Board shall hold a public hearing (the "Hearing") on the annexation of territory to the CFD and the proposed Rate and Method of Apportionment at 6 p.m., or as soon thereafter as practicable, on November 20, 2025, at the Valley Center Municipal Water District, at 29300 Valley Center Road, Valley Center, California. At the hearing, the Board will consider and finally determine whether the public interest, convenience and necessity require the annexation of territory to the CFD. Should the Board determine to annex territory to the CFD, a special election will be held to authorize the levy of the special tax in accordance with the procedures contained in Government Code section 53326. If held, the proposed voting procedure at the election is expected to be a landowner vote with each landowner of record as of the close of the Hearing having one vote for each acre of land or portion thereof owned within the territory to be annexed to the CFD. Ballots for the special election may be distributed by mail or by personal service. At the time and place set forth above for the Hearing, any interested person, including all persons owning lands or registered to vote within the proposed CFD, may appear and be heard.

7. The District may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities, for any authorized purpose, including, but not limited to, paying any cost incurred by the District in the annexation of territory to the CFD. The District may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by this Board, with or without interest.

8. The District Secretary is hereby directed to cause notice of the public hearing to be given by publication one time in a newspaper published in the area of the CFD. The publication shall be completed at least seven days before the date of the public hearing in Section 6. The Secretary shall also cause notice of the hearing to be given to each property owner within the CFD by first class mail, postage prepaid, to each such owner's addresses as it appears on the most recent tax records of the District or as otherwise known to the Secretary to be correct. Such mailed notice shall be completed not less than fifteen days before the date of the public hearing. Each of the notices shall be substantially in the form specified in section 53322 of the Act, with the form summarizing the provisions hereof hereby specifically approved.

9. Except as may otherwise be provided by law or by the rate and method of apportionment of the special tax for the CFD, all lands owned by any public entity, including the United States, the State of California and/or the District, or any departments or political subdivisions thereof, shall be

omitted from the levy of the Special Tax to be made to cover the costs and expenses of the Services and the CFD. In the event that a portion of the property within the CFD shall become for any reason exempt, wholly or in part, from the levy of the special tax, this Board will, on behalf of the CFD, increase the levy to the extent necessary upon the remaining property within the CFD that is not exempt in order to yield the required revenues to pay for the Services and other annual expenses of the CFD, if any, subject to the provisions of the rate and method of apportionment of the special tax.

10. The officers, employees and agents of the District are hereby authorized and directed to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution.

PASSED AND ADOPTED by the Board of Directors of the Valley Center Fire Protection District on the 16th day of October, 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

President, Board of Directors

Secretary, Board of Directors

STAFF REPORTS

BOARD OF DIRECTORS' PACKET

VALLEY CENTER FIRE PROTECTION DISTRICT



VALLEY CENTER FIRE PROTECTION DISTRICT

28234 Lilac Road, Valley Center, CA 92082
(760) 751-7600 Fax (760) 749-3892
Website: vcfpd.org



October 16, 2025

Fire Chief's Report Valley Center Fire Protection District Board

1. The Valley Center Fire Department had very busy month with 170 Emergency Incidents, Rescues, Fires, Training, Public Education, September 11th Patriot Day Celebration and Reading of the Names, Valley Center High School Patriot Day Event, Business Inspections, Home Safety/Vegetation Management Inspections, Office Construction and New Employee Interviews
2. ALS Program: Airway Systems and Skills
3. Operational Area Update: Trench Rescue Certification
4. Local and Regional Training: Rope Rescue
5. Cal Fire Valley Center Battalion: Station 71 is a full staffing: 3367 and 3377, Type 3 with 3/0 staffing and ALS Ambulance, M71 staffed by AMR employees. Station 70 Under Construction.
6. Law Enforcement / Fire / Tribal Interagency Operations: Radio Frequency Alignment
7. Fire Station 3: Trailers on Site and being renovated, Concrete, Asphalt, Propane Tank, Generator Set.

Valley Center Fire Station 1
28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2
28205 N. Lake Wohlford Road
Valley Center, CA 92082

Valley Center Fire Station 3
30100 Cole Grade Road
Valley Center, CA 92082

VCFPD OPERATIONAL REPORT: September, 2025

Monthly Incident Data:

	VCFPD Station 1 E161 BR161	VCFPD Station 2 E162	VCFPD Station 2 OES E370	VCFPD Station 2 S162	VCFPD Admin Command	VCFPD Admin Prevention	Auto Aid Received	Auto Aid Given	Total Incidents	Turnout Time	Travel Time	Response Time
	Total Incidents	Total Incidents	Total Incidents	Total Incidents	Total Incidents	Total Incidents	Total Incidents	Total Incidents	Total VCFPD Incidents	90 th Percentile	90 th Percentile	90 th Percentile
JAN	114	72	1	71	12	7	63	47	211	0:02:04	0:12:36	0:13:19
FEB	116	67	2	59	6	4	88	58	194	0:02:04	0:14:14	0:16:01
MAR	99	54	0	62	4	2	58	29	169	0:02:06	0:13:33	0:15:14
APR	106	60	0	79	2	1	49	32	187	0:02:06	0:13:14	0:14:39
MAY	92	67	0	73	10	3	63	40	178	0:02:16	0:14:19	0:15:25
JUN	103	52	1	77	9	6	67	31	185	0:02:17	0:13:23	0:14:35
JUL	113	49	0	63	9	3	66	29	178	0:02:00	0:16:01	0:17:25
AUG	102	49	0	41	10	5	45	25	157	0:02:12	0:12:54	0:14:44
SEP	92	59	0	62	6	5	54	23	170	0:02:15	0:15:48	0:17:33
OCT												
NOV												
DEC												
September 2024	135	51	1	93	8	3	80	51	231	0:2:13	0:15:29	0:16:30
2024 Year End Total	1184	578	3	818	78	18	820	424	2218	0:02:24	0:13:59	0:15:09
2025 Year to Date	937	529	4	587	68	36	553	314	1629	0:02:16	0:5:51	0:17:27
2025 YTD % Change										-5%	13%	15%
Concurrent Incidents	Total Incidents	Two Concurrent Incidents	Three Concurrent Incidents	Four Concurrent Incidents	Five Concurrent Incidents	Two Concurrent Incidents	Three Concurrent Incidents	Four Concurrent Incidents	Five Concurrent Incidents			
2025 Monthly Total	170	39	6	1	0	23.49%	3.61%	0.60%	0.00%			
2025 Ambulance Responses Monthly	Medic 11	Medic 71	Medic 70	Medic 211 / 79	Rincon Fire Rescue Ambulance 181,182	North Zone Rescue Ambulance	Air Ambulance	Total Unit Responses	Total Unit Transports	90th Percentile Turnout	90th Percentile Travel	90th Percentile Response
Ambulance Transports	3	52	10	0	15	0	0	134	79	0:02:31	0:12:41	0:22:28

Firefighters in the program: 35

- Firefighter Driver Operators: 2
- Firefighter Paramedics: 19
- Firefighter EMTs: 17
- Fire Explorers: 7

Apparatus and Equipment:

Station 1:

- E-161 - In Service
- C-1601 - In Service
- C-1602 - In Service
- C-1603 – In Service

E-163 – Out of Service: Shop
E169 – In Service-Reserve
C-1604 – In Service-Reserve
BR161 – In Service/Cross Staffed

Station 2:

- E-162 – In Service
- S-162 – In Service

E-168 – Out of Service-Surplus Pending
OES E370 – In Service

Valley Center Fire Station 1
28234 Lilac Road
Valley Center, CA 92082

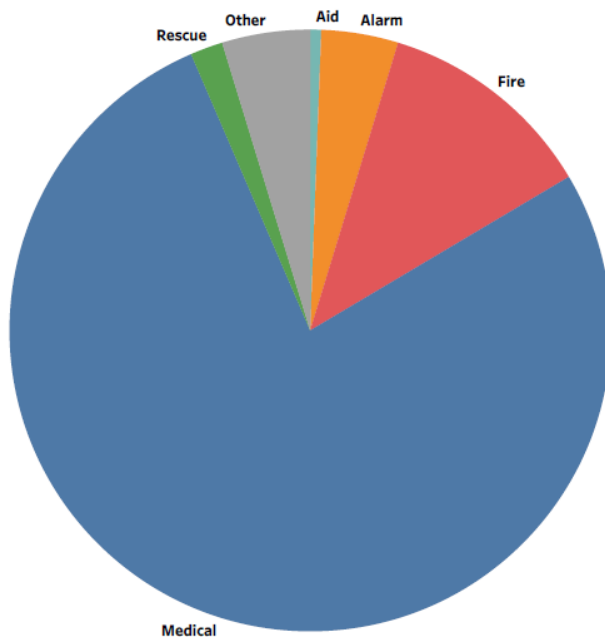
Valley Center Fire Station 2
28205 N. Lake Wohlford Road
Valley Center, CA 92082

Valley Center Fire Station 3
30100 Cole Grade Road
Valley Center, CA 92082

Assigned Incidents for VALLEY CENTER FPD
September 2025

Agency
VALLEY CENTER FPD

Month
September 2025 to September 2025



Aid	1 incidents / 0.59%
Alarm	7 incidents / 4.12%
Fire	20 incidents / 11.76%
Medical	131 incidents / 77.06%
Rescue	3 incidents / 1.76%
Other	8 incidents / 4.71%
Grand Total	170 incidents / 100.00%

Problem Category	
Aid	
Alarm	
Fire	
Medical	
Rescue	
Other	

Special Training and Future Community Events:

- Planning Group Evacuation Sub-Committee Quarterly Meeting: October 30, 2025 Library
- Fire Station 3 Grand Opening and Community Flag Pole Dedication: November 18, 2025: 5pm to 6:30pm
- Saturday, December 6, 2025, 5:00pm to 8:00pm: Annual Christmas Party at Valley Center Community Church
- CERT Medical Academy: CPR, AED, First Aid and Stop the Bleed
- Annual All Hands Meeting and Team Photo: Tuesday, February 3, 2026, 0830 to 1230, Fire Station 1.

Legislative / Political Updates:

- None

Grants/Awards FY24-25:

- AFG Grant Application FY2024: Awarded \$90,279.00
- Safer Grant Application FY2024 in review: New Percentages 2025: Years 1 and 2: 75%, Year 3: 35%

Valley Center Fire Station 1
28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2
28205 N. Lake Wohlford Road
Valley Center, CA 92082

Valley Center Fire Station 3
30100 Cole Grade Road
Valley Center, CA 92082

Grants/Awards FY25-26:

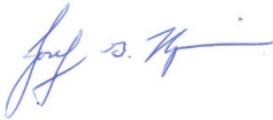
- Proposition 4 Wildfire and Climate Grant Application: FY2025 in review
- Neighborhood Reinvestment Grant: FY2025-2026 in review

Significant Incidents/Station Activities:

- Rescue Traffic Collision Over the Side: 27296 Lake Wohlford Road
- Structure Fire: 14443 Tyler Road
- Structure Fire: 31322 Cole Grade Road (Cell Tower)
- Vegetation Fire: 29279 Star Gaze Lane

Trauma Intervention Program (TIP):

- 1 TIP response for the month of September, 2025 to Valley Center. Tip is still responding directly to the scene or ER for critical incidents at the request of our Fire Captains and Sheriff Deputies.



Josef G. Napier
Fire Chief, Valley Center Fire Protection District

Valley Center Fire Station 1
28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2
28205 N. Lake Wohlford Road
Valley Center, CA 92082

Valley Center Fire Station 3
30100 Cole Grade Road
Valley Center, CA 92082

Weekly Construction Progress Update, Week Ending 09/20/2025

- ▶ Placement of Concrete for Curbs and Gutters
- ▶ Testing & Sampling of Concrete for Canopy Footings and Curbs
- ▶ Water Service Point of Connection
- ▶ Installation of Roof Awning

Next Week's Activities

- ▶ Continue DMI U/G Utilities – Off-site Water Service POC's.
- ▶ Continue County/Water District U/G Utilities Inspections
- ▶ Continue Finish Grading for Sidewalks and Flagpole Memorial.
- ▶ Continue Trailer Set Up
- ▶ Continue Site Electrical

Progress Photo's

	
Sawcut for Water Service POC's	Inspection at Base for Curb & Gutters
	
Roof Awning Install	Base for Curb and Gutters

Weekly Construction Progress Update, Week Ending 09/27/2025

- ▶ Continue off-site street water service POC's
- ▶ Final grade at future pad and bio-basin
- ▶ Install Electrical distribution panel, SDG&E pedestal and ATS
- ▶ Install flagpole ground sleeve
- ▶ Begin fence layout and setting posts

Next Week's Activities

- ▶ Continue site concrete
- ▶ Continue County/Water District U/G Utilities Inspections
- ▶ Team West fencing
- ▶ Continue Trailer Set Up

Progress Photo's

	 Sep 23, 2025 at 1:57:00 PM PDT
Rawlings Distribution Board	Set Flagpole Ground Sleeve
 Sep 24, 2025 at 10:11:16 AM PDT	
Pratt Final Grade	WC Traffic Control

Weekly Construction Progress Update, Week Ending 10/04/2025

- ▶ Final grading at Bio-retention basin
- ▶ Concrete pour for gate posts, sidewalks, curbs and gutters
- ▶ Interior rough clean at trailers
- ▶ Dismantle and transport canopy from Harmony Grove to Valley Center
- ▶ Paint exterior fascia boards

Next Week's Activities

- ▶ Continue site concrete – Equipment pads
- ▶ Continue site fencing
- ▶ Emergency generator install
- ▶ Begin roofing replacement
- ▶ Begin Bio-Filtration media install

Progress Photo's

 Sep 30, 2025 at 3:09:17 PM PDT	 Sep 30, 2025 at 3:50:55 PM PDT
Concrete Pour - Sidewalks	Fence Installation
 Sep 29, 2025 at 2:59:58 PM PDT	 Sep 30, 2025 at 4:11:00 PM PDT
Final Grading at Bio-Retention Basin	Rough Clean at Trailers



VALLEY CENTER FIRE PROTECTION DISTRICT

28234 Lilac Road, Valley Center, CA 92082
(760) 751-7600 Fax (760) 749-3892
Website: vcfpd.org



Administrative Services and Community Risk Reduction Division

Board Report - Sept. 30, 2025

Section 1.0 - Administrative Services Report

Unrestricted Fund Balances

This section describes the state of the property tax bank accounts at the county, and our accounts at Cal-Trust. These accounts are the basis for our general operating funds, and can be used as needed without restriction. Accrual based, meaning these are the bank balances minus any outstanding payments like uncashed checks. This is a snapshot of the accounts thru Sept. 30, 2025

*Accounts marked with * are held at the County, all others are with our bank*

<u>DESCRIPTION</u>	<u>Balance as of 09-30-25</u>
<u>*Property Tax</u>	<u>\$ 690,318.73</u>
<u>CFD 2008-01 Tax Account*</u>	<u>\$ 477,801.50</u>
<u>General Operating</u>	<u>\$ 129,433.12</u>
<u>Payroll</u>	<u>\$ 10,645.63</u>
<u>Training</u>	<u>\$ 29,844.06</u>
<u>Explorer</u>	<u>\$ 29,761.45</u>
<u>Fire Foundation</u>	<u>\$ 7,290.16</u>
<u>TOTAL</u>	<u>\$ 1,375,094.65</u>

Valley Center Fire Station 1
28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2
28205 N. Lake Wohlford Rd.
Valley Center, CA 92082

Valley Center Fire Station 3
30100 Cole Grade Rd.
Valley Center, CA 92082

September 2025 Expenses

<u>Description</u>	<u>Amount</u>
<u>Payroll</u>	<u>\$ 270,000.00</u>
<u>Expenses</u>	<u>\$ 76,825.87</u>
<u>Total</u>	<u>\$ 346,825.87</u>

Basinski final check includes vacation payout - \$13,727.32
TMC Lightening Complex Fire Strike - Overtime - \$40,000

September Additional Expenses

North County Dispatch, JPA - 1st installment	\$71,053.20
Lexipol - Cardio FF Wellness App	\$ 5,100.00
Erickson-Hall - Materials/Lab Testing-County of San Diego	\$6,100.00
Motorola Solutions-Sta. 3-Mobile Radios	\$6,848.89

October 2025 Additional Expenses

FRMS Workers Comp - 2nd install	\$43,909.00
No Cty. Dispatch - 2nd install	\$36,388.00

Valley Center Fire Station 1
28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2
28205 N. Lake Wohlford Rd.
Valley Center, CA 92082

Valley Center Fire Station 3
30100 Cole Grade Rd.
Valley Center, CA 92082

Restricted Fund Balances

This section is the restricted fund balances. These funds are restricted in their usage, and cannot be used for general expenses. In the case of mitigation funds, they can only be used for apparatus, equipment and facilities upgrades (not maintenance). Grant monies can only be used within the requirements of the grants.

Account	Balance as of 09-30-25
Fire Mitigation*	\$353,705.62
Grant Account	\$103,197.55
Total	\$456,903.17

Valley Center Fire Station 1
28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2
28205 N. Lake Wohlford Rd.
Valley Center, CA 92082

Valley Center Fire Station 3
30100 Cole Grade Rd.
Valley Center, CA 92082

NEW BUSINESS

BOARD OF DIRECTORS' PACKET

VALLEY CENTER FIRE PROTECTION DISTRICT

VALLEY CENTER FIRE PROTECTION DISTRICT



2026 FIRE ORDINANCE

Effective January 1, 2026

Contents

Section 1 REPEAL	10
Section 2 ADOPTION	10
Section 3 REVISED	10
(a) Sec. 5704.2.9.6.1	11
(b) Sec. 5706.2.4.4	11
(c) Sec. 5806.2	12
(d) Sec. 6104.2	12
SEC. 101.5 VALIDITY	13
Sec. 101.5 Validity	13
SEC. 102.14 REPEAL OF CONFLICTING ORDINANCES, RESOLUTIONS OR MOTIONS	13
Sec. 102.14	13
SEC. 104.2.2.5 TECHNICAL ASSISTANCE	13
Sec. 104.2.2.5 Technical Study BESS	13
SEC. 104.2.4. MODIFICATIONS.	13
Sec. 104.2.4 Modifications.	13
SEC. 104.12 COST RECOVERY	14
Sec. 104.12 Cost recovery	14
Sec. 104.12.1 Reimbursement required	14
SEC. 105.3.9 EXPENSE RECOVERY	14
Sec. 105.3.9 Expense recovery	14
SEC. 105.5.54.1 CHRISTMAS TREE LOTS.	14
Sec. 105.5.54.1 Christmas tree lots	14
SEC. 105.5.54.2 GREENWASTE RECYCLING, MULCHING, COMPOSTING OPERATIONS AND STORAGE.	15
Sec. 105.5.54.2	15
SEC. 105.7 NEW MATERIALS, PROCESSES OR OCCUPANCIES WHICH REQUIRE PERMITS.	15
Sec. 105.7 New materials, processes or occupancies which require permits.	15
SEC. 112 APPEALS	15
Sec. 112.1 Regional Fire Appeals Board established.	15
Sec. 112.2 Limitations on authority	15

Sec. 112.3 Qualifications.....	16
Sec. 112.4 Appeals procedures	16
Sec. 112.4.1 Appeals of determinations regarding building permits.....	16
Sec. 112.4.2 Appeals of determinations regarding discretionary permits.	16
<i>Sec. 112.4.3 Appeals of determinations for matters other than building permits or discretionary permits.</i>	16
<i>Sec. 112.5 Regional Fire Appeals Board</i>	17
SEC. 113.4 VIOLATIONS, PENALTIES AND RESPONSIBILITY FOR COMPLIANCE.	18
<i>Sec. 113.4 Violations, penalties and responsibility for compliance.</i>	18
AMENDMENT TO SECTION 113.4	18
Sec. 113.4 Violations, penalties and responsibility for compliance.	18
AMENDMENT TO SECTION 114.4	19
Sec. 114.4 Failure to comply.	19
SEC. 202 DEFINITIONS.	19
SEC. 304.1.5 OUTDOOR CARNIVALS AND FAIRS.....	23
SEC. 305.6 ROCKETS, MODEL AIRCRAFT AND SIMILAR DEVICES.....	23
SEC. 307.4.3 PORTABLE OUTDOOR FIREPLACES.	23
Sec. 307.4.3 Portable outdoor fireplaces.	23
SEC. 307.5 ATTENDANCE OF OPEN BURNING AND RECREATIONAL FIRES. ..	23
Sec. 307.5 Attendance.....	23
SEC. 324. MID-RISE BUILDINGS.....	24
Sec 324.1 General.	24
Sec. 324.1.1 Automatic sprinkler systems and standpipes.....	24
Sec. 324.1.2 Smoke detection.	24
Sec. 324.1.3 Fire alarm system.	25
Sec. 324.1.4 Emergency voice alarm signaling system.	25
Sec. 324.1.5 Fire command center.	26
Sec. 324.1.6 Annunciation identification.....	26
Sec. 324.1.7 Elevators.....	26
Sec. 324.1.8 Fire department communication system.	26
Sec. 324.1.9 Means of egress.....	26
Sec. 324.1.9.1 Extent of enclosure.	27

Sec. 324.1.9.2 Pressurized enclosures and stairways.	27
Sec. 324.1.9.3 Vestibules.....	27
Sec. 324.1.9.4 Pressure differences.	27
Sec. 324.1.9.5 Locking of stairway doors.	27
SEC. 501.3.2 FIRE APPARATUS ACCESS MODIFICATIONS	28
Sec. 501.3.2 Fire apparatus access modifications.....	28
SEC. 503 FIRE APPARATUS ACCESS ROADS	28
Sec. 503.1 General.	28
Sec. 503.1.1 Buildings and facilities	28
Sec. 503.1.2 Secondary Access	29
Sec. 503.1.3 High-piled storage.....	29
Sec. 503.2 Specifications.	30
Sec. 503.2.1 Dimensions.	30
ADDITION OF SECTION 503.2.1.1	31
Sec. 503.2.1.1 Road phasing requirement	31
TABLE 503.2.1.1 -PHASING REQUIREMENT	31
Sec. 503.2.2 Authority to increase minimums.....	32
Sec. 503.2.3 Surface.....	32
AMENDMENT TO SECTION 503.2.3	32
Sec. 503.2.3 Surface.....	32
Sec. 503.2.4 Roadway radius.....	32
Sec. 503.2.5 Dead ends	32
Sec. 503.2.5.1 Dead end roads turn-around required.	33
Sec. 503.2.5.2 Dead-end roads	33
Sec. 503.2.6 Bridges and elevated surfaces.	33
Sec. 503.2.6.1 Bridges with one traffic lane.....	33
Sec. 503.2.7 Grade.....	34
Sec 503.2.7.1 Cross-Slope	34
Sec. 503.2.8 Angles of Approach and Departure.	34
Sec. 503.2.9 Roadway Turnouts.	34
Sec. 503.3 Marking.....	34
Sec. 503.3.1 Fire Lane Designation.....	34

Sec. 503.4 Obstruction of fire apparatus access roads.....	34
Sec. 503.4.1 Traffic calming devices.....	34
Sec. 503.5 Required gates or barricades.	34
Sec. 503.5.1 Secured gates and barricades.	35
Sec. 503.5.2 School fences and gates.	35
Sec. 503.6 Security gates	35
SEC. 505 PREMISES IDENTIFICATION.....	36
Sec. 505.1 Address identification	36
Sec. 505.2 Street or road signs.....	36
Sec 505.2.1 Traffic Access Limitations.....	37
Sec. 505.3 Easement address signs.....	37
Sec. 505.4 Directory map.	37
Sec. 505.5 Response map updates.	37
SEC. 506.1.3 EMERGENCY KEY ACCESS.....	37
Sec. 506.1.3 Emergency key access.....	37
SEC. 507.2 TYPE OF WATER SUPPLY.....	38
Sec. 507.2 Type of water supply.....	38
Sec. 507.2.1 Private fire service mains.....	38
Sec. 507.2.2 Waterline Extensions	38
Sec. 507.2.3 Water tanks.	38
TABLE 507.2.3	38
SEC. 507.3 FIRE FLOW.....	40
Sec. 507.3 Fire flow.....	40
SEC. 507.5.7 FIRE HYDRANT AND FIRE VALVE LOCATION.	40
Sec. 507.5.7 Fire hydrant and fire valve location.	40
Sec. 507.5.7.1 Signing of water sources and fire department connections.	40
SEC. 605.3.1 SPARK ARRESTERS.	41
Sec. 605.3.1 Spark arresters.....	41
SEC. 605.7.1 RESIDENTIAL INCINERATORS.	41
Sec. 605.7.1 Residential Incinerators.....	41
SEC. 903.2 AUTOMATIC SPRINKLER SYSTEMS-WHERE REQUIRED.	41
Sec. 903.2 Where required.....	41

Sec. 903.2 (a) Additions.	42
Sec. 903.2 (b) Remodels or reconstructions.	42
Sec. 903.2 (c) Group U Occupancies.....	42
Sec. 903.2 (d) Group R and Group U Occupancies with ESS.....	42
AUTOMATIC SPRINKLER SYSTEMS - COMMERCIAL	43
SEC. 903.4.1 ELECTRONIC SUPERVISION	43
Sec. 903.4.1 Electronic Supervision	43
SEC. 1205.5 GROUND-MOUNTED PHOTOVOLTAIC ARRAYS	44
Sec. 1205.5 Ground-mounted photovoltaic arrays.	44
Sec. 1205.5.1 Fire apparatus access roads	44
Sec. 1205.5.2 Perimeter fire apparatus access roadway	44
Sec. 1205.5.3 Fuel modification	44
Sec. 1205.5.4 Water supply	44
Sec. 1205.6 Identification	44
SEC. 2808 STORAGE AND PROCESSING OF WOOD CHIPS, HOGGED MATERIAL, FINES, COMPOST, SOLID BIOMASS FEEDSTOCK AND RAW PRODUCT ASSOCIATED WITH YARD WASTE, AGRO-INDUSTRIAL AND RECYCLING FACILITIES.	45
Sec. 2808.1 General	45
Sec. 2808.2 Storage sites.....	45
Sec. 2808.3 Size of piles	45
Sec. 2808.4 Pile separation	45
Sec. 2808.5 Combustible vegetation control	45
Sec. 2808.6 Static pile protection.....	45
Sec. 2808.7 Firefighting water supplies and storage	46
Sec. 2808.7.1 Public water supply	46
Sec. 2808.7.2 Private water supply	46
Sec. 2808.8 Fire Extinguishers	46
Sec. 2808.9 Material-handling equipment	46
Sec. 2808.10 Operational and emergency plans	46
Sec. 2808.10.1 Permit required.....	47
Sec. 2808.10.2 Financial assurance for cost recovery.	47
Sec. 2808.10.3 Notification of fire department	47

Sec. 2808.10.4 Equipment operator emergency callback.....	47
Sec. 2808.10.5 Incoming waste diversion plan	47
Sec. 2808.10.6 Unprocessable or non-greenwaste material	47
Sec. 2808.10.7 Fire access roadway	47
Sec. 2808.10.8 General safety rules for site equipment maintenance	48
Sec. 2808.10.9 Site security.....	48
Sec. 2808.10.10 Smoking and open burning prohibited.....	48
SEC. 3313. FUEL MODIFICATION ZONE REQUIREMENTS.....	48
Sec. 3313.1 Fuel modification zone during construction.....	48
SEC. 5607.16. EXPLOSIVES AND FIREWORKS-APPLICABILITY.....	48
Sec. 5607.16.1 Applicability	48
Sec. 5607.16.2 Definitions.....	49
Sec. 5607.16.2.1 Application.....	49
Sec. 5607.16.3 Permit requirements	49
Sec. 5607.16.3.1 Blasting permit required.	49
Sec. 5607.16.3.2 Permit conditions	49
Sec. 5607.16.3.3 Insurance and indemnification required	50
Sec. 5607.16.3.4 Blasting hours.	50
Sec. 5607.16.3.5 Additional operational requirements	50
Sec. 5607.16.3.6 Seizure of illegal items	51
Sec. 5607.16.3.7 Violations for false or misleading information.....	52
Sec. 5607.16.3.8 Fees	52
SEC. 5608.1 FIREWORKS DISPLAY.....	52
Sec. 5608.1 General	52
Sec. 5608.1.1 Scope.....	52
SEC. 5706.2.5.2 TANKS FOR GRAVITY DISCHARGE.....	52
Sec. 5706.2.5.2.1 Limitations on tanks for gravity discharge	52
SEC. 5706.2.8.2 PROHIBITION ON USE OF TANK VEHICLE.	53
Sec. 5706.2.8.2 Tank vehicle as a substitute for permanent tank prohibited.....	53
SEC. 8001 REFERENCED STANDARDS.....	53
Sec. 8001 Referenced standard NFPA 13D.....	53
NFPA 13D 5.1.1.2 Spare sprinkler heads.....	53

NFPA 13D 7.3.4 Pressure gauge	53
NFPA 13D 7.6 Alarms	53
NFPA 13D 8.3.2	53
NFPA 13D 8.3.4	54
NFPA 13D 8.3.5.1.1	54
NFPA 13D 10.2.4.1 3-Head Calculation.....	54
NFPA 13D 10.2.5 Pressure Cushion	54
NFPA 13D 11.2.1.1 Hydrostatic Tests	54
NFPA 13D 12.3.6 Inactive Systems	54
SEC. APP.H100 REPORTING FORMS.....	54
H100.1 Reporting forms	55
Section 7 EFFECTIVE DATE	56
INDEX BY CODE SECTION	57
<i>FINDINGS</i>	71
Additional Findings for Wildland Urban-Interface Fire Areas	71
Findings for the Fire Code	73
ANNEX A RESIDENTIAL FIRE APPARATUS TURN AROUND	77
ANNEX B COMMERCIAL FIRE APPARATUS TURN AROUND	78
ANNEX C SLOPE CROSS SECTION.....	79
ANNEX D PRIVATE WATER STORAGE TANK	80

ORDINANCE NO. 2025-67

AN ORDINANCE OF THE VALLEY CENTER FIRE PROTECTION DISTRICT
WHICH ADOPTS THE 2025 CALIFORNIA FIRE CODE AND THE 2024
INTERNATIONAL FIRE CODE WITH CERTAIN AMENDMENTS, ADDITIONS,
AND DELETIONS

WHEREAS, Health & Safety Code section 17958 mandates that the Valley Center Fire Protection District shall adopt Ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health & Safety Code section 17922; and

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California Fire Code based on the 2024 International Fire Code published by the International Code Council, hereinafter referred to collectively as the Fire Code; and

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California Fire Code based on the 2024 International Fire Code, together with the Valley Center Fire Protection District amendments, shall be the Valley Center Fire Protection District Fire Code for the purpose of prescribing regulations in the unincorporated territory of the County of San Diego and the boundaries of the Valley Center Fire Protection District; and

WHEREAS, code amendments adopted by the State of California shall take precedence over the 2024 International Fire Code language. The 2024 International Fire Code language shall be used for those code sections not adopted by the State; and

WHEREAS, local amendments adopted by the Valley Center Fire Protection District shall take precedence over both the 2024 International Fire Code and 2025 California Fire Code provisions; and

WHEREAS, Health & Safety Code section 17958.5 permits the Valley Center Fire Protection District to make such changes or modifications to the Codes as are reasonably necessary because of local conditions; and

WHEREAS, Health & Safety Code section 17958.7 requires that the Valley Center Fire Protection District before making any changes or modifications pursuant to section 17958.5 make express findings that such changes or modifications are needed due to local climatic, geological, or topographical conditions; and

WHEREAS, the Board of Directors of the Valley Center Fire Protection District does herewith find that the District has certain climatic, geological, and topographical features that can have a deleterious effect on emergency services such as fire protection and emergency medical services; and

WHEREAS, the Board of Directors of the Valley Center Fire Protection District finds that the modifications and changes to the 2024 International Fire Code and 2025 California Fire Code are reasonably necessary because of the following local climatic, geological, and topographical conditions as identified in Attachment A; and

WHEREAS, certain amendments to the 2025 California Fire Code and the 2024 International Fire Code serve to mitigate to the extent possible said deleterious effects; and

WHEREAS, sections 50022.1 through 50022.10, inclusive, of the Government Code and section 13869 of the Health & Safety Code, provide authority for the adoption by reference of codes, or portion of such codes.

NOW THEREFORE, the Board of Directors of the Valley Center Fire Protection District does ordain as follows:

Section 1 REPEAL

That Ordinance No. 2022-62, to the extent that the latter is or was effective, of the Valley Center Fire Protection District and all other ordinance or parts of ordinances in conflict herewith are hereby repealed.

Section 2 ADOPTION

That the Board of Directors of the Valley Center Fire Protection District adopts as the Fire Code for the Valley Center Fire Protection District the following: the 2025 California Fire Code, including the appendix to Chapter 4 and appendices B, C, D, H, I & O, the 2024 International Fire Code (IFC), and the National Fire Protection Association Standards 13, 13-R & 13-D, as referenced in Chapter 80 of CFC, together with the District's amendments in this ordinance. This Fire Code is adopted for the protection of the public health and safety. It includes definitions, provisions for 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, requirements for permits and inspection for installing or altering systems, regulations for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use and maintenance of buildings and structures, including the installation, alteration or repair of new and existing fire protection systems and their inspection and provides penalties for violation of this code. Each and all of the regulations, provisions, penalties, conditions and terms of the Valley Center Fire Protection District Fire Code on file in the office of the Valley Center Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

Section 3 REVISED

That the following sections and chapters of the 2025 California Fire Code are hereby revised:

The geographic limits referred to in certain sections of the 2025 California Fire Code are established as follows:

(a) Sec. 5704.2.9.6.1 The geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited: the unincorporated area of the County of San Diego.

Exceptions:

1. In areas zoned for mixed, general or high impact industrial uses.
2. Crankcase draining may be stored in specially constructed above-ground storage tanks, approved by the fire code official, with a maximum capacity of 550 gallons. These tanks may be located within a building when the fire code official deems appropriate and the container meets U.L. Standard 2085. Containers shall be installed and used in accordance with their listing and provisions shall be made for leak and spill containment. In no case shall storage be allowed on residential or institutional property.
3. With the fire code official's approval, Class I and II liquids may be stored above ground outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigate concerns for exposure to heat, ignition sources and mechanical damage. Containers shall be installed and used in accordance with their listing, and provisions shall be made for leak and spill containment. The fire code official may disapprove the installation of these containers when in his or her opinion their use presents a risk to life or property.

(b) Sec. 5706.2.4.4 The geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited: the unincorporated area of the County of San Diego.

Exceptions:

1. In areas zoned for other than residential uses, when approved by the FAHJ.
2. Crankcase draining may be stored in specially constructed above-ground storage tanks, approved by the fire code official, with a maximum capacity of 550 gallons. These tanks may be located within a building when the fire code official deems appropriate and the container meets U.L. Standard 2085. Containers shall be installed and used in accordance with their listing, and provisions shall be made for leak and spill containment. In no case shall storage be allowed in residential or institutional property.

3. With the fire code official's approval, Class I and II liquids may be stored above ground in specially designed, approved and listed containers which meet U.L. Standard 2085. Containers shall be installed and used in accordance with their listing, and provisions shall be made for leak and spill containment. The fire code official may disapprove the installation of such containers when in his/her opinion their use presents a risk to life or property.

(c) Sec. 5806.2 The geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited: the unincorporated area of the County of San Diego, except for areas zoned for mixed, general or high impact industrial uses.

(d) Sec. 6104.2 The geographic limits in which the bulk storage of liquefied petroleum gas is prohibited for the protection of heavily populated and congested areas: the unincorporated area of the County of San Diego, except for areas zoned for mixed, general or high impact industrial uses.

Exception: Bulk tanks with a maximum aggregate capacity of 30,000 gallons water capacity for above-ground storage of underground distribution to residential areas, where the storage and distribution meets County Fire Code requirements as determined by the FAHJ.

SEC. 101.5 VALIDITY.

Section 101.5 of the California Fire Code is *revised* to read:

Sec. 101.5 Validity. *The Board of Supervisors declares that should any section, paragraph, sentence or word of this chapter be declared invalid for any reason it is the intent of this Board that it would have passed all other portions of this chapter independently of any portion that may be declared invalid.*

SEC. 102.14 REPEAL OF CONFLICTING ORDINANCES, RESOLUTIONS OR MOTIONS.

Section 102.14 is added to the California Fire Code to read:

Sec. 102.14 Repeal of conflicting ordinances, resolutions or motions. All former ordinances, resolutions or motions or parts thereof, conflicting or inconsistent with the provisions of this chapter are repealed.

SEC. 104.2.2.5 TECHNICAL ASSISTANCE

Section 104.2.2.5 is added to the California Fire Code

Sec. 104.2.2.5 Technical Study BESS. *To determine compliance with this code, the fire code official is authorized to require the owner or owner's authorized agent to provide a technical opinion. Technical Studies are required for all Battery Energy Storage System projects that are equal or more than 600 kilowatt hours. The technical study requirement is for all types of batteries.*

SEC. 104.2.4. MODIFICATIONS.

Section 104.2.4 of the California Fire Code is *revised* to read:

Sec. 104.2.4 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications in accordance with Section 104.2.4.1.

Sec. 104.2.4.1 Individual cases, The fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. *The applicant's request for a modification shall state the specific sections(s) for which a modification is*

requested, material facts supporting the contention of the applicant, the details of the modification or mitigating measure proposed and, if applicable, a map showing the proposed location and citing of the modification or mitigation measure. The details of action granting modifications shall be recorded and entered in the files of the code compliance agency.

SEC. 104.12 COST RECOVERY.

Section 104.12 is added to the California Fire Code to read:

Sec. 104.12 Cost recovery. The purpose of this section is to establish authority to obtain reimbursement from responsible individuals for the expenses of any emergency response and/or enforcement action by the fire department to protect the public from criminal or negligible activities, and from fire or hazardous substances.

Sec. 104.12.1 Reimbursement required. In accordance with the Health and Safety Code section 13000 et seq., an individual who acts negligently or in violation of the law and thereby requires the jurisdiction to provide an emergency response to a danger posed by a fire or hazardous substance shall be liable for reimbursement to the agency for the costs incurred. In accordance with Government Code sections 53150 through 53158, any individual who is under the influence of an alcoholic beverage or any drug or the combined influence of an alcoholic beverage or any drug, and whose negligent operation of a motor vehicle, boat or vessel or civil aircraft caused by that influence proximately causes any incident and thereby requires the agency to provide an emergency response shall reimburse the agency for the cost incurred.

SEC. 105.3.9 EXPENSE RECOVERY.

Section 105.3.9 is added to the California Fire Code to read:

Sec. 105.3.9 Expense recovery. The fire code official may impose a fee for recovery of expenses incurred to enforce the fire prevention provisions of this code.

SEC. 105.5.54.1 CHRISTMAS TREE LOTS.

Section 105.5.54.1 is added to the California Fire Code to read:

Sec. 105.5.54.1 Christmas tree lots. An operational permit is required to operate a Christmas tree lot, with or without flame proofing services.

SEC. 105.5.54.2 GREENWASTE RECYCLING, MULCHING, COMPOSTING OPERATIONS AND STORAGE.

Section 105.5.54.2 is added to the California Fire Code to read:

Sec. 105.5.54.2 Greenwaste recycling, mulching, composting operations and storage. An operational permit is required for green waste recycling, mulching, composting operations and storage.

SEC. 105.7 NEW MATERIALS, PROCESSES OR OCCUPANCIES WHICH REQUIRE PERMITS.

Section 105.7 is added to the California Fire Code to read:

Sec. 105.7 New materials, processes or occupancies which require permits. The fire code official may determine, after allowing affected persons an opportunity to be heard, that a material, process or occupancy, not listed in this code shall require a permit, in addition to those now enumerated in this code. In that case, the fire code official shall prepare a list of any additional material, process or occupancy that shall require a permit and post the list in a conspicuous place in the offices of the fire authority having jurisdiction. Any interested person may obtain a copy of the list.

SEC. 112 APPEALS.

Section 112 of the California Fire Code is *revised* to read:

Sec. 112.1 Regional Fire Appeals Board 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, *including the granting or denial of modifications*, there shall be and is hereby created a *Regional Fire Appeals Board (Appeals Board)*. *The Appeals Board 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. A copy shall also be sent to the Building Official or other decision maker for the project, whichever is appropriate.*

Sec. 112.2 Limitations on authority. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The *Appeals Board* shall not have authority to waive requirements of this code.

Sec. 112.3 Qualifications. The *Appeals Board* shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems and are not employees of the jurisdiction.

Sec. 112.4 Appeals procedures. *This section establishes appeal procedures of an order, decision or determination (collectively, “determination”) made by the fire code official, including the granting or denial of appeals.*

Sec. 112.4.1 Appeals of determinations regarding building permits. *The County, fire agency or project applicant may appeal a determination made by the fire code official related to a project for which a building permit is required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official’s final determination. The Appeals Board shall make factual findings and issue a written recommendation to the County Building Official on whether the fire code official’s determination should be upheld, overruled or modified. The Building Official may not waive the requirements of this code, except as authorized by the code and is subject to the same requirements and restrictions in the code that applied to the fire code official. A copy of the recommendation shall be provided to the applicant. The County Building Official shall act on the Appeals Board’s recommendation and issue a written decision to the parties within 15 days of receipt of the Appeals Board’s recommendation. The Building Official’s decision shall be final.*

Sec. 112.4.2 Appeals of determinations regarding discretionary permits. *The County, the fire agency or the project applicant may seek review of the fire code official’s determination by the Appeals Board by filing a request for review with the Appeals Board within 30 days of the fire code official’s determination. When reviewing a fire code official’s determination pursuant to this subsection, the Appeals Board shall act in an advisory capacity. The Appeals Board shall review the fire code official’s determination and make a recommendation to uphold, overrule or modify the fire code official’s determination. The Appeals Board shall render its recommendation to the County decision maker or decision-making body for consideration with the application for the discretionary permit.*

Sec. 112.4.3 Appeals of determinations for matters other than building permits or discretionary permits.

- (a) **Areas outside a fire protection district.** *Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official’s final determination. The Appeals Board shall review the fire code official’s*

determination and make a recommendation to uphold, overrule or modify the fire code official's determination. The Appeals Board's determination shall be final.

- (b) **Areas inside a fire protection district.** Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the fire protection district's Board of Directors within 30 days of the fire code official's final determination. The Board of Directors shall review the fire code official's determination and make a recommendation to uphold, overrule or modify the fire code official's determination. The Board of Director's determination shall be final.*

Sec. 112.5 Regional Fire Appeals Board.

- (a) The Appeals Board members shall consist of the following:*

- Two representatives from the San Diego County Fire Districts Association.*
- Two chief officers from CAL FIRE.*
- One fire marshal from the unincorporated area of the County.*

- (b) The Appeals Board shall not include a representative from the agency whose fire code official made the determination that is being appealed. An alternate for the regular member(s) of the Appeals Board shall be designated to serve in this situation.*

- (c) Three members shall constitute a quorum for the transaction of business, and three affirmative votes shall be necessary to render a recommendation.*

- (d) If the Appeals Board recommends a modification to this code for an individual case, a copy of the recommendation and findings along with a map showing the proposed modification and mitigating measures shall be forwarded to the Unit Chief of CAL FIRE, San Diego/Imperial Unit.*

SEC. 113.4 VIOLATIONS, PENALTIES AND RESPONSIBILITY FOR COMPLIANCE.

Section 113.4 of the California Fire Code is *revised* to read:

Sec. 113.4 Violations, penalties and responsibility for compliance. *It shall be unlawful for any person, as defined in section 12.115 of the County Code of Regulatory Ordinances, to use any property or erect, construct, enlarge, alter, repair, move, remove, improve, convert, demolish, equip, use, occupy or maintain any building or structure, or vacant land or cause the same to be done, contrary to or in violation of any of the provisions of this chapter. A property owner shall be considered to have allowed any use or improvement of property occupied by or under the dominion and control of the owner and shall be responsible for the discontinuance and removal of any violation of the County Fire Code. This responsibility shall include property leased to another person. A property owner shall also be responsible for the discontinuance and removal of any violation of the County Fire Code that existed on the property prior to the current owner's purchase of the property.*

AMENDMENT TO SECTION 113.4

The Valley Center Fire Protection District adopts the following code amendment:

Sec. 113.4 Violations, penalties and responsibility for compliance. Any person who shall violate any of the provisions of this code or standards hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement or specification or plans submitted and approved there under, or any certificate or permit issued there under, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the attorney for the Valley Center Fire Protection District or by a court of competent jurisdiction within the time fixed herein, shall severally for each and every violation and non-compliance respectively, be guilty of an infraction or misdemeanor, punishable by a fine not exceeding \$1,000.00 or by imprisonment in County Jail not exceeding six (6) months, or both. The imposition of one penalty of any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

AMENDMENT TO SECTION 114.4

The Valley Center Fire Protection District adopts the following code amendment:

Sec. 114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that the person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250.00 or more than \$1,000.00.

SEC. 202 DEFINITIONS.

Section 202 of the California Fire Code is *revised* by adding or modifying the following definitions:

ACCESSORY DWELLING UNIT. Defined as an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes the following:

- (A) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
- (B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

AERATED STATIC PILE. A composting process that uses an air distribution system to blow or draw air through the pile. Little or no pile agitation or turning is performed.

BLASTER. *A person who has been approved by the Sheriff to conduct blasting operations and who has been placed on the list of approved blasters. The listing shall be valid for one year unless revoked by the Sheriff.*

BLASTING AGENT. *A material or mixture consisting of a fuel and oxidizer intended for blasting. The finished product as mixed and packaged for use or shipment shall not be detonated by means of a No. 8 test blasting cap when unconfined.*

BLASTING OPERATION. The uses of an explosive device or explosive material to destroy, modify, obliterate or remove any obstruction of any kind.

BLASTING PERMIT. A permit issued by the Issuing Officer pursuant to section 105.6.15. The permit shall apply to a specific site and shall be valid for a period not to exceed one year.

BLAST SITE. *The geographically defined area, as shown on a project map or plot plan, where a blaster is authorized by a blasting permit issued under this section to conduct a blasting operation.*

CHIPPING AND GRINDING. An activity that mechanically reduces the size of organic matter.

COMPOSTING OPERATION. An operation that is conducted for the purpose of producing compost. The operation shall be by one or more of the following processes used to produce a compost product: static pile, windrow pile or aerated static pile.

DEAD-END ROAD. A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

DISTANCE MEASUREMENT. All specified or referenced distances are measured along the ground, unless otherwise stated.

DWELLING UNIT. Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for not more than one family.

ENCLOSED. Closed in or fenced off.

EXPLOSIVES PERMIT. A permit to possess or use explosives, issued by the Issuing Officer, pursuant to California Health and Safety Code sections 12000 et seq. and Chapter 56 of this code. An explosives permit shall be valid for a period not to exceed one year, as provided in the permit conditions.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term that *includes, but is not limited to* a fire lane, public street, private street, driveway, parking lot lane and access roadway.

FIRE AUTHORITY HAVING JURISDICTION (FAHJ). The designated entity providing enforcement of fire regulations as they relate to planning, construction and development. The FAHJ may also provide fire suppression and other emergency services.

FIRE CHIEF. *The fire chief is one of the following:*

- (a) The person appointed by the Board of Supervisors to serve as fire chief in the unincorporated areas not within a fire protection district.*
- (b) The chief officer of a fire protection district.*
- (c) The Fire Warden or her or his delegated representative when enforcing section 96.1.5608.1 of this Chapter.*

FIRE CODE OFFICIAL. *The Fire Warden or her or his delegated representative, the fire chief or a duly authorized representative, or other person as may be designated by law, appointment or delegation and charged with the administration and enforcement of this Chapter.*

FIRE DEPARTMENT. Any regularly organized fire department, fire protection district, fire company, or legally formed volunteer fire department registered with the County of San Diego regularly charged with the responsibility of providing fire protection to a jurisdiction.

FIRE HAZARD. Any condition or conduct which:(a) increases or may increase the threat of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or (b) may obstruct, delay, hinder or interfere with the operations of the fire department or the egress of occupants in the event of fire.

FIRE PROTECTION DISTRICT. Any fire protection district created under State law and any water district providing fire protection services.

FUEL MODIFICATION ZONE. A strip of land where combustible vegetation has been thinned or modified or both and partially or totally replaced with approved fire-resistant and/or irrigated plants to provide an acceptable level of risk from vegetation fires. Fuel modification reduces the radiant and convective heat on a structure and provides valuable defensible space for firefighters to make an effective stand against an approaching fire front.

GREENWASTE. Organic material that includes, but is not limited to, yard trimmings, plant waste, manure, untreated wood wastes, paper products and natural fiber products.

HARDSCAPE. Concrete, gravel, pavers or other non-combustible material.

HAZARDOUS FIRE AREA. Any geographic area mapped by the State or designated by a local jurisdiction as a moderate, high or very high fire hazard area or which the FAHJ has determined is a hazardous fire area, because the type and condition of vegetation, topography, weather and structure density increase the probability that the area will be susceptible to a wildfire.

HOGGED MATERIALS. *Mill waste consisting mainly of hogged bark but may include a mixture of bark, chips, dust or other by-product from trees and vegetation.*

INSPECTOR. For the purposes of sections 96.1. 5601.2, an inspector is a person on the Issuing Officer's approved list of inspectors authorized to conduct inspections, before and

after a blast. To be on the Issuing Officer's approved list, an inspector shall have a blasting license issued by Cal/OSHA.

MAJOR BLASTING. A blasting operation that does not meet the criteria for minor blasting.

MID-RISE BUILDING. A building four stories or more high, but not exceeding 75 feet in height and not defined as a high-rise building by section 202 of the California Building Code. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level.

MINOR BLASTING. A blasting operation that meets all of the following criteria: quantity of rock to be blasted does not exceed 100 cubic yards per shot, bore hole diameter does not exceed 2 inches, hole depth does not exceed 12 feet, maximum charge weight does not exceed 8 pounds of explosives per delay and the initiation of each charge will be separated by at least 8 milliseconds. The maximum charge weight shall not exceed the Scaled Distance as shown below:

Distance from Blast Site (In Feet)	Scale Distance Factor
0 - 300	Mandatory Seismic Monitoring
301 - 5,000	55
5,000+	65

MULCHING. The process by which mixed greenwaste is mechanically reduced in size for the purpose of making compost.

RESPONSE TIME. The elapsed time from the fire department's receipt of the first alarm to when the first fire unit arrives at the scene.

STATIC PILE. *A composting process that is similar to the aerated static pile except that the air source may or may not be controlled.*

STRUCTURE. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some manner.

TRAVEL TIME. The estimated time it would take for a responding agency to travel from the fire station to the furthest structure in a proposed development project, determined by measuring the safest, most direct, appropriate and reliable route with consideration given to safe operating speeds for heavy fire apparatus.

WINDROW COMPOSTING PROCESS. The process in which compostable material is placed in elongated piles. The piles or windrows are aerated and/or mechanically turned on a periodic basis.

WOOD CHIPS. Chips of various species of wood produced or used in chipping and grinding operations.

SEC. 304.1.5 OUTDOOR CARNIVALS AND FAIRS.

Section 304.1.5 is added to the California Fire Code to read:

Sec. 304.1.5 Outdoor carnivals and fairs. Outdoor carnivals and fairs shall only be conducted on grounds free of combustible vegetation or trimmed to the satisfaction of the FAHJ.

SEC. 305.6 ROCKETS, MODEL AIRCRAFT AND SIMILAR DEVICES.

Section 305.6 is added to the California Fire Code to read:

Sec. 305.6 Rockets, model aircraft and similar devices. Rockets, model airplanes, gliders, balloons, sky lanterns, floating luminary or similar devices powered with an engine, propellant, open flame or other feature liable to start or cause a fire shall not be projected into or across hazardous fire areas without prior approval of the fire code official.

SEC. 307.4.3 PORTABLE OUTDOOR FIREPLACES.

Section 307.4.3 of the California Fire Code is *revised* to read:

Sec. 307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material or combustible materials.

Exception: Portable outdoor fireplaces used at one-and two-family dwellings. *All "warming fires", by which open burning of wood, shall have installed a "spark arrester" of ½" screen mesh or smaller or used in accordance with the manufacturer's instructions.*

SEC. 307.5 ATTENDANCE OF OPEN BURNING AND RECREATIONAL FIRES.

Section 307.5 of the California Fire Code is *revised* to read:

Sec. 307.5 Attendance. Open burning, bonfires, recreational fires and the use of portable outdoor fireplaces shall be constantly attended *by an adult* until the fire is extinguished. Not fewer than one portable fire extinguisher complying with section 906 with a minimum

4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

SEC. 324. MID-RISE BUILDINGS.

Section 324 is added to the California Fire Code to read:

Sec 324.1 General. A newly constructed mid-rise building or a mid-rise building which undergoes a complete renovation that requires the building to be completely vacated shall comply with this section.

Exceptions:

1. Buildings used exclusively as an open parking garage.
2. Buildings where all floors above the fourth floor level are used exclusively as an open parking garage.
3. Buildings such as a power plant, lookout tower, steeple, grain house, and other similar structures with intermittent human occupancy.

Sec. 324.1.1 Automatic sprinkler systems and standpipes. Mid-rise buildings shall be protected throughout by an automatic sprinkler system designed and installed in conformance with the NFPA 13 edition as referenced in Chapter 80 of CFC and in accordance with the following:

1. A control valve and a water flow alarm shall be provided for each floor. Each control valve and water flow alarm shall be electronically supervised.
2. Mid-rise buildings shall be provided with a Class I standpipe system that is interconnected with the automatic sprinkler system. The system shall consist of 2½-inch hose valves located in each stair enclosure on every floor. Two hose outlets shall be located on the roof outside of each stair enclosure which penetrates the roof. The standpipe system shall be designed, installed and tested in accordance with the NFPA 14 edition as referenced in Chapter 80 of CFC.
3. Fire department standpipe connections and valves serving each floor shall be located in the vestibule and located in a manner so as not to obstruct egress when hose lines are connected and charged.

Sec. 324.1.2 Smoke detection. Smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system and shall be installed in accordance with the NFPA 72 edition as referenced in Chapter 80 of CFC.

The actuation of any device required by this section shall operate the emergency voice alarm signal system and shall operate all equipment necessary to prevent the circulation of smoke through air return and exhaust ductwork. Smoke detectors shall be located as follows:

1. In every mechanical equipment, electrical, transformer, telephone equipment, unmanned computer equipment, elevator machinery or similar room and in all elevator lobbies. Elevator lobby detectors shall be connected to an alarm verification zone or be listed as a releasing device.
2. In the main return air and exhaust air plenum of each air conditioning system. The smoke detector shall be located in a serviceable area downstream of the last duct inlet.
3. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air conditioning system. In Group R-1 and R-2 occupancies, an approved smoke detector is allowed to be used in each return air riser carrying not more than 5,000 cubic feet per minute and not serving more than 10 air inlet openings.
4. For Group R-1 and R-2 occupancies in all corridors serving as a means of egress for an occupant load of 10 or more persons.

Sec. 324.1.3 Fire alarm system. An approved and listed, automatic and manual, fully addressable and electronically-supervised fire alarm system shall be provided in conformance with this code and the California Building Code & NFPA 72 edition as referenced in Chapter 80 of CFC.

Sec. 324.1.4 Emergency voice alarm signaling system. The operation of any automatic fire detector or water flow device shall automatically sound an alert tone followed by a pre-recorded voice instruction giving appropriate information and direction on a general or selective basis to the following terminal areas:

1. Elevators
2. Elevator lobbies
3. Corridors
4. Exit stairways
5. Rooms and tenant spaces
6. Dwelling units
7. Hotel guest rooms
8. Areas designated as safe refuge within the building

Sec. 324.1.5 Fire command center. A fire command center for fire department operations shall be provided. The location and accessibility of the fire command center shall be approved by the *fire* code official. The room shall be separated from the remainder of the building by not less than a 2-hour fire barrier. The room shall be a minimum of 200 square feet with a minimum dimension of 10 feet. It shall contain the following facilities at a minimum:

1. Voice alarm and public address panels
2. Fire department communications panel
3. Fire alarm annunciator panel
4. Elevator annunciator panel (when building exceeds 55 feet in height)
5. Status indicators and controls for air-handling systems (stairwell pressurization)
6. Controls for unlocking stairwell doors
7. Fire pump status indicators (if required)
8. Set of complete building plans
9. Elevator control switches for switching of emergency power
10. Work table

Sec. 324.1.6 Annunciation identification. Control panels in the central control station shall be permanently identified as to their function. Water flow, automatic fire detection and manually-activated fire alarms, supervisory and trouble signals shall be monitored by an approved UL-listed central monitoring station and annunciated in the fire command center by means of an audible and visual indicator. For the purposes of annunciation, zoning shall be in accordance with the following:

1. When the system serves more than one building, each building shall be a separate zone.
2. Each floor in a building shall be a separate zone.
3. When one or more risers serve the same floor, each riser shall be a separate zone.

Sec. 324.1.7 Elevators. Elevators and elevator lobbies shall comply with Chapter 30 of the California Building Code. At least one elevator cab shall be assigned for fire department use, and shall serve all floors of the building. This cab shall be provided large enough to accommodate an ambulance-type stretcher in accordance with section 3002.4 of the California Building Code.

Sec. 324.1.8 Fire department communication system. An approved two-way fire department communication system designed and installed in accordance with the NFPA 72 edition referenced in Chapter 80 of CFC shall be provided for fire department use per section 907.2.13.2.

Sec. 324.1.9 Means of egress. In addition to the requirements of Chapter 10, egress components of mid-rise buildings shall comply with sections 324.1.9.1 through 324.1.9.5.

Sec. 324.1.9.1 Extent of enclosure. Stairway enclosures shall be continuous and shall fully enclose all portions of the stairway. Exit enclosures shall exit directly to the exterior of the building or include an exit passageway on the ground floor leading to the exterior of the building. Each exit enclosure shall extend completely through the roof and be provided with a door that leads onto the roof.

Sec. 324.1.9.2 Pressurized enclosures and stairways. All required stairways and enclosures in a mid-rise building shall be pressurized as specified in section 909. Pressurized stairways shall be designed to exhaust smoke manually when needed.

Sec. 324.1.9.3 Vestibules. Pressurized stairway enclosures serving a mid-rise building shall be provided with a pressurized entrance vestibule on each floor that complies with section 909.

Sec. 324.1.9.4 Pressure differences. The minimum pressure difference between a vestibule and adjacent areas shall comply with section 909.

Sec. 324.1.9.5 Locking of stairway doors. All stairway doors that are locked to prohibit access from the interior of the stairway shall have the capability of being unlocked simultaneously, without unlatching, upon a signal from the fire command center. Upon failure of normal electrical service or activation of any fire alarm, the locking mechanism shall automatically retract to the unlocked position.

A telephone or other two-way communication system connected to an approved emergency service which operates continuously shall be provided at not less than every third floor in each required exit stairway vestibule.

Approved signage stating doors are locked shall be provided in each stairwell vestibule on each floor in which entry may be made and on each floor in which a telephone is located. Hardware for locking stairway vestibule doors shall be State Fire Marshal listed and approved by the fire code official by permit before installation. Stairway doors located between the vestibules and the stairway shaft shall not be locked.

SEC. 501.3.2 FIRE APPARATUS ACCESS MODIFICATIONS

Section 501.3.2 is added to the California Fire Code to read:

Sec. 501.3.2 Fire apparatus access modifications. Plans for the modification of fire apparatus access road shall be submitted to the fire code official for review and approval prior to construction or modification of any fire apparatus road.

SEC. 503 FIRE APPARATUS ACCESS ROADS

Section 503 of the California Fire Code is *revised* to read:

Sec. 503.1 General. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

Fire apparatus access roads shall be provided and maintained in compliance with this section and the most recent edition and any amendments thereto, of public and private road standards as adopted by the County of San Diego (San Diego County Standards for Private Roads and Public Roads, San Diego County Department of Public Works). The fire code official may modify the requirements of this section if the modification provides equivalent access.

Sec. 503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exceptions:

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1 The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, non-negotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the *fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

Sec. 503.1.2 Secondary Access. *The fire code official is authorized to require more than one fire apparatus road when a new subdivision is proposed, and the maximum allowable dead-end road length is exceeded (Sec. 503.2.5.2.). In addition, the fire code official may determine additional fire apparatus access roads are required on other proposed projects. This requirement is based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access. When additional fire apparatus roads are necessary as mitigation for the exceedance of maximum allowable dead-end road length, the additional fire apparatus access road must be remote from the primary fire apparatus road as determined by the fire code official. Remoteness is in Appendix D of 2025 CFC. A subdivision as defined in CWUI is, The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.*

Sec. 503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

Sec. 503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.9.

Sec. 503.2.1 Dimensions. *The dimensions of fire apparatus access roads shall be in accordance with the following:*

(a) Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except as provided in section 503.2.1 for single-family residential driveways serving no more than two residential parcels, which shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.

(b) Fire apparatus access roads that are public or private roads which are provided or improved as a result of a Tentative Map, Tentative Parcel Map or a Major/Minor Use Permit shall have the dimensions as set forth by the County of San Diego Standards for Public and Private Roads.

(c) All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

(d) Vertical clearances or road widths shall be increased when the fire code official determines that vertical clearances or road widths are not adequate to provide fire apparatus access.

(e) Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.

(f) Driveways exceeding 150 feet in length, but less than 600 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 600 feet, turnouts shall be provided no more than 400 feet apart.

(g) For buildings that are more than 35 feet in height, a 35-foot unobstructed fire lane shall be provided. Unless otherwise approved by the fire code official. Fire apparatus access roads shall have an unobstructed width of not less than 35 feet when within laddering distance of buildings exceeding 35 feet in height. The access road shall be set back from buildings exceeding two stories in height such that the centerline of the fire access road shall be equal to 1/4 the difference in elevation from the fire access road to the roof. The building curbside access roads serving buildings over two stories in height but less than 44 feet in height shall be permitted to be up to 10 feet away from the building.

ADDITION OF SECTION 503.2.1.1

The Valley Center Fire Protection District adopts the following code amendment:

Sec. 503.2.1.1 Road phasing requirement for single family dwellings on existing legal parcels.

(a) The fire apparatus access road requirement for widening an existing, improved and paved fire apparatus access roadway shall be as provided in Table 503.2.1.1. The fire apparatus access road shall be constructed to extend from the property line to the nearest public or private road.

TABLE 503.2.1.1 -PHASING REQUIREMENT
Fire Apparatus Access Roadway – Single Family Dwellings

Number of Parcels Served	Unobstructed Road Width	Roadways Over 600 foot Long
1-2	16-foot, paved	Turnouts every 400 feet
3-8	20-foot, paved	Turnouts every 400 feet
9 or more	24-foot, paved	Not required

(b) The fire apparatus access road shall not be required to be improved for a non-habitable accessory structure or a residential addition or remodel less than 500 square feet if the fire apparatus access road has already been improved and paved to a minimum width of 20 feet. If the road is less than 20 feet wide, the roadway shall be widened to 20 feet. *The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.*

Exception: Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.

Sec. 503.2.2 Authority to increase minimums. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

Sec. 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (*not less than 75,000 lbs. unless authorized by the fire code official*) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities. *The paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided that slopes over 15% have a deep broom finish perpendicular to the direction of travel to enhance traction. The fire code official may allow a surfacing material of 6 inches of compacted decomposed granite on fire apparatus access roads with a slope of 10% or less in areas allowed by the San Diego County Standards for Private Roads.*

AMENDMENT TO SECTION 503.2.3

The Valley Center Fire Protection District adopts the following code amendment:

Sec. 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the FAHJ) and shall be provided with an approved paved surface so as to provide all weather driving capabilities. The paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided that slopes over 15% have a deep broom finish perpendicular to the direction of travel or other approved surface to enhance traction.

Sec. 503.2.4 Roadway radius. *The horizontal inside radius of a fire apparatus access road shall comply with the County of San Diego Public and Private Road Standards. The horizontal inside radius of any public or private driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official. The length of vertical curves of fire apparatus access roads shall not be less than 100 feet, or as approved by the fire code official.*

Sec. 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around *emergency* apparatus.

Sec. 503.2.5.1 Dead end roads turn-around required. *A cul-de-sac or other approved turn-around shall be provided in residential areas where the fire apparatus access roads serve 3 or more parcels. The minimum unobstructed radius width for a cul-de-sac in a residential area shall be 36 feet paved, 40 feet graded, or as approved by the fire code official. The fire code official shall establish a policy identifying acceptable turnarounds for various project types. See Annex A & B for illustrations*

Sec. 503.2.5.2 Dead-end roads. *The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:*

(Title 14 SRA 1273.08 Ref.)

**ZONING FOR PARCEL SERVED
BY DEAD-END ROAD(s)**

**CUMULATIVE LENGTH
OF DEAD-END ROAD(s)**

Parcels zoned for less than 1 acre
Parcels zoned for 1 acre to 4.99 acres
Parcels zoned for 5 acres to 19.99 acres
Parcels zoned for 20 acres or larger

800 feet
1,320 feet
2,640 feet
5,280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection where the road begins to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals. Each dead-end road shall have a turnaround approved by the fire code official and constructed at its terminus.

A turnaround shall be provided to all building sites on driveways over 150 feet in length and shall be within fifty (50) feet of the building.

Sec. 503.2.6 Bridges and elevated surfaces. *Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits and clearance limitations shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.*

Sec. 503.2.6.1 Bridges with one traffic lane. *When approved by the fire code official, private bridges providing access to not more than two residential dwellings may have one 12-foot-wide travel lane and it shall provide for unobstructed visibility from one end to the other, and turnouts shall be provided at both ends.*

Sec. 503.2.7 Grade. *The gradient for a fire apparatus access roadway shall not exceed 15.0%. The fire code official may allow roadway grades up to 20.0% provided that the roadway surface conforms to section 503.2.3. The fire code official may require additional mitigation measures.*

Sec 503.2.7.1 Cross-Slope. *The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent.*

Sec. 503.2.8 Angles of Approach and Departure. *The angles of approach and departure for fire apparatus access roads shall not exceed 7 degrees (12 %) for the first 30' or as approved by the fire code official and shall not allow for transitions between grades that exceed 6% elevation change along any 10-foot section.*

Sec. 503.2.9 Roadway Turnouts. *When required by the fire code official, turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. (Title 14 SRA 1273.06)*

Exception: *The minimum width of the turnout may be reduced to 10 feet wide when the fire code official determines the reduction does not impair access by fire apparatus.*

Sec. 503.3 Marking. *When required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility*

Sec. 503.3.1 Fire Lane Designation. *Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire apparatus access roads as provided by Vehicle Code section 22500.1.*

Sec. 503.4 Obstruction of fire apparatus access roads. *Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum road widths and clearances established in sections 503.2.1 and 503.2.2 shall be maintained at all times.*

Sec. 503.4.1 Traffic calming devices. *Traffic calming devices (including, but not limited to, speed bumps, speed humps, speed control dips, etc.) shall be prohibited unless approved by the fire code official.*

Sec. 503.5 Required gates or barricades. *The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways.*

Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Sec. 503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured *as approved by the fire code official*. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by section 503.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

Sec. 503.5.2 School fences and gates. *School grounds may be fenced and gates therein may be equipped with locks, provided that safe dispersal areas based on three square feet per occupant are located between the school and the fence. Such required safe dispersal areas shall not be located less than 50 feet from school buildings.*

Every public and private school shall conform to Education Code section 32020, which states:

The governing board of every public school district and the governing authority of every private school, which maintains any building used for the instruction or housing of school pupils on land entirely enclosed (except for building walls) by fences or walls, shall, through the cooperation of local law enforcement and fire protection agencies having jurisdiction of the area, provide for the erection of gates in these fences or walls. The gates shall be of sufficient size to permit the entrance of ambulances, police equipment and fire-fighting apparatus used by law enforcement and fire protection agencies. There shall be no less than one access gate and there shall be as many of these gates as needed to ensure access to all major buildings and ground areas. If these gates are equipped with locks, the locking devices shall be designed to permit ready entrance by the use of chain or bolt-cutting devices with which the local law enforcement and fire protection agencies may be equipped.

Sec. 503.6 Security gates. *No person shall install a security gate or security device across a fire apparatus access road without the fire code official's approval.*

- 1. An automatic gate across a fire access road or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.*
- 2. A gate accessing more than four residences or residential lots or a gate accessing hazardous, institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus.*

3. *An automatic gate shall be provided with a battery back-up or manual mechanical disconnect in case of power failure with “fail open” and “fail secure” options enabled to prevent entrapment.*
4. *An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.*
5. *When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.*
6. *Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.*
7. *All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.*
8. *Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.*

SEC. 505 PREMISES IDENTIFICATION

Section 505 of the California Fire Code is *revised* to read:

Sec. 505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½-inch (12.7 mm) *for residential buildings, 8 inches high with a 1-inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch stroke for industrial buildings.* 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.

Sec. 505.2 Street or road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather-resistant and be maintained until replaced by permanent signs. *All new public roads, all private*

roads within major subdivisions and all private road easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13.

Sec 505.2.1 Traffic Access Limitations. *Signs identifying traffic access limitations shall be placed at the intersection preceding the traffic access limitation, and no more than 100 feet before such traffic access limitation*

Sec. 505.3 Easement address signs. *A road easement which is not named differently from the roadway from which it originates shall have an address sign installed and maintained listing all street numbers occurring on that easement. The sign shall be located where the easement intersects the named roadway. The numbers on the sign shall contrast with the background and have a minimum height of 4 inches and a minimum stroke of 1/2-inch.*

Sec. 505.4 Directory map. *A lighted directory map acceptable to the FAHJ, shall be installed at the driveway entrance to a residential multi-family project or a mobile home park, with more than 15 units.*

Sec. 505.5 Response map updates. *Any new development which necessitates updating emergency response maps due to new structures, hydrants, roadways or similar features shall be required to provide map updates in a format compatible with current department mapping services and shall be charged a reasonable fee for updating all response maps.*

SEC. 506.1.3 EMERGENCY KEY ACCESS.

Section 506.1.3 is added to the California Fire Code portion to read:

Sec. 506.1.3 Emergency key access. All central station-monitored fire detection systems and automatic sprinkler systems shall have an approved emergency key access box onsite in an approved location. The owner or occupant shall provide and maintain current keys for any structure for fire department placement in the box and shall notify the fire department in writing when the building is re-keyed.

SEC. 507.2 TYPE OF WATER SUPPLY.

Section 507.2 of the California Fire Code is *revised* to read:

Sec. 507.2 Type of water supply. A water supply *may* consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems, *as approved by the fire code official*, capable of providing the required fire flow. *In setting the requirements for fire flow, the fire code official shall follow section 507.3 or Appendix B of the CFC, or the standard published by the Insurance Service Office, "Guide for Determination of Required Fire Flow".*

Sec. 507.2.1 Private fire service mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as referenced in Chapter 80 of CFC.

Sec. 507.2.2 Waterline Extensions. The fire code official shall require a waterline extension for the purpose of installing a fire hydrant if a water main is 1,500 feet or less from the property line.

Exception: *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

Sec. 507.2.3 Water tanks. Water tanks for private *residential* fire protection, *when authorized by the fire code official*, shall comply with Table 507.2.2 and be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. Water tanks for *commercial* fire protection, *when authorized by the fire code official*, shall be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

TABLE 507.2.3 RESIDENTIAL WATER TANK REQUIREMENTS (with NFPA 13D Sys.)			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
0 - 3600	250	7,500	30
Over 3600	250	15,000	60
When the exposure distance is one hundred feet (100') or less from an adjacent property, or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.			

1. Tank bottom elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the FAHJ. Tank size may be increased to serve multiple structures on a single parcel. The bottom of the water storage tank shall be level with or above the building pad.

2. Supply outlet shall be at least one-4 inch in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall have an approved means of controlling water flow. The fire department connection shall be at least one-4 inch National Standard Thread (male), reduced to one- 2½ inch National Standard Thread (male). Additional outlets may be required.

3. Location of fire department outlet shall be shown on the plot plan when submitted to the FAHJ. Consideration will be given to topography, elevations, and distance from structures, driveway access, prevailing winds, etc.

4. The outlet shall be located along a fire apparatus access roadway and shall not be closer than 50 feet or further than 150 feet from the structure unless approved by the FAHJ.

5. All exposed tank supply pipes shall be listed for above-ground use as per the NFPA 13 edition referenced in Chapter 80 of CFC. Adequate support shall be provided.

6. Water storage tanks shall be constructed from materials approved by the NFPA 22 edition referenced in Chapter 80 of CFC and installed per manufacturer instructions.

7. Plans shall be submitted to the FAHJ for approval prior to tank installation. Tanks shall be installed as per County Zoning setback requirements. See “Annex F” example plan submittal.

8. Vessels previously used for products other than water shall not be allowed.

9. All underground piping serving the fire department connection shall be listed and approved as per the NFPA 24 edition referenced in Chapter 80 of CFC.

SEC. 507.3 FIRE FLOW.

Section 507.3 of the California Fire Code is *revised* to read:

Sec. 507.3 Fire flow. Fire flow requirements shall be based on Appendix B of the California Fire Code or the standard published by the Insurance Services Office, “Guide for Determination of Required Fire Flow.” Consideration should be given to increasing the gallons per minute to protect buildings and structures of extremely large square footage and for such reasons as: poor access roads, grade and canyon rims, hazardous brush and response times greater than five minutes by a recognized fire department or fire suppression company. In hazardous fire areas the main capacity for new subdivisions shall not be less than 2,500 – 3,000 gallons per minute, unless otherwise approved by the fire code official. If fire flow increases are not feasible, the fire code official may require alternative design standards such as: alternative types of construction that provides a higher level of fire resistance, fuel break requirements, which may include required irrigation, modified access road requirements, specified setback distances for building sites addressing canyon rim developments and hazardous brush areas, and other requirements as authorized by this chapter and as required by the fire code official.

SEC. 507.5.7 FIRE HYDRANT AND FIRE VALVE LOCATION.

Section 507.5.7 is added to the California Fire Code to read: *(Title 14 1275.15)*

Sec. 507.5.7 Fire hydrant and fire valve location. The fire hydrant or fire valve shall be between 14 to 24 inches above grade, no closer than 4 feet nor further than 10 feet from the roadway, and 10 feet from combustible vegetation.

Sec. 507.5.7.1 Signing of water sources and fire department connections. *The fire code official shall require fire hydrants and fire department connections to be identified. Fire hydrants shall be identified by a reflective blue marker and fire department connections shall be identified by a reflective green marker, with a minimum dimension of 3 inches, in the center of the travel lane adjacent the water source, or by other methods approved by the fire code official.*

All materials shall be listed and approved by the water purveyor and/or fire code official. The fire code official may require a fire hydrant to have any combination of one-4 inch and one-2 ½ inch outlets with National Standard Threads.

SEC. 605.3.1 SPARK ARRESTERS.

Section 605.3.1 is added to the California Fire Code to read:

Sec. 605.3.1 Spark arresters. All buildings and structures having a chimney, flue or stovepipe attached to a fireplace, stove, barbecue or other solid or liquid fuel burning equipment or device shall have the chimney, flue or stovepipe equipped with an approved spark arrester. An approved spark arrester is a device intended to prevent sparks from escaping into the atmosphere, constructed of welded or woven wire mesh, 12-gauge thickness or larger, with openings no greater than ½” inch, or other alternative material the FAHJ determines provides equal or better protection.

SEC. 605.7.1 RESIDENTIAL INCINERATORS.

Section 605.7.1 of the California Fire Code is *revised* to read:

Sec. 605.7.1 Residential Incinerators. *Residential incinerators are prohibited in the unincorporated area of the County.*

SEC. 903.2 AUTOMATIC SPRINKLER SYSTEMS-WHERE REQUIRED.

Section 903.2 of the California Fire Code is *revised* to read:

Sec. 903.2 Where required. Approved automatic sprinkler systems shall be installed in all new buildings. For the purpose of automatic sprinkler systems, buildings separated by less than 10 feet from adjacent buildings shall be considered one building. Fire barriers and partitions, regardless of rating, shall not be considered as creating separate buildings for purposes of determining automatic sprinkler system requirements. Mezzanines shall be included in the total square footage calculation. All new buildings constructed shall have an approved NFPA 13, NFPA 13R or NFPA 13D automatic sprinkler system installed as per 903.3.1.1, 903.3.1.2 or 903.3.1.3. The Fire Code Official has the final decision of which NFPA 13 standard to apply, as required due to access, water supply and travel time.

Exceptions:

1. Group U *detached* occupancies *not greater* than 1200 square feet, and when the building is more than 10 feet from an adjacent building or property line measured from the farthest projection from the building *and without ESS installed inside*.
2. Agricultural buildings constructed of wood or metal frames over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler system requirements unless physically connected to other building.

Sec. 903.2 (a) Additions. An automatic sprinkler system shall be required to be installed throughout the *entire* building when the addition is more than 50% of the existing building or when the altered building will exceed a fire flow as calculated pursuant to section 507.3. The fire code official may require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists, such as poor access roads, steep grades and canyon rims, hazardous brush and response times greater than 5 minutes by a fire department. The fire code official may require that other protective measures be taken based on existing conditions and/or potential hazards. The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.

Sec. 903.2 (b) Remodels or reconstructions. The fire code official may require an automatic sprinkler system to be installed throughout buildings if a remodel or reconstruction includes significant modification to the interior or roof of the building. *The fire code official may require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists, such as poor access roads, steep grades and canyon rims, hazardous brush and response times greater than 5 minutes by a fire department.* The fire code official may require that other protective measures be taken based on existing conditions and/or potential hazards. The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.

Sec. 903.2 (c) Group U Occupancies. For Group U Occupancies *greater* than 500 square feet *attached to an R-3 occupancy*, an approved automatic sprinkler system shall be installed as per NFPA 13D edition referenced in Chapter 80 CFC, or as approved by the FAHJ. *This applies to NEW buildings, remodels or additions.*

Sec. 903.2 (d) Group R and Group U Occupancies with ESS. When installed inside of a Group R & Group U Occupancies the attached and/or detached garage spaces shall comply with all of these conditions:

1. 1" water meter at the street serving the fire sprinkler system,
2. 1 hour rated enclosure in utility closets or spaces,
3. Fire sprinkler(s) design of .3/96 design as per NFPA 855.
4. Maximum 40kWh aggregate inside of garage.
5. All conditions in CFC 1207.11 through 1207.11.9 apply.

SEC. 903.4.1 ELECTRONIC SUPERVISION

Section 903.4.1 of the California Fire Code is *revised* to read:

Sec. 903.4.1 Electronic Supervision. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all automatic sprinkler systems shall be electronically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems *with less than 100 fire sprinklers* protecting one-family and two-family dwellings and Group U occupancies.
2. Limited area sprinkler systems in accordance with Section 903.3.8.
3. Automatic sprinkler systems installed in accordance with NFPA 13R edition referenced in Chapter 80 CFC. Where a common supply main is used to supply both domestic water and the automatic sprinkler system and a separate control valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.
8. Underground key or hub gate valves in roadway boxes.

SEC. 1205.5 GROUND-MOUNTED PHOTOVOLTAIC ARRAYS.

Section 1205.5 of the California Fire Code is *revised* to read:

Sec. 1205.5 Ground-mounted photovoltaic arrays. *Ground-mounted photovoltaic array installations shall meet the requirements of sections 1205.5.1 through 1205.5.4.*

Sec. 1205.5.1 Fire apparatus access roads. *Fire apparatus access roads to ground-mounted photovoltaic arrays, associated equipment structures and operations/maintenance buildings shall comply with section 503.*

Exception: *Private residential and agricultural where the energy generated is primarily for on-site use are exempt from this requirement subject to the approval of the fire code official.*

Sec. 1205.5.2 Perimeter fire apparatus access roadway. *Ground-mounted photovoltaic arrays 10 acres or larger in size shall provide a fire apparatus access roadway around the perimeter of the project. The perimeter fire apparatus access roadway shall comply with section 503.*

Sec. 1205.5.3 Fuel modification. *Combustible vegetation within the array and to a distance of 30 feet from the array and associated equipment shall be reduced to a height of no more than 6 inches. The fuel modification zone may be increased when required by the fire code official.*

Exception: *For private residential and agricultural where the energy generated is used primarily on-site, the required fuel modification zone may be reduced to 10 feet from the array and associated equipment.*

Operation/maintenance buildings shall be provided with fuel modification zones that comply with Section 6 in Part 7 California Wildland Urban Interface Code.

Sec. 1205.5.4 Water supply. *Water supply for fire protection and suppression shall be provided for equipment structures and operations/maintenance buildings as required by section 507.*

Sec. 1205.6 Identification. *Ground-mounted photovoltaic arrays with multiple equipment structures shall include a means of readily identifying each equipment structure. The fire code official may require a lighted directory map of the project to be installed on-site near the entrance to the facility for projects of 10 or more acres in size.*

SEC. 2808 STORAGE AND PROCESSING OF WOOD CHIPS, HOGGED MATERIAL, FINES, COMPOST, SOLID BIOMASS FEEDSTOCK AND RAW PRODUCT ASSOCIATED WITH YARD WASTE, AGRO-INDUSTRIAL AND RECYCLING FACILITIES.

Section 2808 of the California Fire Code is *revised* to read:

Sec. 2808.1 General. The storage and processing (mulching, composting) of wood chips, hogged materials, fines, compost, solid biomass feedstock and raw product produced from yard waste, debris and agro-industrial and recycling facilities shall be in accordance with section 2808.1 through 2808.10.10.

Sec. 2808.2 Storage sites. Storage sites shall be level and on solid ground or other approved all-weather surface.

Sec. 2808.3 Size of piles. Pile height, width and length shall be limited to criteria approved by the fire code official, based in part on the site material handling equipment. In no case shall a pile exceed 12 feet in height, 100 feet in width and 200 feet in length.

Sec. 2808.4 Pile separation. Piles shall be separated from adjacent piles and property lines by fire department access roadways.

Sec. 2808.5 Combustible vegetation control. The operator shall clear any combustible material, weeds, brush, trees or other vegetation (including mulch) that is or may become, dry and capable of transmitting fire, from within 50 feet of raw greenwaste and mulch piles. Clearance shall be to bare earth or approved pavement. Individual growing trees within that distance may remain, subject to the fire code official's approval.

Sec. 2808.6 Static pile protection. Interior pile temperatures shall be monitored and recorded on a regular basis per the Operational Plan. Internal pile temperatures shall be taken at $\frac{2}{3}$ the pile height, 12 to 24 inches from the surface with a probe-type thermometer. Readings shall be made at not greater than 50-foot intervals along the length of the pile. Temperatures above 158° F are known to adversely affect microbial decomposition and are considered excessive. Infrared thermometers may be used to monitor for hot spots at the surface, but are not a substitute for internal probe measurement and documentation. Once windrows exceed 170° F, the windrows shall be reduced in size, be rotated and be monitored daily until temperatures drop below 158° F. All greenwaste stockpiles shall be re-mixed as necessary to alleviate any fire due to spontaneous combustion or temperatures above 170° F. Windrows shall be visually inspected on a regular basis. Once fires have been detected in any windrows at a site, this visual inspection shall be a minimum daily requirement. Daily inspections shall continue until the threat of fire no longer exists and the fire code official agrees inspections may be discontinued. All temperature and pile-

handling records shall be kept on file at the site and be made available for inspection by fire department personnel. Data shall include date, time, temperature, specific location and person conducting measurement.

Sec. 2808.7 Firefighting water supplies and storage. Firefighting water supplies shall conform to sections 2808.7.1 or 2808.7.2.

Sec. 2808.7.1 Public water supply. The operator shall provide and maintain approved fire hydrants and waterline mains as required by the fire code official. Water lines may be approved aboveground lines supplied from a reliable water supply with adequate protection against impact and fire flow reaction. Hydrant spacing shall be at 400-foot intervals along primary fire access roadways. Fire flow at each hydrant shall be least 1000 gallons per minute at 20 psi. Duration of the required fireflow shall be as determined by the fire code official.

Sec. 2808.7.2 Private water supply. Above-ground water storage tanks may be installed when authorized by the fire code official where public water supply is not adequate to meet fire flow requirements. Volume and duration of the required fireflow shall be as determined by the fire code official.

Sec. 2808.8 Fire Extinguishers: Shall be provided as per Section 906 of the California Fire Code and rated for Extra- High Hazard with travel distance not to exceed 50’

Sec. 2808.9 Material-handling equipment. Equipment used on all piles should be of a type that minimizes compaction. All vehicles operating on or around the piles shall have a Class A fire extinguisher of a minimum 2-A rating, in addition to the Class B rating appropriate for the vehicles. Approved material-handling equipment shall be available during fire fighting operations for moving wood chips, hogged material, compost and raw product produced from yard waste and wood fines.

Sec. 2808.10 Operational and emergency plans. The following operational and emergency action plans shall be submitted to and be approved by the fire code official prior to initiating an operation under section 2808.10 through 2808.10.10:

1. **Operational Plan.** The operational plan shall include: Site layout, pile dimensions, fire access, water supply, site security, site operations, temperature monitoring, rotation and diversion plan.

2. **Emergency Plan.** The emergency plan shall include: Operator fire response actions, fire dispersal area, emergency equipment operator callback and initiation of incoming diversion plan. All plans shall define the equipment necessary to process and handle the materials.

Sec. 2808.10.1 Permit required. A permit shall be obtained from the fire code official prior to engaging in the operation and storing process of wood chips, hogged material, fines, compost and raw product in association with yard waste and similar material recycling facilities. The permit shall be renewed on an annual basis or shall be limited to such period of time as designated by the fire code official. Permits shall not be transferable and any change in use, location, occupancy, operation or ownership shall require a new permit.

Sec. 2808.10.2 Financial assurance for cost recovery. A security bond, irrevocable letter of credit or other approved form of financial assurance shall be required to be posted, in an amount determined by the fire code official. The financial assurance shall be a minimum of \$25,000.00 and a maximum of \$100,000.00, depending on the size of operation. The financial assurance shall reimburse the fire department for expenses incurred in any emergency response and/or enforcement action by the fire department to protect the public from fire or hazardous substances related to the operation. The financial assurance shall be returned to the operator in a timely fashion once the operation is closed, to the satisfaction of the fire code official.

Sec. 2808.10.3 Notification of fire department. The operator shall report all fires to the fire department immediately upon discovery.

Sec. 2808.10.4 Equipment operator emergency callback. The operator shall implement and maintain a plan for rapid equipment operator response to the site. The maximum response time to the site shall be within one hour of a fire department notification. The following equipment shall be on site and staffed with skilled operators: bulldozer, loaders and heavy duty equipment necessary to mitigate a fire. Notification procedure shall be maintained operational 24 hours a day, seven days a week. Notification may be by pager activation, telephone answering service, or other approved means.

Sec. 2808.10.5 Incoming waste diversion plan. The operator shall develop a diversion plan for incoming greenwaste for implementation in the event of equipment failure or other inability to process and distribute greenwaste. The plan shall prevent stockpiling of waste on the site and unauthorized depositing of waste on or near the site. The operator shall initiate the diversion plan based on criteria in the Operational and Emergency Plan without further direction from the fire department.

Sec. 2808.10.6 Unprocessable or non-greenwaste material. All greenwaste that cannot be processed on-site, such as stumps and fibrous plants, shall be immediately removed from the feedstock, stored in roll-off containers or bins and be removed from the facility on a weekly basis. All plastic bags shall be removed prior to shredding material.

Sec. 2808.10.7 Fire access roadway. A fire access roadway shall be provided to the site and on the site. Each roadway shall be at least 20 feet wide, but the fire code

official may require a greater width, depending on site conditions. The operator shall also be required to obtain the fire code official's approval for the type of driving surface for the onsite access roadway.

Sec. 2808.10.8 General safety rules for site equipment maintenance. Welding or cutting torch operations shall be conducted a minimum of 30 feet from combustible materials. A fire watch shall be provided to detect fire, and to operate fire-extinguishing equipment throughout the welding or cutting operation and 30 minutes thereafter. Refueling and on-site maintenance shall meet California Fire Code requirements in Chapters 23 & 57 and all other applicable fire code requirements.

Sec. 2808.10.9 Site security. Pile storage areas shall be surrounded with approved fencing. Fences shall be a minimum of 6 feet in height.

Sec. 2808.10.10 Smoking and open burning prohibited. The operator shall prohibit smoking and open flame on the operational site, including smoking within vehicles. Approved signs shall be clearly and prominently posted, and shall be enforced by the site operators. No open burning shall be allowed on site.

SEC. 3313. FUEL MODIFICATION ZONE REQUIREMENTS

Section 3313 is added to the California Fire Code to read:

Sec. 3313.1 Fuel modification zone during construction. Any person doing construction of any kind which requires a permit under this code or the County Building Code shall install a fuel modification zone prior to allowing any combustible material to arrive on the site and shall maintain the zone during the duration of the project.

SEC. 5607.16. EXPLOSIVES AND FIREWORKS-APPLICABILITY.

Section 5607.16 is added to the California Fire Code to read:

Sec. 5607.16.1 Applicability. This section shall apply to the manufacture, possession, storage, sale, transportation and use of explosives and blasting agents and to any blasting operation in the unincorporated area of the County. The Sheriff is the Issuing Officer for purposes of this section. The Sheriff may delegate the duties of Issuing Officer at her or his discretion. Additionally, as may be appropriate based on circumstances, the Issuing Officer may enter into memoranda of agreement with non-County fire agencies whereby such non-County agency will assume the duties of issuing a permit or permits required by this Chapter. The Issuing Officer shall determine whether a blast is a major blast or a minor blast under this section. A minor blast is subject to all conditions of this section except the inspection requirements.

Sec. 5607.16.2 Definitions. The following terms are defined in section 202:

BLASTER.

BLASTING AGENT.

BLASTING OPERATION.

BLASTING PERMIT.

BLAST SITE.

EXPLOSIVES PERMIT.

INSPECTOR.

MAJOR BLASTING.

MINOR BLASTING.

Sec. 5607.16.2.1 Application. Application for a permit required by this section shall be in the form required by the Issuing Officer.

Sec. 5607.16.3 Permit requirements. No person shall conduct blasting in the unincorporated area of the County without an explosives permit issued under this chapter. A person applying for an explosives permit shall, in addition to demonstrating compliance with fire safety requirements also comply with all County requirements for any building permits, grading permits, use permits, encroachment permits and all other entitlements to use property, including zoning requirements and any determination under the Zoning Ordinance of non-conforming status. The applicant shall be responsible for providing proof of all necessary approvals when requested by the Issuing Officer.

AMENDMENT TO SECTION 5607.16.3.1

The Valley Center Fire Protection District adopts the following code amendment:

Sec. 5607.16.3.1 Blasting permit required. In addition to obtaining an explosives permit, no person shall conduct blasting without first obtaining a blasting permit. The applicant shall be responsible for providing proof of all necessary approvals when requested by the Issuing Officer.

Sec. 5607.16.3.2 Permit conditions. The Issuing Officer may impose conditions and procedures as are deemed reasonably necessary to protect the public health and safety based upon the facts and circumstances of a particular blasting operation. The permit conditions shall be in writing. Failure to comply with any permit condition is grounds for revocation of the permit. A blaster may request the Issuing Officer release the blaster from any permit condition if circumstances have changed that make the condition no longer applicable. In addition to complying with the County blasting regulations, a blaster shall also comply with blasting regulations of neighboring jurisdictions, for any blasting

operations outside of the unincorporated area of the County conducted in conjunction with a project within the unincorporated areas of the County.

Sec. 5607.16.3.3 Insurance and indemnification required. As an additional condition for obtaining an explosives permit the applicant shall submit: (1) a certificate of insurance evidencing that the blaster has obtained a general liability insurance policy which includes coverage for explosion, collapse and underground property damage from an insurer satisfactory to the Issuing Officer, that is in effect for the period covered by the permit, written on an "occurrence" basis, in an amount of not less than \$500,000 per each occurrence, naming the County and the FAHJ as an additional insured and providing that the policy will not be canceled or terminated without 30 days prior written notice to the County and (2) an agreement signed by the blaster agreeing to defend, indemnify and hold the County and its agents, officers and employees harmless from any claims or actions arising from the issuance of the permit or any blasting activity conducted under the permit.

Sec. 5607.16.3.4 Blasting hours. Blasting shall only be allowed Monday through Saturday, between the hours of 7:00 a.m. and 6:00 p.m. or ½ hour before sunset, whichever occurs first, unless special circumstances warrant another time or day and the Issuing Officer grants approval of the change in time or day.

Sec. 5607.16.3.5 Additional operational requirements. The owner of any property in the unincorporated area of the County on which any blasting is intended to occur, shall give, or cause to be given, a one-time notice in writing, for any proposed blasting to the local fire agency and dispatch center and to all residences, including mobile homes, and businesses within 600 feet of any potential major blast location or 300 feet from any potential minor blast location. The notice shall be given not less than 24 hours, but not more than one week, before a blasting operation and shall be in a form approved by the Issuing Officer. The minimum 24-hour notice requirement may be reduced to a lesser period but not less than one hour if the Issuing Officer determines that special circumstances warrant the reduction in time. Adequate precautions shall be taken to reasonably safeguard persons and property before, during and after blasting operations. These precautions shall include:

1. The blaster shall retain an inspector to inspect all buildings and structures, including mobile homes, within 300 feet of the blast site before blasting operations, unless inspection is waived by the owner and/or occupant. The inspector shall obtain permission of the owner and/or occupant before conducting the inspection. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable preexisting defects or damages in any building and structure. Waiver of inspection shall be in writing signed by the owner and/or occupant. Refusal to allow inspection shall also constitute a waiver. The inspector shall notify the owner and/or occupant of the consequences of refusing an inspection shall include a refusal in the summary report filed with the Issuing Officer. The

blaster shall request an inspector conduct post-blast inspections upon receipt of a written complaint of property damage if the complaint is made within 60 days of completion of blasting operations. If the blaster has knowledge of alleged property damage independent of the written complaint, the blaster shall also retain an inspector to conduct a post-blast inspection.

2. An inspector shall complete and sign pre-blast- inspection reports identifying all findings and inspection waivers. The blaster shall retain the inspection reports for three years from the date of the blasting and upon a complaint of alleged damage the blaster shall immediately file a copy of the report with the Issuing Officer and provide a copy to the complainant. If there is a change in the blasting contractor after blasting has commenced on a project, a re-inspection shall be conducted in accordance with the preceding paragraph before the new blasting contractor undertakes any additional blasting.

3. The blaster shall retain an inspector to conduct a post-blast- inspection of any building and structure for which a written complaint alleging blast damage has been received. A written report of the inspection shall be immediately filed with the Issuing Officer and provided to any person who made a complaint for damages.

4. The blaster shall allow any representative of the Issuing Officer to inspect the blast site and blast materials or explosives at any reasonable time.

5. If the blaster wants a representative of the Issuing Officer to witness a blasting operation the blaster shall make a request with the Issuing Officer at least 12 hours before the blast. The blaster shall confirm the request for a witness with the Issuing Officer at least one hour before the blast. The blaster shall be responsible for any cost incurred by the Issuing Officer in having a representative witness the blast.

6. The blaster shall notify the Issuing Officer on the day of a scheduled blasting operation not less than one hour before blasting.

7. All major blasting operations shall be monitored by an approved seismograph located at the nearest building and structure within 600 feet of the blasting operation. All daily seismograph reports shall be maintained by the blaster for three years from the blasting.

Sec. 5607.16.3.6 Seizure of illegal items. The Issuing Officer may seize at the owner's expense, all explosives, ammunition or blasting agents, which are illegally manufactured, sold, offered or exposed for sale, delivered, stored, possessed or transported in violation of this chapter.

Sec. 5607.16.3.7 Violations for false or misleading information. It shall be unlawful and a violation of this chapter for any person to provide false or misleading information or documentation to the County or any of its officers or employees or to any fire department, fire protection district, fire company or legally formed volunteer fire department, or its officers or employees in the unincorporated area of the County, having jurisdiction over any aspect of the explosives or blasting permit process or blasting operations.

Sec. 5607.16.3.8 Fees. A person applying to the Issuing Officer to be approved as a blaster or inspector, as defined in this section, shall pay an application fee to the Issuing Officer. A person applying for an explosives permit under this section shall pay the fee established by the Issuing Officer with the application. The amount of any fee required by this chapter shall be determined by the Issuing Officer on the basis of the full costs involved in processing an application.

SEC. 5608.1 FIREWORKS DISPLAY.

Section 5608.1 of the California Fire Code is *revised* to read:

Sec. 5608.1 General. Outdoor fireworks displays, use of pyrotechnics before a proximate audience and pyrotechnic special effects in motion picture, television, theatrical and group entertainment productions shall comply with California Code of Regulations, Title 19, Chapter 6 *Fireworks and County Code sections 32.101 et seq.* *The Fire Warden is the Issuing Officer for any fireworks permit required by this Chapter. The Fire Warden may delegate the duties of Issuing Officer at her or his discretion. Additionally, as may be appropriate based on circumstances, the Issuing Officer may enter into memoranda of agreement with non-County fire agencies whereby such non-County agency will assume the duties of issuing a permit or permits required by this Chapter.*

Sec. 5608.1.1 Scope. *The possession, manufacture, sale, storage, use and display of fireworks are prohibited in the unincorporated area of the County except as provided in County Code sections 32.101 et seq.*

SEC. 5706.2.5.2 TANKS FOR GRAVITY DISCHARGE.

Section 5706.2.5.2.1 is added to the California Fire Code to read:

Sec. 5706.2.5.2.1 Limitations on tanks for gravity discharge. Gravity dispensing of Class I or II liquids or Class III liquids that are heated up to or above their flash points is prohibited. Dispensing devices for flammable and combustible liquids shall be of an approved type. Approved pumps taking suction from the top of the tank shall be used. Flammable or combustible liquids shall not be dispensed by a device that operates

through pressure within a storage tank. Air or oxygen shall not be used to pressurize an aboveground tank.

SEC. 5706.2.8.2 PROHIBITION ON USE OF TANK VEHICLE.

Section 5706.2.8.2 is added to the California Fire Code to read:

Sec. 5706.2.8.2 Tank vehicle as a substitute for permanent tank prohibited. The use of a tank vehicle in a stationary manner as a substitute for an approved above-ground or below-ground fuel tank is prohibited.

SEC. 8001 REFERENCED STANDARDS.

Section 8001 is added to the California Fire Code to read:

Sec. 8001 Referenced standard NFPA 13D. Referenced sections as follows:

Revise 5.1.1.2 to read as follows:

NFPA 13D 5.1.1.2 Spare sprinkler heads. Spare fire sprinkler heads (one of each type or as approved by the FAHJ) wrench, inspectors test key and operation and maintenance instructions shall be provided in the vicinity of the riser.

Add a new 7.3.4 to read as follows:

NFPA 13D 7.3.4 Pressure gauge. An approved 300 psi pressure gauge shall be permanently installed at the riser.

Revise 7.6 to read as follows:

NFPA 13D 7.6 Alarms. A water flow switch shall be provided and located on the sprinkler riser above the check valve and main drain and shall actuate an audible fire alarm signal bell and may be required to be interconnected to the interior smoke alarms. The water flow switch shall be a retarding type with a delay between 15-60 seconds before activation of the signal bell. Alarm bell shall have a minimum diameter of 8 inches and be mounted on the exterior in the vicinity of the master bedroom. The alarm bell shall be clearly audible in all bedrooms with intervening doors closed.

Revise 8.3.2 to read as follows:

NFPA 13D 8.3.2 Sprinklers are not required in bathrooms where the area does not exceed 55 sq. ft. unless there is door exiting directly to the outside, and the walls and ceilings

including behind fixtures, are of noncombustible or limited combustible materials providing a fifteen-minute thermal barrier.

Revise 8.3.4 to read as follows:

NFPA 13D 8.3.4 Sprinklers may be omitted from carports and open attached porches. However, attached garages shall be protected with intermediate temperature rated sprinklers. Sprinkler heads in garages shall be protected against mechanical damage by approved guards, unless recessed heads are provided. Garage doors may be disregarded in the layout of the automatic sprinkler system.

Revise 8.3.5.1.1 to read as follows:

NFPA 13D 8.3.5.1.1 Where the fuel-fired equipment is above all of the occupied areas of the dwelling unit, at least one quick-response intermediate temperature sprinkler shall be installed above the equipment.

Add a new 10.2.4.1 to read as follows:

NFPA 13D 10.2.4.1 3-Head Calculation. When design conditions exceed the allowances of sec. 10.2, a 3-head calculation may be required by the FAHJ.

Add a new 10.2.5 to read as follows:

NFPA 13D 10.2.5 Pressure Cushion. The system shall be designed 10% below available water source pressure during peak usage.

Revise 11.2.1.1 to read as follows:

NFPA 13D 11.2.1.1 Hydrostatic Tests. Where a fire department connection is not provided, the system shall be hydrostatically tested at 200 psi for 2 hours.

Revised 12.3.6 to read as follows:

NFPA 13D 12.3.6 Inactive Systems. When automatic sprinkler systems are shut-off or otherwise inoperative for periods greater than 48 hours for repair of service, the FAHJ must be notified immediately.

SEC. APP.H100 REPORTING FORMS

Appendix H, sec. H100 is added to the California Fire Code to read:

SEC. H100 REPORTING FORMS

H100.1 Reporting forms. Hazardous Materials reporting forms currently adopted by San Diego County Department of Environmental Health Hazardous Materials Management Unit which cover the same areas as forms contained in this Appendix are adopted by reference and take precedence over this Appendix.

Draft

Section 7 ADOPTION

That nothing in this ordinance or in the 2025 California Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 1 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

That the Clerk of the Board of Directors is hereby ordered and directed to cause this ordinance to be published. First read at a regular meeting of the Board of Directors of the Valley Center Fire Protection District, held on the _____ of _____. A second reading occurred at a regular meeting on _____ and finally adopted and ordered published in the manner required by law at the hearing and meeting on _____ by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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 30 days from and after the date of its final passage and adoption.

Phil Bell
President

ATTEST:

Josef Napier
Fire Chief

INDEX BY CODE SECTION

CONSOLIDATED FIRE CODE

Differences:

1. Showed the language and text that is different from the California Fire Code and the County Code as shown in *Italics*. **(AM)**endments) **(AD)**ded)
2. Changed punctuation or a grammatical change. (Admin Changes)
3. Words were deleted or sections deleted. County amendments were not necessary as section was adopted in model code language. (Adopted model code language)
4. Revised or referenced texts. Changes from the previous code that have been **(R)**EVISED.
5. NO CHANGE **(NC)** means no changes made. Language is the same.
6. NEW – Means new image or section provided for clarity.
7. These sections and are substantially equivalent to changes or modifications previously filed by the governing body of the county were in effect as of 9/30/2025.
8. Does not apply to FPD ordinances only found in County Code language

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)ele	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
Section 1	Section 1	An Ordinance ratifying the 2026 Consolidated Fire Code for 12 Fire Protection Districts	AD	Section 1	Section 1	10	4
Sec 1.001	Section 2	Application of the County Consolidated Code	AD	Section 2	Section 2	10	4
Sec 1.002	Section 2	Explanation of the 2026 County Consolidated Code	AD	Section 2	Section 2	10	4
Sec. 96.1.001	Sec. 96.1.001	Adoption of County Amendments to the CFC	AD	Section 2	Section 2	10	4
	Section 1	Amendment to Section 96.1.001	AD	Section 1	Section 1	5, 6, 8, 9, 11, 12, 13	4
Sec. 96.1.002	Sec. 96.1.002	Explanation of CFC to 2025 Fire Code	AD	Section 2	Section 2	10	4
Sec. 96.1.003	Sec. 96.1.003	Explanation of County Fire Code adding 96.1	AD	Section 2	Section 2	10	4

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
Sec. 96.1.004	Sec. 96.1.004	Responsibility for Enforcement	AD	Section 2	Section 2	10	4
Sec. 96.1.005	Sec. 96.1.005	Geographic Limits	AD	Section 2	Section 2	3, 5, 6, 8, 9, 10, 13	4
	Sec. 96.1.005	Storage of Class I and Class II liquids in above ground tanks outside of buildings	AD	Sec. 5704.2.9.6.1	Sec. 5704.2.9.6.1	3, 5, 6, 8, 9, 10, 13	5
	Sec. 96.1.005	Storage of Class I and Class II liquids in above ground tanks	AD	Sec. 5706.2.4.4	Sec. 5706.2.4.4	3, 5, 6, 8, 9, 10, 13	5
	Sec. 96.1.005	Storage of flammable cryogenic fluids in stationary containers	AD	Sec. 5806.2	Sec. 5806.2	3, 5, 6, 8, 9, 10, 13	5
	Sec. 96.1.005	Storage of bulk LPG for protection in heavily populated and congested areas	AD	Sec. 6104.2	Sec. 6104.2	3, 5, 6, 8, 9, 10, 13	5
Sec. 96.1.006	Sec. 96.1.006	Deletions, Revisions, Additions and Numerical Explanation	AD			10	8
Sec. 96.1.101.5	Sec. 96.1.101.5	Validity	R	Sec. 101.5	Sec. 101.5	10	5
Sec. 96.1.102.13	Sec. 96.1.102.14	Repeal of Conflicting Ordinances, Resolutions or Motions	AD	Sec. 102.13	Sec. 102.14	10	4, 7
	Sec. 96.1.104.2.2.5	Technical Assistance Study BESS	AD		Sec. 104.2.2.5	10	1, 4
Sec. 96.1.104.9	Sec. 96.1.104.2.4	Modifications	R	Sec. 104.9	Sec. 104.2.4	10	4, 7
	Sec. 96.1.104.2.4.1	Individual Cases	R		Sec. 104.2.4.1	10	1, 4
Sec. 96.1.104.13	Sec. 96.1.104.12	Cost Recovery	AD	Sec. 104.13	Sec. 104.12	10	4, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
Sec. 96.1.104.13.1	Sec. 96.1.104.12.1	Reimbursement Required	AD	Sec. 104.13.1	Sec. 104.12.1	10	4, 7
Sec. 96.1.105.3.9	Sec. 96.1.105.3.9	Expense Recovery	AD	Sec. 105.3.9	Sec. 105.3.9	10	5, 7
Sec. 96.1.105.5.52.1	Sec. 96.1.105.5.54.1	Christmas Tree Lots	AD	Sec. 105.5.52.1	Sec. 105.5.54.1	10, 13	4, 7
Sec. 96.1.105.5.52.2	Sec. 96.1.105.5.54.2	Greenwaste Recycling, Mulching, Composting & Storage	AD	Sec. 105.5.52.2	Sec. 105.5.54.2	10, 13	4, 7
Sec. 96.1.105.7	Sec. 96.1.105.7	New materials, Process or Occupancies Require Permits	AD	Sec. 105.7	Sec. 105.7	10, 13	5, 7
Sec. 96.1.111	Sec. 96.1.112	Appeals	R	Sec. 111	Sec. 112	10	1, 4, 7
	Sec. 96.1.112.1	Regional Fire Appeals Board established	R	Sec. 111.1	Sec. 112.1	10	1, 4, 7
	Sec. 96.1.112.2	Limitations on authority	R	Sec. 111.2	Sec. 112.2	10	1, 4, 7
	Sec. 96.1.112.3	Qualifications	R	Sec. 111.3	Sec. 112.3	10	1, 4, 7
	Sec. 96.1.112.4	Appeals Procedures	R	Sec. 111.4	Sec. 112.4	10	1, 4, 7
	Sec. 96.1.112.4.1	Appeals of determinations regarding building permits	R	Sec. 111.4.1	Sec. 112.4.1	10	1, 4, 7
	Sec. 96.1.112.4.2	Appeals of determinations regarding discretionary permits	R	Sec. 111.4.2	Sec. 112.4.2	10	1, 4, 7
	Sec. 96.1.112.4.3	Appeals of determinations for matters other than building permits or discretionary permits	R	Sec. 111.4.3	Sec. 112.4.3	10	1, 4, 7
	Sec. 96.1.112.5	Regional Fire Appeals Board	R	Sec. 111.5	Sec. 112.5	10	1, 4, 7
Sec. 96.1.112.4	Sec. 96.1.113.4	Violations, Penalties and	R	Sec. 112.4	Sec. 113.4	10	1, 4, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
		Responsibilities for Compliance					
		Amendment to Section 113.4 Violations, penalties and responsibility for compliance	AM	Sec. 112.4	Sec. 113.4	10	1, 4, 7
		Amendment to Section 114.4 Failure to Comply	AM	Sec. 113.4	Sec. 114.4	10	1, 4, 7
			-				
Sec. 96.1.202	Sec. 96.1.202	Definitions	R	Sec. 202	Sec. 202	3,5,6,8,9,10,13	1, 2, 4, 7
			-				
Sec. 96.1.304.1.4	Sec. 96.1.304.1.5	Outdoor Carnivals and Fairs	AD	Sec. 304.1.4	Sec. 304.1.5	10	4, 7
Sec. 96.1.305.6	Sec. 96.1.305.6	Rockets, Model aircraft and similar	AD	Sec. 305.6	Sec. 305.6	13	4, 7
Sec. 96.1.307.4.3	Sec. 96.1.307.4.3	Portable Outdoor Fireplaces	R	Sec. 307.4.3	Sec. 307.4.3	12, 13	1, 4, 7
Sec. 96.1.307.5	Sec. 96.1.307.5	Attendance of Open Burning and Recreational Fires	R	Sec. 307.5	Sec. 307.5	12, 13	1, 4, 7
Sec. 96.1.325	Sec. 96.1.324	Mid-Rise Buildings	AD	Sec. 325	Sec. 324	1-13	4, 7
		Mid-Rise: General	AD	Sec. 325.1	Sec. 324.1	1-13	4, 7
		Mid-Rise: Automatic Sprinkler System & Standpipes	AD	Sec. 325.1.1	Sec. 324.1.1	1-13	4, 7
		Mid-Rise: Smoke Detection	AD	Sec. 325.1.2	Sec. 324.1.2	1-13	4, 7
		Mid-Rise: Fire Alarm	AD	Sec. 325.1.3	Sec. 324.1.3	1-13	4, 7
		Mid-Rise: Emergency Voice Alarm	AD	Sec. 325.1.4	Sec. 324.1.4	1-13	4, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
		Signaling System					
		Mid-Rise: Fire Command Center	AD	Sec. 325.1.5	Sec. 324.1.5	1-13	4, 7
		Mid-Rise: Annunciation Identification	AD	Sec. 325.1.6	Sec. 324.1.6	1-13	4, 7
		Mid-Rise: Elevators	AD	Sec. 325.1.7	Sec. 324.1.7	1-13	4, 7
		Mid-Rise: Fire Department Communication System	AD	Sec. 325.1.8	Sec. 324.1.8	1-13	4, 7
		Mid-Rise: Means of Egress	AD	Sec. 325.1.9	Sec. 324.1.9	1-13	4, 7
		Mid-Rise: Extent of Enclosure	AD	Sec. 325.1.9.1	Sec. 324.1.9.1	1-13	4, 7
		Mid-Rise: Pressurized Enclosures and Stairways	AD	Sec. 325.1.9.2	Sec. 324.1.9.2	1-13	4, 7
		Mid-Rise: Vestibules	AD	Sec. 325.1.9.3	Sec. 324.1.9.3	1-13	4, 7
		Mid-Rise: Pressure Differences	AD	Sec. 325.1.9.4	Sec. 324.1.9.4	1-13	4, 7
		Mid-Rise: Locking of Stairway Doors	AD	Sec. 325.1.9.5	Sec. 324.1.9.5	1-13	4, 7
			-				
Sec. 96.1.501.3.2	Sec. 96.1.501.3.2	Fire Apparatus Access Modifications	AD	Sec. 501.3.2	Sec. 501.3.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.503	Sec. 96.1.503	Fire Apparatus Access Roads	R	Sec. 503	Sec. 503	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: General	R	Sec. 503.1	Sec. 503.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Buildings and Facilities	R	Sec. 503.1.1	Sec. 503.1.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
		Fire Apparatus Access Roads: Secondary Access Required	R	Sec. 503.1.2	Sec. 503.1.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: High Piled Storage	R	Sec. 503.1.3	Sec. 503.1.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Specifications	R	Sec. 503.2	Sec. 503.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Dimensions	R	Sec. 503.2.1	Sec. 503.2.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Amendment to Road Phasing	AM	Sec. 503.2.1	Sec. 503.2.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Authority to Increase Minimum	R	Sec. 503.2.2	Sec. 503.2.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Surface	R	Sec. 503.2.3	Sec. 503.2.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Amendment to Surface	AM	Sec. 503.2.3	Sec. 503.2.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Roadway Radius	R	Sec. 503.2.4	Sec. 503.2.4	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Dead Ends	R	Sec. 503.2.5	Sec. 503.2.5	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Dead End Roads turn- around required	R	Sec. 503.2.5.1	Sec. 503.2.5.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads:	R	Sec. 503.2.5.2	Sec. 503.2.5.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise,d (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
		Dead End Roads					
		Fire Apparatus Access Roads: Bridges and Elevated Surfaces	R	Sec. 503.2.6	Sec. 503.2.6	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Bridges with 1 traffic lane	R	Sec. 503.2.6.1	Sec. 503.2.6.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Grade	R	Sec. 503.2.7	Sec. 503.2.7	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Cross Slope	R	Sec. 503.2.7.1	Sec. 503.2.7.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Angles of Approach and Departure	R	Sec. 503.2.8	Sec. 503.2.8	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Roadway Turn Outs	R	Sec. 503.2.9	Sec. 503.2.9	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Marking	R	Sec. 503.3	Sec. 503.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Fire Lane Designation	R	Sec. 503.3.1	Sec. 503.3.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Obstruction of Fire Apparatus Roads	R	Sec. 503.4	Sec. 503.4	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Traffic Calming Devices	R	Sec. 503.4.1	Sec. 503.4.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Required Gates or Barricades	R	Sec. 503.5	Sec. 503.5	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
		Fire Apparatus Access Roads: Secured Gates and Barricades	R	Sec. 503.5.1	Sec. 503.5.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: School Fences and Gates	R	Sec. 503.5.2	Sec. 503.5.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Security Gates	R	Sec. 503.6	Sec. 503.6	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.505	Sec. 96.1.505	Premises Identification	R	Sec. 505	Sec. 505	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Address Identification	R	Sec. 505.1	Sec. 505.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Street or Road Signs	R	Sec. 505.2	Sec. 505.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Traffic Access Limitations	R	Sec. 505.2.1	Sec. 505.2.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Easement Address Signs	R	Sec. 505.3	Sec. 505.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Directory Map	R	Sec. 505.4	Sec. 505.4	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Response Map Updates	R	Sec. 505.5	Sec. 505.5	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.506.1.3	Sec. 96.1.506.1.3	Emergency Key Access	AD	Sec. 506.1.3	Sec. 506.1.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.507.2	Sec. 96.1.507.2	Type of Water Supply	R	Sec. 507.2	Sec. 507.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Private Fire Service Mains	R	Sec. 507.2.1	Sec. 507.2.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.507.5.8	Sec. 507.2.2	Waterline Extensions	AD	Sec. 507.5.8	Sec. 507.2.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
	Sec. 507.2.3	Water Storage Tanks	R	Sec. 507.2.2	Sec. 507.2.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
Sec. 96.1.507.3	Sec. 96.1.507.3	Fire Flow	R	Sec. 507.3	Sec. 507.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.507.5.7	Sec. 96.1.507.5.7	Fire Hydrant and Fire Valve Location	AD	Sec. 507.5.7	Sec. 507.5.7	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	1, 4
		Signing of Water Sources and Fire Department Connections	AD	Sec. 507.5.7.1	Sec. 507.5.7.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	1

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)ele	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
Sec. 96.1.507.5.8		Waterline Extensions	D	Sec. 507.5.8		1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	1
			-				
Sec. 96.1.605.3.1	Sec. 96.1.605.3.1	Spark Arresters	AD	Sec. 605.3.1	Sec. 605.3.1	12, 13	5, 7
Sec. 96.1.605.8.1	Sec. 96.1.605.7.1	Residential Incinerators	R	Sec. 605.8.1	Sec. 605.7.1	12, 13	4, 7
			-				
Sec. 96.1.903.2	Sec. 96.1.903.2	Automatic Sprinkler Systems Where Required	R	Sec. 903.2	Sec. 903.2	3 - 13	4, 7
		Additions	AD	Sec. 903.2(a)	Sec. 903.2(a)	3 - 13	4, 7
		Remodels or Reconstruction	AD	Sec. 903.2(b)	Sec. 903.2(b)	3 - 13	4, 7
		Group U Occupancies	AD	Sec. 903.2(c)	Sec. 903.2(c)	3 - 13	4, 7
		Group R & Group U with BESS installed inside	AD		Sec. 903.2 (d)	3 - 13	6
		Amendment to Section 903.2(c) Where Required RSF Amendment	AM	Sec. 903.2(c)	Sec. 903.2(c)	3 - 13	4, 7
		Amendment to Section 903.2 San Marcos	AM	Sec. 903.2	Sec. 903.2	3 - 13	5, 7
		Amendment to Section 903.2 Lakeside	AM		Sec. 903.2	3 - 13	6
Sec. 96.1.903.4	Sec. 96.1.903.4.1	Electronic Supervision	R	Sec. 903.4	Sec. 903.4.1	3 - 13	1, 4, 7
Sec. 96.1.1205.5	Sec. 96.1.1205.5	Ground Mounted Photovoltaic Arrays	R	Sec. 1205.5	Sec. 1205.5	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Fire Apparatus Access Roads	R	Sec. 1205.5.1	Sec. 1205.5.1	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Perimeter Fire Apparatus Access Roadway	R	Sec. 1205.5.2	Sec. 1205.5.2	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
		Fuel Modification	R	Sec. 1205.5.3	Sec. 1205.5.3	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Water Supply	R	Sec. 1205.5.4	Sec. 1205.5.4	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Identification	R	Sec. 1205.6	Sec. 1205.6	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
			-				
Sec. 96.1.2808	Sec. 96.1.2808	Storage and Processing of Wood Chips, Hogged Materials, Fines, Compost, Solid Biomass Feedstock and Raw Product associated with Yard Waste, Agro- Industrial and Recycling Facilities	R	Sec. 2808	Sec. 2808	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		General	R	Sec. 2808.1	Sec. 2808.1	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Storage Sites	R	Sec. 2808.2	Sec. 2808.2	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Size of Piles	R	Sec. 2808.3	Sec. 2808.3	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Pile Separation	R	Sec. 2808.4	Sec. 2808.4	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Combustible Vegetation	R	Sec. 2808.5	Sec. 2808.5	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Static Pile Protection	R	Sec. 2808.6	Sec. 2808.6	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Fire Fighting Water Supplies	R	Sec. 2808.7	Sec. 2808.7	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Public Water Supply	R	Sec. 2808.7.1	Sec. 2808.7.1	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Private Water Supply	R	Sec. 2808.7.2	Sec. 2808.7.2	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Fire Extinguishers	R	Sec. 2808.8	Sec. 2808.8	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Material Handling Equipment	R	Sec. 2808.9	Sec. 2808.9	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Operational & Emergency Plan	R	Sec. 2808.10	Sec. 2808.10	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
		Permit Required	R	Sec. 2808.10.1	Sec. 2808.10.1	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Financial Assurance	R	Sec. 2808.10.2	Sec. 2808.10.2	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Notification of Fire Department	R	Sec. 2808.10.3	Sec. 2808.10.3	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Equipment Operator Emergency Call	R	Sec. 2808.10.4	Sec. 2808.10.4	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Incoming Waste Diversion Plan	R	Sec. 2808.10.5	Sec. 2808.10.5	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Unprocessed or Non-Green Waste	R	Sec. 2808.10.6	Sec. 2808.10.6	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Fire Access Roadway	R	Sec. 2808.10.7	Sec. 2808.10.7	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		General Fire Safety Rules	R	Sec. 2808.10.8	Sec. 2808.10.8	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Site Security	R	Sec. 2808.10.9	Sec. 2808.10.9	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
		Smoking Prohibited & Open Burning	R	Sec. 2808.10.10	Sec. 2808.10.10	3, 4, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
			-				
Sec. 96.1.3319	Sec. 96.1.3313	Fuel Modification Zone Requirements	AD	Sec. 3319	Sec. 3313	5, 6, 8, 10, 11, 12, 13	4, 7
			-				
Sec. 96.1.5607.16	Sec. 96.1.5607.16	Explosives and Fireworks Applicability	AD	Sec. 5607.16	Sec. 5607.16	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.5607.16.1	Sec. 96.1.5607.16.1	Applicability	AD	Sec. 5607.16.1	Sec. 5607.16.1	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Definitions	AD	Sec. 5607.16.2	Sec. 5607.16.2	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Application	AD	Sec. 5607.16.2.1	Sec. 5607.16.2.1	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Permit Requirements	AD	Sec. 5607.16.3	Sec. 5607.16.3	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Amendment to Blasting Permit Required	AD	Sec. 5607.16.3.1	Sec. 5607.16.3.1	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Permit Conditions	AD	Sec. 5607.16.3.2	Sec. 5607.16.3.2	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
		Insurance and indemnification Required	AD	Sec. 5607.16.3.3	Sec. 5607.16.3.3	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Blasting Hours	AD	Sec. 5607.16.3.4	Sec. 5607.16.3.4	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Additional Operational Requirements	AD	Sec. 5607.16.3.5	Sec. 5607.16.3.5	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Seizure of illegal Items	AD	Sec. 5607.16.3.6	Sec. 5607.16.3.6	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Violations for false or misleading information	AD	Sec. 5607.16.3.7	Sec. 5607.16.3.7	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fees	AD	Sec. 5607.16.3.8	Sec. 5607.16.3.8	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.5608.1	Sec. 96.1.5608.1	Fireworks Display General	R	Sec. 5608.1	Sec. 5608.1	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Scope	R	Sec. 5608.1.1	Sec. 5608.1.1	3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.5705.2.4		Transferring Class I, II or III Liquids	D	Sec. 5705.2.4			3
Sec. 96.1.5706.2.5.2.1	Sec. 96.1.5706.2.5.2.1	Tanks for Gravity Discharge	AD	Sec. 5706.2.5.2.1	Sec. 5706.2.5.2.1	5, 6, 8, 9, 10, 12, 13	5, 7
Sec. 5706.2.8.2	Sec. 5706.2.8.2	Prohibition on Use of Tank Vehicle	AD	Sec. 5706.2.8.2	Sec. 5706.2.8.2	5, 6, 8, 9, 10, 12, 13	5, 7
			-				
Sec. 96.1.6107.5		Safety Precautions and Devices Securing LPG	D	Sec. 6107.5			3
			-				
Sec. 96.1.8001		Referenced Standards	NC	Sec. 8001			1, 2, 3, 4
		NFPA 13D	R	Sec. 8001			1, 2, 3, 4
		Spare Sprinkler Heads	R	5.1.1.2		11	5
		Pressure Reducing Valve	D	7.1.5	-		1, 3, 4
		Amendment to Inspector Test (RSF & VC)	AM	7.2.5		11	5

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)eviseD, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
		Pressure Gauge (GROUP)	AD	7.3.4		11	1, 4
		Alarms (GROUP)	R	7.6		11	1, 4
		Sprinklered areas to be omitted (GROUP)	R	8.3.2		11	5
		Amendment to NFPA 13D Sprinklers required (RSF)	AM	8.3.3		11	5
		Installing sprinklers in garages, carports, patios over 10' (RSF)	R	8.3.4		11	5
		Installing sprinklers in garages (GROUP)	R	8.3.4		11	5
		Installing sprinkler above FAU (GROUP)	R	8.3.5.1.1		11	5
		Sprinklers shall be installed in saunas and wine rooms (RSF)	AD	8.3.11		11	4, 5, 7
		3-Head Calculation (GROUP)	AD	10.2.4.1		11	5
		Pressure cushion (GROUP)	AD	10.2.5		11	5
		Hydrostatic Test (GROUP)	R	11.2.1.1		11	5
		Inactive Systems (GROUP)	R	12.3.6		11	4
Sec. 96.1.APP.B103.3		Areas Without Water Supply Systems	D	Appendix B103.3		4, 5, 6, 8, 9, 10, 11, 12, 13	3
Sec. 96.1.APP.H	Sec. 96.1.APP.H	Reporting Forms	R	Appendix H		1 - 13	5
		Geographic Limits	R	Section 4	Section 4	3, 5, 6, 8, 9, 10, 13	4, 7

County Section Old (2023)	County Section NEW (2026) CFC	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) CFC	FINDINGS (1-13)	Difference
Sec. 96.1.007	Sec. 96.1.003	Effective Date	R	Section 5	Section 5	10	4, 7
		Index by code section	AD		Section 6	10	3, 4, 7
		Findings	AD		Section 7	10	4, 6, 7
		Additional Findings for Chapter 49 WUI	AD			10	4
		Findings for the Fire Code	AD			10	4
Annex A	Annex A	Annex Residential Turn Around	AD	Annex A	Annex A	1 - 13	5
Annex B	Annex B	Annex Commercial Turn Around	AD	Annex B	Annex B	1 - 13	5
Annex C	Annex C	Annex Slope Measurements	AD	Annex C	Annex C	1 - 13	5
Annex D		Annex Fuel Modifications Measurements	AD	Annex D			3
Annex E		Annex Defensible Space Ordinance Maps	AD	Annex E			3
Annex F	Annex D	Annex Private Water Storage Tank plan requirements	AD	Annex F	Annex D	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13	5

FINDINGS

FOR REVISION OF THE VALLEY CENTER FIRE PROTECTION DISTRICT AMENDMENTS TO THE 2025 CALIFORNIA FIRE CODE OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 9

As required by Health and Safety Code section 17958 the Valley Center Fire Protection District does herewith make express findings that amendments to the 2025 California Fire Code are necessary for the protection of the public health, safety, and welfare due certain climatic, topographic, or geological features existing in the County of San Diego.

The following matrix lists the Valley Center Fire Protection District amendments and the corresponding express findings. Minor editorial changes or typographical corrections to the Fire Code are not shown in these findings. The full texts of the proposed Valley Center Fire Protection District amendments are shown in Valley Center Fire Protection District Fire Code.

Additional Findings for Wildland Urban-Interface Fire Areas

REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS

As required by Health and Safety Code section 17958 the Valley Center Fire Protection District Board of Directors does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the County of San Diego. *To comply with conditions outlined from AB130 citing H&S Code Section 13869.7 the Board of Directors of said fire district cites due to the extreme conditions listed below in findings home hardening and defensible space to protect the public requires local amendments.*

DEFINITIONS:

CLIMATE. The average course or condition of the weather at a particular place over a period of many years, as exhibited in absolute extremes, means and frequencies of given departures from these means (i.e., of temperature, wind velocity, precipitation and other weather elements).

TOPOGRAPHY. The configuration of landmass surface, including its relief (elevation) and the position of its natural and man-made features that affect the ability to cross or transit a terrain.

GEOGRAPHY. A science that deals with the earth and its life, especially the description of land, sea, air, and the distribution of plant and animal life including man and his industries with reference to the mutual relations of these diverse elements. Webster's Third New California Dictionary

CLIMATIC CONSIDERATIONS:

There are two types of climates: macro and micro. A macro climate affects an entire region and gives the area a general environmental context. A micro climate is a specific variation that could be related to the other two factors, topography and geography. A micro climate may cover a relatively small area or be able to encompass an entire community, as opposed to another community in the same County of San Diego.

Climatic consideration should be given to the extremes, means, and anomalies of the following weather elements:

1. Temperatures.
2. Relative humidities.
3. Precipitation and flooding conditions.
4. Wind speed and duration of periods of high velocity.
5. Wind direction.
6. Fog and other atmospheric conditions.

TOPOGRAPHIC CONSIDERATIONS:

Topographic considerations should be given to the presence of the following topographical elements:

1. Elevation and ranges of elevation.
2. Location of ridges, drainages and escarpments.
3. Percent of grade (slope).
4. Location of roads, bridges and railroads.
5. Other topographical features, such as aspect exposure.

This information becomes an important part of creating an analysis of urban-wildland areas because topography and slope are key elements (along with fuel type) that create the need for specific ignition-resistance requirements in this code

GEOGRAPHIC CONSIDERATIONS:

Geography should be evaluated to determine the relationship between man-made improvements (creating an exposure) and factors such as the following:

1. Fuel types, concentration in a mosaic and distribution of fuel types.
2. Earthquake fault zones.
3. Hazardous material routes.
4. Artificial boundaries created by jurisdictional boundaries.
5. Vulnerability of infrastructure to damage by climate and topographical concerns.

Findings for the Fire Code

Finding 1 (FLOOD)

The Valley Center Fire Protection District herewith make findings that flood conditions carry the potential for overcoming the ability of the fire department to aid or assist in fire control, evacuations, rescues and the emergency task demands inherent in such situations. The potential for flooding conditions results in limiting fire department emergency vehicular traffic, with resulting overtaxing fire department personnel, may further cause a substantial or total lack of protection against fire for the buildings and structures located within the jurisdiction.

Finding 2 (EARTHQUAKE)

The Valley Center Fire Protection District is situated near three major faults, each capable of generating earthquakes of significant magnitude. These are the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault. These faults are subject to becoming active at any time; the Valley Center Fire Protection District is particularly vulnerable to devastation should such an earthquake occur.

The potential effects of earthquake activity include isolating certain areas of Valley Center Fire Protection District from the surrounding area and restricting or eliminating internal circulation due to the potential for collapsing of highway overpasses and underpasses, along with other bridges in the area, or an earth slide, and the potential for vertical movement rendering surface travel unduly burdensome or impossible.

Finding 3 (MOBILITY)

The Valley Center Fire Protection District is bisected by San Diego County of San Diego ROADWAY SYSTEM . This highway is heavily traveled by transportation vehicles carrying known toxic, flammable, explosive and hazardous materials. The potential for release or threatened release of a hazardous material along this route and others within the district is likely given the volume transported daily. Incidents of this nature will normally require all available emergency response personnel to prevent injury and loss of life and to prevent, as far as practicable, property loss. Emergency personnel responding to such aforementioned incidents may be unduly impeded and delayed in accomplishing an emergency response as a result of this situation. With the potential result of undue and unnecessary risk to the protection of life and public safety and, in particular, endangering residents and occupants in buildings or structures without the protection of automatic fire sprinklers.

Finding 4 (WATER SUPPLY)

Much of the rural area of the Valley Center Fire Protection District is a mountainous topography and lacks the infrastructure needed for water supply (fire flow) and experiences

water shortages from time to time. Those conditions have severely adverse effect on water availability for firefighting. Fires starting in sprinklered buildings are typically controlled by one or two sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well- established structure fires operate at about 250 gallons per minute each, and the estimated water need for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the 2025 California Fire Code.

Under circumstances such as, lack of water infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demands needs of residential fire sprinklers would control and extinguish many fires before they spread from building to wildland. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

Finding 5 (TOPOGRAPHY)

The topography of the Valley Center Fire Protection District presents problems in delivery of emergency services, including fire protection. Hilly terrain has narrow, winding roads with very little circulation, preventing rapid access and orderly evacuation. Much of these hills are covered with highly combustible natural vegetation. In addition to access and evacuation problems, the terrain makes delivery of water extremely difficult. Some hill areas are served by water pump systems subject to failure in fire, high winds, earthquake and other power failure situations. This would only allow domestic gravity feed water from tanks and not enough water for fire fighting.

Finding 6 (ACCESS)

Due to the mountainous topography in much of the rural area of the Valley Center Fire Protection District , roadway condition, gates, angle of approach or departure, steeply sloping roadways and grades are common. it is very important that roadways be named and identified in order to facilitate emergency response

Finding 7 (ADDRESS MARKINGS)

Due to the mountainous topography in much of the rural area of the Valley Center Fire Protection District , steep, narrow and winding roads and areas of heavy brush are common. These features make it difficult for emergency response personnel to easily and quickly find the location of the site that requires assistance. It is therefore essential that street numbers and signs be easily readable to ensure the quickest response times for a given location.

Finding 8 (ALL WEATHER SURFACING) (ACCESS)

Due to access and mountainous topography in much of the Valley Center Fire Protection District , difficult roadway conditions, gates, angle of approach or departure, steeply sloping roadways and grades are common. In addition, combining potentially severe rainstorms and

ground water retention of many areas of the District where there is expansive soil. This produces a condition wherein the moisture content of the soil is sufficient that roadways become damaged due to soil expansion and shrinkage. All weather, paved surfaces capable of supporting the imposed loads of fire apparatus are necessary to ensure access of emergency response personnel. These roadways, gates, approach angles, steep slopes and grades can also make it difficult for fire apparatus and other emergency vehicles to access a site. It is therefore essential that these roadway accesses be provided with proper all weather, paved surfaces, angle of approach, grades and gate access.

Finding 9 (TRAVEL TIME)

Due to the mountainous topography served by most of the Valley Center Fire Protection District, conditions exist such as poor water supply, poor access roads, steep grades and steep canyon slopes. In addition, the distances emergency response personnel must travel can be very large and the response times can be long. Numerous studies of the growth of a fire in relation to time have proven that at ten minutes the fire is expected to have burned beyond control and any occupants remaining in the burning building would not be expected to survive. A ten-minute response time more realistically represents the time beyond which serious injury or death is expected to occur. It is therefore found that the Valley Center Fire Protection District response time at which mitigation would be required, is 10 minutes. Such mitigation would be in the form of fire sprinklers or increased fire flow. In addition, with fire sprinklers and smoke detectors together have reduced the number of fatalities in homes by 59%

Finding 10 (AREAS NOT COVERED)

Areas in the Valley Center Fire Protection District can have special fire prevention needs not fully covered by the provisions of the Fire Code itself. This is due to the unique topographic features demographics, infrastructure, and local economics of the Fire District.

Finding 11 (HOME HARDENING)

The topography of the Valley Center Fire Protection District presents problems in delivery of emergency services, including fire protection. Hilly terrain has narrow, winding roads with little circulation, preventing rapid access and orderly evacuation. Much of these hills are covered with highly non-fire resistive natural vegetation. In addition to access and evacuation problems, the terrain makes delivery of water extremely difficult. Some hill areas are served by water tank and pump systems are subject to failure in fire, high winds, earthquake and other power failure situations.

The aforementioned problems are set forth in the 2025 California Building Code and amendments.

Finding 12 (WEATHER)

The seasonal climatic conditions during the late summer and fall create numerous serious difficulties regarding the control of and protection against fires in the Valley Center Fire Protection District . The hot, dry weather typical of this area in summer and fall, coupled with Santa Ana winds and low humidity frequently results in wildfires that threaten or could threaten the Valley Center Fire Protection District .

Although some code requirements, such as fire-resistive roof classification, have a direct bearing on building survival in a wildland fire situation, others, such as residential fire sprinklers, may also have a positive effect. In dry climate on low humidity days, many materials are much more easily ignited. More fires are likely to occur and any fire, once started, can expand extremely rapidly. Residential fire sprinklers can arrest a fire starting within a structure before the fire is able to spread to adjacent brush and structures.

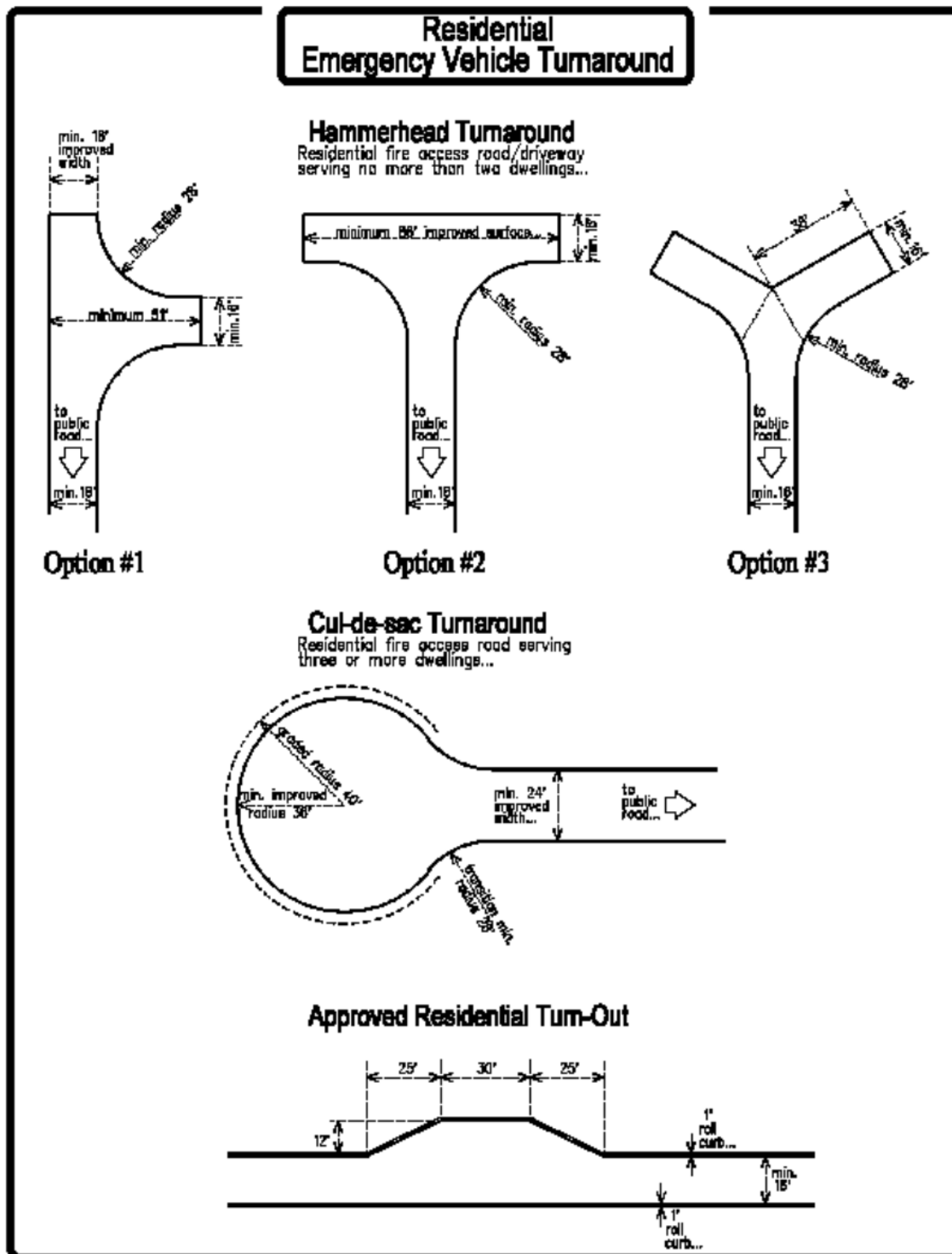
A seasonal wind also have the potential for interfering with emergency vehicle access, delaying or making impossible fire responses, because of toppling of extensive plantings of dense chaparral, eucalyptus and confers trees. The trees are subject to uprooting in strong winds due to relatively small root bases compared to the tree itself. The aforementioned problems support the imposition of fire-protection requirements greater than those set forth in the Building Code or Fire Code.

Finding 13 (FIRE THREAT/FIRE RISK)

Every five years the State Fire Marshals Office is required to release fire hazard severity threat maps to each County. Local jurisdictions are required to adopt and amend, if necessary, the hazard classifications. The County of San Diego SRA maps have three identified areas. Moderate, High and Very High Hazard Severity Zones. These zones are layers of data that reflect the potential for that area to be threatened with a wildfire over the next 25 years. With the passage of SB63 maps are now required on LRA Very High Fire Hazard Severity Zones. Therefor due to the probability and potential for wildfires to occur in conjunction with the above findings the Valley Center Fire Protection District hereby identifies the necessity to be more restrictive on home hardening and defensible space requirements located in our geographical areas.

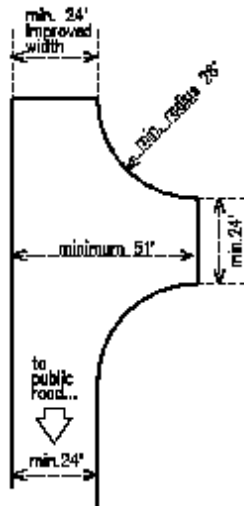
In Southern California the area has been identified by nationally recognized RISK mapping software such as FEMA National Risk Index (<https://hazards.fema.gov/nri/map>) and or Wildfirerisk.org (<https://wildfirerisk.org/explore/risk-to-homes/06/06073/>) San Diego having 100% chance of wildfire risk over the next 25 years. Due to these catastrophic risks in conjunction with the above findings the Valley Center Fire Protection District amends the model codes in local ordinances to be more restrictive in building construction and defensible space.

ANNEX A RESIDENTIAL FIRE APPARATUS TURN AROUND REFERENCED SEC. 503.2.5 DEAD ENDS



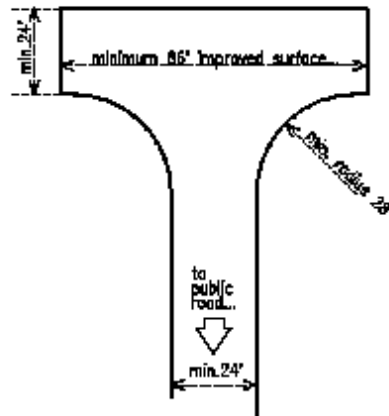
ANNEX B COMMERCIAL FIRE APPARATUS TURN AROUND
REFERENCED SEC. 503.2.5 DEAD ENDS

**Commercial
Emergency Vehicle Turnaround**



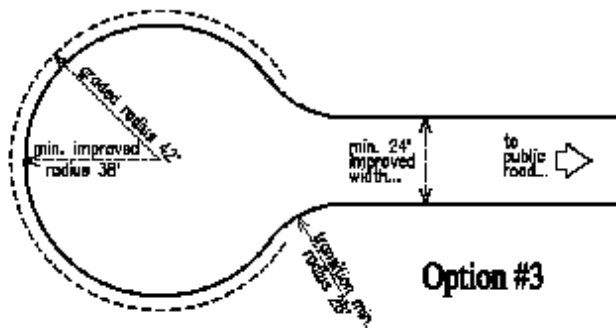
Option #1

Hammerhead Turnaround
Commercial fire apparatus access roadway...



Option #2

Cul-de-sac Turnaround
Commercial fire apparatus access roadway...



Option #3

**ANNEX C SLOPE CROSS SECTION MEASUREMENTS REFERENCED
SEC. 608.2.3 CWUI Code**

608.2.3 Building and Structure setback from slope. Single-story buildings or structures shall be setback a minimum 15 feet horizontally from top of slope to the furthest projection from the structure. A single-story building or structure shall be less than 12 feet above grade, measured from plate height. A two-story building or structure shall be setback a minimum of 30 feet horizontally from top of slope to the furthest projection from the structure. A two-story building or structure shall be greater than a 12-foot plate height but shall not exceed 35 feet in total height. Buildings and structures greater than two stories may require a greater setback as determined by the fire code official.

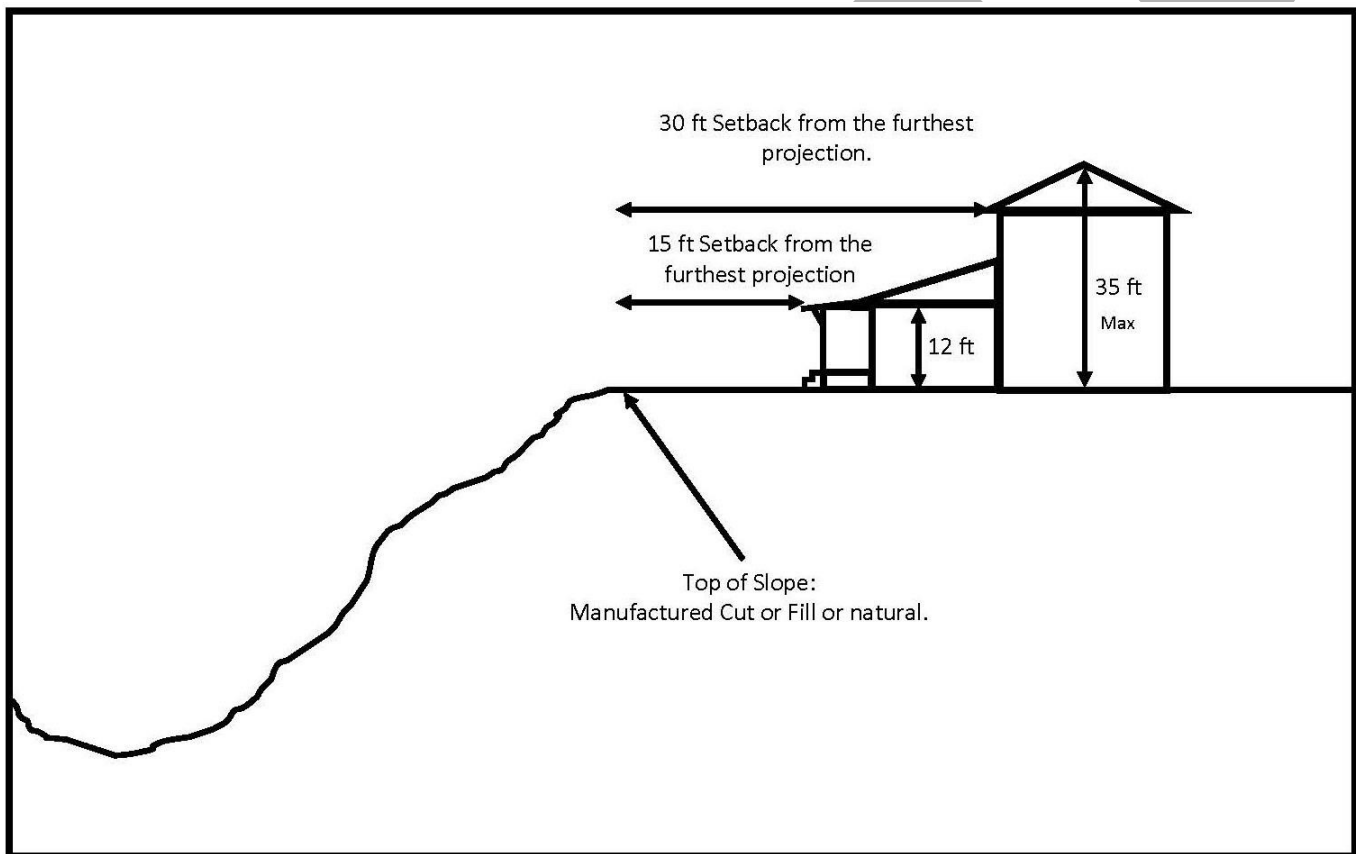
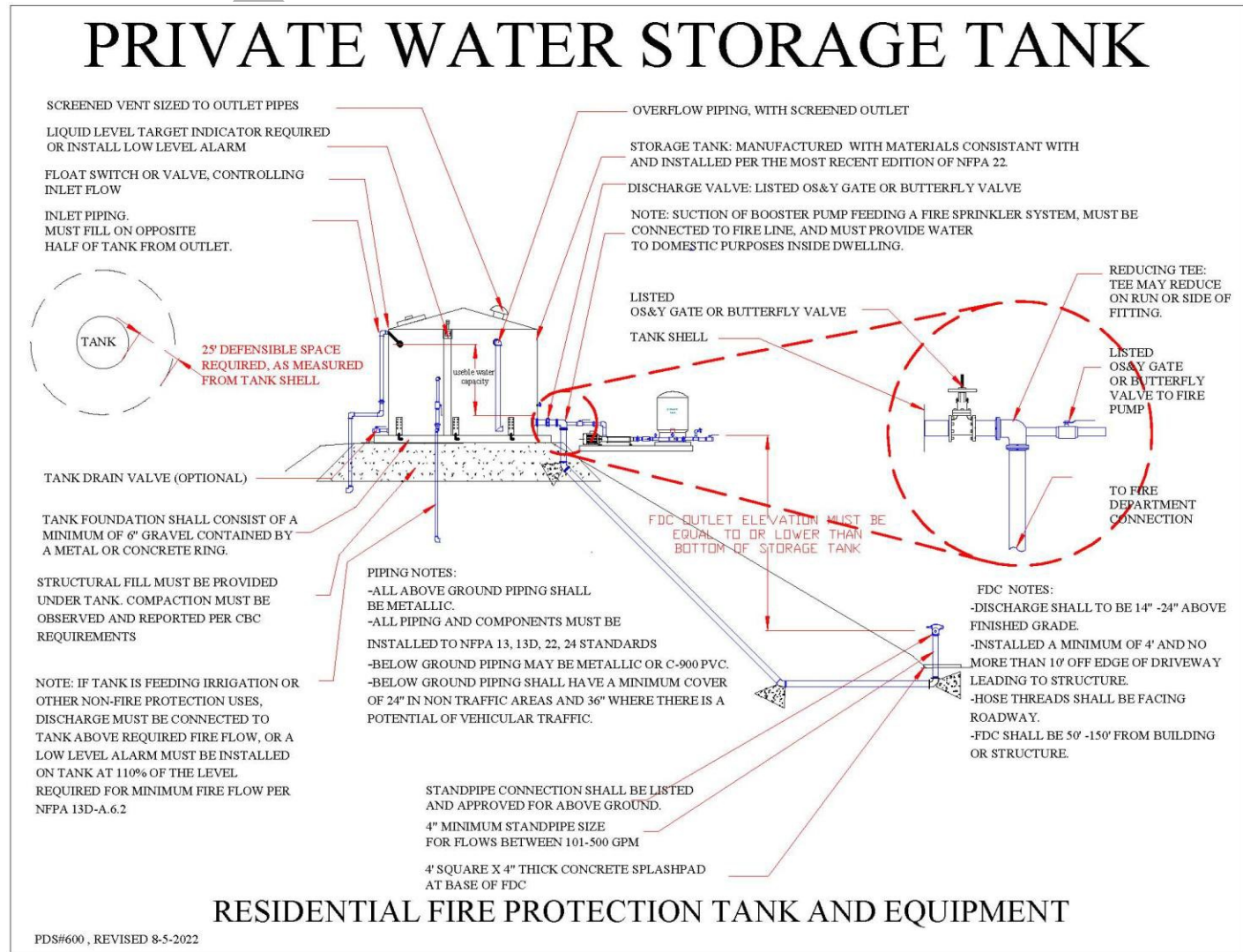


Figure 1. Top of Slope Setback

ANNEX D PRIVATE WATER STORAGE TANK INSTALLATION REQUIREMENTS

Plans shall be submitted to the FAHJ for approval prior to the installation of water tank. All materials shall be listed and approved by the FAHJ. **Figure 507.2.2**



VALLEY CENTER FIRE PROTECTION DISTRICT

California Wildland-Urban Interface Code



2026 California WUI Ordinance

Effective January 1, 2026

Table of Contents

Section 1 ORDINANCE	8
Section 2 ADOPTION	10
Section 3 REVISED.....	10
SEC. CALIFORNIA WILDLAND-URBAN INTERFACE CODE.	11
SEC. 1.1.12 Validity.	11
DIVISION II SCOPE AND ADMINISTRATION	11
PART 1—GENERAL PROVISIONS	11
SEC. 101 SCOPE AND GENERAL REQUIREMENTS.....	11
Sec. 101.6 Maintenance.	12
SEC. 102 APPLICABILITY	13
SEC. 102.14 REPEAL OF CONFLICTING ORDINANCES, RESOLUTIONS OR MOTIONS.	13
Sec. 102.14.....	13
SEC. 103.1 CREATION OF AGENCY	13
Sec. 103.1 Creation of Agency.	13
PART 2—ADMINISTRATION AND ENFORCEMENT	13
SEC. 104 DUTIES AND POWERS OF THE CODE OFFICIAL.....	13
SEC. 104.2.3. MODIFICATIONS.....	13
Sec. 104.2.3 Modifications.	13
Sec. 104.2.3.1 Individual cases.....	13
SEC. 104.6 NOTICES AND ORDERS.....	14
SEC. 104.8.1 LEGAL DEFENSE.....	14
SEC. 104.12 COST RECOVERY.....	14
Sec. 104.12 Cost recovery	14
Sec. 104.12.1 Reimbursement required.	14
SEC. 104.13 EXPENSE RECOVERY.....	15
Sec. 104.13 Expense recovery	15
SEC. 109 INSPECTION AND ENFORCEMENT.....	15
Sec. 109.3.7.2 Notice of violation. Violations, penalties and responsibility for compliance. ..	15
AMENDMENT TO SECTION 109.3.7.2	16
Sec. 109.3.7.2 Violations, penalties and responsibility for compliance.	16
SEC. 112 APPEALS.....	16
Sec. 112.1 Regional Fire Appeals Board established.	16
Sec. 112.2 Limitations on authority.....	16
Sec. 112.3 Qualifications.	16
Sec. 112.4 Appeals procedures	16
Sec. 112.4.1 Appeals of determinations regarding building permits.....	17
Sec. 112.4.2 Appeals of determinations regarding discretionary permits.	17
Sec. 112.4.3 Appeals of determinations for matters other than building permits or discretionary permits.	17

Sec. 112.5 Regional Fire Appeals Board.....	18
SEC. 113.4 FAILURE TO COMPLY	18
AMENDMENT TO SECTION 113.4	18
Sec. 113.4 Failure to comply.....	18
CHAPTER 2 DEFINITIONS	19
Sec. 201.1 Scope	19
Sec. 201.2 Interchangeability.....	19
Sec. 201.3 Terms defined in other codes.	19
Sec. 201.4 Terms not defined.	19
SEC. 202 DEFINITIONS	19
CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS.....	26
SEC. 401.3.2 FIRE APPARATUS ACCESS MODIFICATIONS	26
Sec. 401.3.2 Fire apparatus access modifications.....	26
SEC. 403 FIRE APPARATUS ACCESS ROADS	26
Sec. 403.1 General.	26
Sec. 403.2.1 Dimensions.....	27
Sec. 403.2.1.1 Road phasing.....	29
TABLE 403.2.1.1 -PHASING REQUIREMENT	29
Sec. 403.2.2 Authority to increase minimums.....	30
Sec. 403.2.3 Surface.....	30
AMENDMENT TO SECTION 403.2.3	30
Sec. 403.2.3 Surface.....	30
Sec. 403.2.4 Roadway radius.....	30
Sec. 403.2.5 Dead ends	30
Sec. 403.2.6 Bridges and elevated surfaces.....	31
Sec. 403.2.7 Grade.....	32
Sec. 403.2.8 Angles of Approach and Departure.....	32
Sec. 403.2.9 Roadway Turnouts.....	32
Sec. 403.3 Marking.....	32
Sec. 403.4 Obstruction of fire apparatus access roads.....	32
Sec. 403.5 Required gates or barricades.	32
Sec. 403.6 Security gates.....	33
SEC. 404 WATER SUPPLY.....	34
Sec. 404.1 General	34
Sec. 404.2 <i>Required water supply</i>	34
Sec. 404.3 Draft sites	34
Sec. 404.4 Hydrants.....	35

SEC. 404.5 TYPE OF WATER SUPPLY	35
Sec. 404.5 Type of water supply.....	35
Sec. 404.5.1 Private fire service mains.	35
Sec. 404.5.2 Waterline Extensions.	35
Sec. 404.5.3 Water tanks.....	36
TABLE 404.5.3.....	36
RESIDENTIAL WATER TANK REQUIREMENTS (with NFPA 13D Sys.).....	36
SEC. 404.6 FIRE FLOW	37
Sec. 404.6 Fire Flow	37
Sec. 404.7 Obstructions	37
Sec. 404.8 Identification	38
Sec. 404.9 Testing and maintenance.....	38
Sec. 404.10 Reliability	38
Sec. 404.10.1 Objective.	38
Sec. 404.10.2 Clearance of fuel.	38
Sec. 404.10.3 Standby power.....	38
SEC. 405 PREMISES IDENTIFICATION	39
Sec. 405.1 Address identification	39
Sec. 405.2 Street or road signs.....	39
Sec. 405.3 Easement address signs.....	39
Sec. 405.4 Directory map.....	40
Sec. 405.5 Response map updates.	40
SEC. 406 EMERGENCY KEY ACCESS.....	40
Sec. 406 Emergency key access.....	40
CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS.....	41
SEC. 503 IGNITION-RESISTANT CONSTRUCTION AND MATERIAL	41
Sec. 503.1 General	41
SEC. 504 IGNITION-RESISTANT CONSTRUCTION	41
Sec. 504.3 Protection of <i>enclosed</i> eaves.	41
Sec. 504.4 Gutters and downspouts	42
Sec. 504.7 Projections.....	42
Sec. 504.7.1 Underside of projections	43
Sec. 504.8 Exterior glazing.....	43
Sec. 504.9 Exterior doors.....	44
SEC. 507 REPLACEMENT OR REPAIR OF ROOF COVERINGS.....	44
Sec. 507.1 General	44
SEC. 602 FIRE PROTECTION PLANS	44

Sec. 602.1 General	44
Sec. 602.2 Contents.....	45
Sec. 602.3 Project information.....	45
Sec. 602.4 Discretionary Project.....	46
SEC. 603 VEGETATION PLAN	46
Sec. 603.1 General.	46
Sec. 603.2 Application.....	46
Sec. 603.3 Landscape plans	46
Sec. 603.4 Vegetation.	47
SEC. 604 MAINTENANCE OF DEFENSIBLE SPACE	48
Sec. 604.1 General.	48
Sec. 604.2 Application.....	48
Sec. 604.3 Requirements.....	48
Sec. 604.4 Outbuildings.....	49
Sec. 604.5 Disposal of flammable vegetation and fuels	49
Sec. 604.6 Fuel Modification.....	49
Sec. 604.7 Fuel modification of combustibile vegetation from sides of roadways.	50
Sec. 604.8 Responsibility for Maintenance of defensible space.....	50
Sec. 604.9 Trees.....	51
TABLE 604.9.....	51
Sec. 604.10 Orchards, Groves or Vineyards.....	51
Sec. 604.12 Building Ignition Zones:	52
Sec. 604.12.1 Zone 0 “Immediate Zone” 0-5’	52
Sec. 604.12.2 Zone 1 “Intermediate Zone” from Zone 0 to 50’	52
Sec. 604.12.3 Zone 2 “Extended Zone” from Zone 1 to 100’	52
SEC. 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS.....	53
Sec. 607.1 General	53
Sec. 607.2 Storage for off-site use.....	53
SEC. 608 BUILDING SITING AND SETBACKS.....	53
Sec. 608.2.1 General fire setbacks	53
Sec. 608.2.2 Fire setbacks adjacent to protected areas	53
Sec. 608.2.3 Building and Structure setbacks from property lines	53
AMENDMENT TO SECTION 608.2.3	54
Sec. 608.2.3 Building and Structure setback from slope.	54
ANNEX A RESIDENTIAL FIRE APPARATUS TURN AROUND.....	55
ANNEX B COMMERCIAL FIRE APPARATUS TURN AROUND.....	56
ANNEX C SLOPE CROSS SECTION	57

ANNEX D FUEL MODIFICATION ZONES MEASUREMENTS.....	58
ANNEX E DEFENSIBLE SPACE ORDINANCES.....	59
ANNEX E DEFENSIBLE SPACE ORDINANCES FIRE DISTRICTS MAP	60
ANNEX F PRIVATE WATER STORAGE TANK.....	61
INDEX BY CODE SECTION.....	62
FINDINGS.....	73
Section 4 EFFECTIVE DATE.....	80

Draft

Section 1 ORDINANCE

ORDINANCE NO. 2025-68

AN ORDINANCE OF THE VALLEY CENTER FIRE PROTECTION DISTRICT
WHICH ADOPTS THE 2025 CALIFORNIA WUI CODE AND THE 2024
INTERNATIONAL WUI CODE WITH CERTAIN AMENDMENTS, ADDITIONS,
AND DELETIONS

WHEREAS, Health & Safety Code section 17958 mandates that the Valley Center Fire Protection District shall adopt Ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health & Safety Code section 17922; and

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California WUI Code based on the 2024 International WUI Code published by the International Code Council, hereinafter referred to collectively as the WUI Code; and

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California WUI Code based on the 2024 International WUI Code, together with the Valley Center Fire Protection District amendments, shall be the Valley Center Fire Protection District WUI Code for the purpose of prescribing regulations in the unincorporated territory of the County of San Diego and the boundaries of the Valley Center Fire Protection District; and

WHEREAS, code amendments adopted by the State of California shall take precedence over the 2024 International WUI Code language. The 2024 International WUI Code language shall be used for those code sections not adopted by the State; and

WHEREAS, local amendments adopted by the Valley Center Fire Protection District shall take precedence over both the 2024 International WUI Code and 2025 California WUI Code provisions; and

WHEREAS, Health & Safety Code section 17958.5 permits the Valley Center Fire Protection District to make such changes or modifications to the Codes as are reasonably necessary because of local conditions; and

WHEREAS, Health & Safety Code section 17958.7 requires that the Valley Center Fire Protection District before making any changes or modifications pursuant to section 17958.5 make express findings that such changes or modifications are needed due to local climatic, geological, or topographical conditions; and

WHEREAS, the Board of Directors of the Valley Center Fire Protection District does herewith find that the District has certain climatic, geological, and topographical features that can have a deleterious effect on emergency services such as fire protection and emergency medical services; and

WHEREAS, the Board of Directors of the Valley Center Fire Protection District finds that the modifications and changes to the 2024 International WUI Code and 2025 California WUI Code are reasonably necessary because of the following local climatic, geological, and topographical conditions as identified in Attachment A; and

WHEREAS, certain amendments to the 2025 California WUI Code and the 2024 International WUI Code serve to mitigate to the extent possible said deleterious effects; and

WHEREAS, sections 50022.1 through 50022.10, inclusive, of the Government Code and section 13869 of the Health & Safety Code, provide authority for the adoption by reference of codes, or portion of such codes.

NOW THEREFORE, the Board of Directors of the Valley Center Fire Protection District does ordain as follows:

Section 2 ADOPTION

That the Board of Directors of the Valley Center Fire Protection District adopts as the WUI Code for the Valley Center Fire Protection District the following: the 2025 California Wildland-Urban Interface Code (California WUI), including appendices F & G, the 2024 International WUI Code (IWUIC) as referenced in Chapter 7 of California WUI, together with the District's amendments in this ordinance. This WUI Code is adopted for the protection of the public health and safety. It includes definitions, provisions for 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, requirements for permits and inspection for installing or altering systems, regulations for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use and maintenance of buildings and structures, including the installation, alteration or repair of new and existing fire protection systems and their inspection and provides penalties for violation of this code. Each and all of the regulations, provisions, penalties, conditions and terms of the Valley Center Fire Protection District WUI Code on file in the office of the Valley Center Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

Section 3 REVISED

That the following sections and chapters of the 2025 California WUI Code are hereby revised:

SEC. CALIFORNIA WILDLAND-URBAN INTERFACE CODE.

The "California WUI Code" means the 2025 California Wildland-Urban Interface Code portion of the CBSC, including the IWUIC (2024 edition).

SEC. 1.1.12 Validity.

Section 1.1.12 of the California WUI Code is *revised* to read:

If any chapter, section, subsection, sentence, clause, or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code. The Board of Directors declares that should any section, paragraph, sentence or word of this chapter be declared invalid for any reason it is the intent of this Board that it would have passed all other portions of this chapter independently of any portion that may be declared invalid.

DIVISION II SCOPE AND ADMINISTRATION

PART 1—GENERAL PROVISIONS

SEC. 101 SCOPE AND GENERAL REQUIREMENTS

Sec. 101.1 Title. These regulations shall be known as the California Wildland-Urban Interface Code of Valley Center Fire Protection District, hereinafter referred to as “this code.”

Sec. 101.2 Scope. *This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface (WUI) Area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the Wildland-Urban Interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.*

Sec. 101.3.1 Application. *New buildings located in any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this code. This shall include all new buildings with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as “applicable buildings”, as well as new buildings and structures accessory to those applicable buildings*

Exceptions:

- 1. Group U occupancy accessory buildings of any size located at least 50 feet (15 240 mm) from an applicable building on the same lot.*
- 2. Group U occupancy agricultural buildings, as defined in Section 202 of the*

California Building Code of any size located at least 50 feet (15 240 mm) from an applicable building.

3. *Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*
4. *New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.*
5. *Additions to and remodels of buildings originally constructed prior to July 1, 2008.*

Sec. 101.3.1.1 Application date and where required.

New buildings for which an application for a building permit is submitted on or after July 1, 2008, located in any Fire Hazard Severity Zone or Wildland-Urban Interface Area shall comply with this code, including all of the following areas:

All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:

Moderate Fire Hazard Severity Zones.

High Fire Hazard Severity Zones.

Very-High Fire Hazard Severity Zones.

Land designated as a Very-High Fire Hazard Severity Zone by cities and other local agencies.

Land designated as a Wildland-Urban Interface Area by cities and other local agencies.

Exceptions:

1. *New buildings located in any Fire Hazard Severity Zone within a State Responsibility Area, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with this code.*
2. *New buildings located in any Fire Hazard Severity Zone within a State Responsibility Area or any Wildland-Urban Interface Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005, but prior to July 1, 2008, shall only comply with the following sections of this chapter:*

2.1 Section 507.1 – Roofing.

2.2 Section 504.10 – Attic Ventilation.

Sec. 101.6 Maintenance. Buildings, structures, landscape materials, vegetation, defensible space, or other devices or safeguards required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures,

landscape materials, and vegetation.

SEC. 102 APPLICABILITY

Sec. 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

Sec. 102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

Sec. 102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building, or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety, and general welfare.

SEC. 102.14 REPEAL OF CONFLICTING ORDINANCES, RESOLUTIONS OR MOTIONS.

Section 102.14 is added to the California WUI Code to read:

Sec. 102.14 Repeal of conflicting ordinances, resolutions or motions. All former ordinances, resolutions or motions or parts thereof, conflicting or inconsistent with the provisions of this chapter are repealed.

SEC. 103.1 CREATION OF AGENCY

Section 103.1 is added to the California WUI code and reads as follows:

Sec. 103.1 Creation of Agency. The Valley Center Fire Protection District is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

PART 2—ADMINISTRATION AND ENFORCEMENT

SEC. 104 DUTIES AND POWERS OF THE CODE OFFICIAL

SEC. 104.2.3. MODIFICATIONS.

Section 104.2.3 of the California WUI Code is *revised* to read:

Sec. 104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications in accordance with Section 104.2.3.1

Sec. 104.2.3.1 Individual cases, The fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the

modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. *The applicant's request for a modification shall state the specific sections(s) for which a modification is requested, material facts supporting the contention of the applicant, the details of the modification or mitigating measure proposed and, if applicable, a map showing the proposed location and citing of the modification or mitigation measure.* The details of action granting modifications shall be recorded and entered in the files of the code compliance agency.

SEC. 104.6 NOTICES AND ORDERS

Section 104.6 of the California WUI Code is *revised* to read:

Sec. 104.6 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code. Notices of violations shall be in accordance with Section 109.2.

SEC. 104.8.1 LEGAL DEFENSE

Section 104.8.1 of the California WUI Code is *revised* to read:

Sec. 104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by the legal representatives of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit, or proceeding that is instituted in pursuance of the provisions of this code; *and any officer of the Department of Fire Prevention, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.*

SEC. 104.12 COST RECOVERY.

Section 104.12 is added to the California WUI Code to read:

Sec. 104.12 Cost recovery. The purpose of this section is to establish authority to obtain reimbursement from responsible individuals for the expenses of any emergency response and/or enforcement action by the fire department to protect the public from criminal or negligible activities, and from fire or hazardous substances.

Sec. 104.12.1 Reimbursement required. In accordance with the Health and Safety Code section 13000 et seq., an individual who acts negligently or in violation of the law and thereby requires the jurisdiction to provide an emergency response to a danger posed

by a fire or hazardous substance shall be liable for reimbursement to the agency for the costs incurred. In accordance with Government Code sections 53150 through 53158, any individual who is under the influence of an alcoholic beverage or any drug or the combined influence of an alcoholic beverage or any drug, and whose negligent operation of a motor vehicle, boat or vessel or civil aircraft caused by that influence proximately causes any incident and thereby requires the agency to provide an emergency response shall reimburse the agency for the cost incurred.

SEC. 104.13 EXPENSE RECOVERY.

Section 104.13 is added to the California WUI Code to read:

Sec. 104.13 Expense recovery. The fire code official may impose a fee for recovery of expenses incurred to enforce the fire prevention provisions of this code.

SEC. 109 INSPECTION AND ENFORCEMENT

Section 109.3.7.2 of the California WUI Code is *revised* to read:

Sec. 109.3.7.2 Notice of violation. Violations, penalties and responsibility for compliance. *It shall be unlawful for any person, as defined in section 12.115 of the County Code of Regulatory Ordinances, to use any property or erect, construct, enlarge, alter, repair, move, remove, improve, convert, demolish, equip, use, occupy or maintain any building or structure, or vacant land or cause the same to be done, contrary to or in violation of any of the provisions of this chapter. A property owner shall be considered to have allowed any use or improvement of property occupied by or under the dominion and control of the owner and shall be responsible for the discontinuance and removal of any violation of the County WUI Code. This responsibility shall include property leased to another person. A property owner shall also be responsible for the discontinuance and removal of any violation of the County WUI Code that existed on the property prior to the current owner's purchase of the property.*

AMENDMENT TO SECTION 109.3.7.2

The Valley Center Fire Protection District adopts the following code amendment:

Sec. 109.3.7.2 Violations, penalties and responsibility for compliance. Any person who shall violate any of the provisions of this code or standards hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement or specification or plans submitted and approved there under, or any certificate or permit issued there under, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the attorney for the Valley Center Fire Protection District or by a court of competent jurisdiction within the time fixed herein, shall severally for each and every violation and non-compliance respectively, be guilty of an infraction or misdemeanor, punishable by a fine not exceeding \$1,000.00 or by imprisonment in County Jail not exceeding six (6) months, or both. The imposition of one penalty of any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SEC. 112 APPEALS.

Section 112 of the California WUI Code is *revised* to read:

Sec. 112.1 Regional Fire Appeals Board 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, *including the granting or denial of modifications*, there shall be and is hereby created a *Regional Fire Appeals Board (Appeals Board)*. *The Appeals Board 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. A copy shall also be sent to the Building Official or other decision maker for the project, whichever is appropriate.*

Sec. 112.2 Limitations on authority. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The *Appeals Board* shall not have authority to waive requirements of this code.

Sec. 112.3 Qualifications. The *Appeals Board* shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems and are not employees of the jurisdiction.

Sec. 112.4 Appeals procedures. *This section establishes appeal procedures of an order,*

decision or determination (collectively, “determination”) made by the fire code official, including the granting or denial of appeals.

Sec. 112.4.1 Appeals of determinations regarding building permits. *The County, fire agency or project applicant may appeal a determination made by the fire code official related to a project for which a building permit is required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official’s final determination. The Appeals Board shall make factual findings and issue a written recommendation to the County Building Official on whether the fire code official’s determination should be upheld, overruled or modified. The Building Official may not waive the requirements of this code, except as authorized by the code and is subject to the same requirements and restrictions in the code that applied to the fire code official. A copy of the recommendation shall be provided to the applicant. The County Building Official shall act on the Appeals Board’s recommendation and issue a written decision to the parties within 15 days of receipt of the Appeals Board’s recommendation. The Building Official’s decision shall be final.*

Sec. 112.4.2 Appeals of determinations regarding discretionary permits. *The County, the fire agency or the project applicant may seek review of the fire code official’s determination by the Appeals Board by filing a request for review with the Appeals Board within 30 days of the fire code official’s determination. When reviewing a fire code official’s determination pursuant to this subsection, the Appeals Board shall act in an advisory capacity. The Appeals Board shall review the fire code official’s determination and make a recommendation to uphold, overrule or modify the fire code official’s determination. The Appeals Board shall render its recommendation to the County decision maker or decision-making body for consideration with the application for the discretionary permit.*

Sec. 112.4.3 Appeals of determinations for matters other than building permits or discretionary permits.

- (a) Areas outside a fire protection district.* Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official’s final determination. The Appeals Board shall review the fire code official’s determination and make a recommendation to uphold, overrule or modify the fire code official’s determination. The Appeals Board’s determination shall be final.
- (b) Areas inside a fire protection district.* Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the fire protection district’s Board of Directors within 30 days of the fire code official’s final determination. The Board of Directors shall review the fire code official’s determination and make a recommendation to uphold,

overrule or modify the fire code official's determination. The Board of Director's determination shall be final.

Sec. 112.5 Regional Fire Appeals Board.

(a) The Appeals Board members shall consist of the following:

- *Two representatives from the San Diego County Fire Districts Association.*
- *Two chief officers from CAL FIRE.*
- *One fire marshal from the unincorporated area of the County.*

(b) The Appeals Board shall not include a representative from the agency whose fire code official made the determination that is being appealed. An alternate for the regular member(s) of the Appeals Board shall be designated to serve in this situation.

(c) Three members shall constitute a quorum for the transaction of business, and three affirmative votes shall be necessary to render a recommendation.

If the Appeals Board recommends a modification to this code for an individual case, a copy of the recommendation and findings along with a map showing the proposed modification and mitigating measures shall be forwarded to the Unit Chief of CAL FIRE, San Diego/Imperial Unit.

SEC. 113.4 FAILURE TO COMPLY

Section 113.4 of the California WUI Code is *revised* to read:

Sec. 113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

AMENDMENT TO SECTION 113.4

The Valley Center Fire Protection District adopts the following code amendment:

Sec. 113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that the person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250.00 or more than \$1,000.00.

CHAPTER 2 DEFINITIONS

SEC. 201 GENERAL

Sec. 201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

Sec. 201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

Sec. 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in *the California Building Code, California Existing Building Code, California Fire Code, California Electrical Code, California Mechanical Code or California Plumbing Code*, such terms shall have the meanings ascribed to them as in those codes.

Sec. 201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SEC. 202 DEFINITIONS

Section 202 of the California WUI Code is *revised* to read:

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURE (*applicable to CCR, Title 14 provisions only*). Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances. [CCR Title 14 §1270.01(a)]

APPLICABLE BUILDING. A building that has residential, commercial, educational, institutional or similar occupancy type use.

APPROVED. Acceptable to the code official.

APPROVED AGENCY. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

BUILDING OFFICIAL means the Director of the Planning and Development Services or any person appointed or hired by the Director to administer or enforce the County's planning and construction standards. The building official duties shall include plan checking, inspections and code enforcement.

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of

this code.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

COMBUSTIBLE VEGETATION means material that in its natural state will readily ignite, burn and transmit fire from native or landscape plants to any building or other vegetation. Combustible vegetation includes dry grass, brush, weeds, litter or other flammable vegetation that creates a fire hazard.

CRITICAL FIRE WEATHER. A set of weather conditions (usually a combination of low relative humidity and wind) whose effects on fire behavior make control difficult and threaten firefighter safety.

DEAD-END ROAD. A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

DEFENSIBLE SPACE is an area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur. Distance measurements for defensible space shall be measured on a horizontal plane.

DRIVEWAY (applicable to CCR, Title 14 provisions only). A vehicular pathway route that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings. [CCR Title 14 §1270.01(i)]

DWELLING. A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

EXTERIOR WALL ASSEMBLY. A system, including the exterior wall covering, framing, and components such as weather-resistive barriers and insulating materials. This system provides protection of the building structural members and conditioned interior space, from the detrimental effects of the exterior environment.

EXTERIOR WALL COVERING. A material or assembly of materials applied on the exterior side of exterior walls for the purpose of providing a weather-resisting barrier, insulation or for aesthetics, including but not limited to veneers, siding, exterior insulation and finish systems, rainscreen systems, architectural trim, and embellishments such as cornices, soffits, facias, gutters and leaders.

FIRE CHIEF. The fire chief is one of the following:

- (a) The person appointed by the Board of Supervisors to serve as fire chief in the unincorporated areas not within a fire protection district.
- (b) The chief officer of a fire protection district.
- (c) The Fire Warden or her or his delegated representative when enforcing section 96.1.5608.1 of the 2026 County Consolidated Fire Code.

FIRE CODE OFFICIAL. *The Fire Warden or her or his delegated representative, the fire chief or a duly authorized representative, or other person as may be designated by law, appointment or delegation and charged with the administration and enforcement of this Chapter.*

FIRE FLOW CALCULATION AREA. The floor area, in square feet (square meters), used to determine the adequate water supply.

FIRE HAZARD SEVERITY ZONES. *Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 California Government Code, Sections 51175 through 51189.*

The map, approved by the Office of the State Fire Marshal, is hereby incorporated by reference and entitled “State Responsibility Area Fire Hazard Severity Zones,” dated September 29, 2023.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for a Wildland-Urban Interface (WUI) area. It describes ways to minimize and mitigate *potential for loss from wildfire exposure.*

FIRE WEATHER. Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity. See “Critical fire weather.”

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

FIRE-SMART VEGETATION. *Plants, shrubs, trees and other vegetation that exhibit properties, such as high moisture content, little accumulation of dead vegetation, and low sap or resin content, that make them less likely to ignite or contribute heat or spread flame in a fire than native vegetation typically found in the region.*

[Note: The following sources contain examples of types of vegetation that can be considered as fire-smart vegetation. (Fire-resistant Plants for Home Landscapes, A Pacific Northwest Extension publication; Home Landscaping for Fire, University of California Division of Agriculture and Natural Resources; Sunset Western Garden Book)]

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84 *or* UL 723.

FUEL. *Any combustible material, including petroleum-based products, cultivated landscape plants, grasses, weeds, and wildland vegetation.*

FUEL BREAK *(applicable to CCR, Title 14 provisions only). A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production*

[CCR Title 14 §1270.01(n)]

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of *nonfire-smart* vegetation or altering the type of vegetation to reduce the fuel load.

FUEL MOSAIC. A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel-loading may be referenced to fuel size or time-lag categories, and may include surface fuels or total fuels.

GREEN BELT. *(applicable to CCR, Title 14 provisions only). Open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited. [CCR Title 14 §1270.01(o)]*

GREENWAYS *(applicable to CCR, Title 14 provisions only). Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths. [CCR Title 14 §1270.01(p)]*

HAMMERHEAD/T *(applicable to CCR, Title 14 provisions only). A “T” shaped, three-point turnaround space for fire apparatus on a road or driveway, being no narrower than the road or driveway that serves it. [CCR Title 14 §1270.01(q)]*

HAZARDOUS LAND USE *(applicable to CCR, Title 14 provisions only). A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the local jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges. [CCR Title 14 §1270.01(r)]*

HAZARDOUS MATERIALS. As defined in the *California Fire Code*.

HEAVY TIMBER CONSTRUCTION. As described in the *California Building Code*.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from burning embers and small flames.

LOCAL RESPONSIBILITY AREA (LRA). *Areas of the state in which the financial responsibility of preventing and suppressing fires is the primary responsibility of a city, county, city and county, or district. See also State Responsibility Area (SRA).*

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed

air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE ROOF COVERING. A roof covering consisting of any of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.
4. Slate shingles.
5. Clay or concrete roofing tile.
6. Approved roof covering of noncombustible material.

OPEN SPACE EASEMENT means any right or interest in perpetuity or for a term for years in open-space land, as that term is defined in Government Code section 51051, acquired by the County, a city or a non-profit organization where the instrument granting the right or interest imposes restriction on use of the land, to preserve the land for public use or enjoyment of the natural or scenic character of the land.

OPEN SPACE PRESERVE means open-space land, as that term is defined in Government Code section 65560(b), for the preservation of natural resources, managed production of resources, outdoor recreation, public health and safety, buffer for a military installation or the protection of cultural resources.

OUTBUILDING (applicable to CCR, Title 14 provisions only). Buildings or structures that are less than 120 square feet (11.15 m²) in size and not used for human habitation. An "Outbuilding" is not a "Building" or "Structure" as defined herein. [CCR Title 14 §1299.02(c)]

PEER REVIEW. An independent and objective technical review conducted by an approved third party.

RAFTER TAIL. The portion of roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall.

REGISTERED DESIGN PROFESSIONAL. An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state in which the project is to be constructed.

RESIDENTIAL UNIT (applicable to CCR, Title 14 provisions only). Any building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered residential units. [CCR Title 14 §1270.01(w)]

RIDGELINE (topography) (applicable to CCR, Title 14 provisions only). The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds. [CCR Title 14 §1270.01(x)]

ROAD (applicable to CCR, Title 14 provisions only). A public or private vehicular

pathway to more than four (4) residential units, or to any industrial or commercial occupancy. [CCR Title 14 §1270.01(y)]

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the roof deck for weather resistance, fire classification or appearance.

ROOF COVERING SYSTEM. See “Roof assembly.”

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.

ROOF EAVE. *The lower portion of a sloping roof assembly that projects beyond and overhangs an exterior wall at the lower end of the rafter tails. Roof eaves may be either “open” or “enclosed.” Open roof eaves have exposed rafter tails and an unenclosed space on the underside of the roof deck. Enclosed roof eaves have a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails.*

ROOF EAVE SOFFIT. *An enclosed boxed-in soffit under a roof eave with exterior covering material applied to the soffit framing creating a horizontal surface on the exposed underside.*

SLOPE *is the variation of terrain from the horizontal; the number of feet, rise or fall per 100 feet, measured horizontally, expressed as a percentage. Regardless of manufactured cut, fill or natural slope.*

STATE RESPONSIBILITY AREA (SRA). *Lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.*

STRATEGIC RIDGELINE *(applicable to CCR, Title 14 provisions only). A ridgeline identified pursuant to Title 14 §1276.02(a) that may support fire suppression activities or where the preservation of the ridgeline as undeveloped would reduce fire risk and improve fire protection. [CCR Title 14 §1270.01(dd)]*

STRUCTURE. *That which is built or constructed, or any piece of work artificially built up or composed of parts joined together in some definite manner.*

SUBDIVISION. The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

UNDEVELOPED RIDGELINE *(applicable to CCR, Title 14 provisions only). A ridgeline with no building. [CCR Title 14 §1270.01(ii)]*

UNENCLOSED ACCESSORY STRUCTURE. An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

VERTICAL CURVE *(applicable to CCR, Title 14 provisions only).* A curve at a high or low point of a road that provides a gradual transition between two road grades or slopes. [CCR Title 14 §1270.01(kk)]

WILDFIRE. An uncontrolled fire spreading through vegetative fuels *that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.*

WILDFIRE EXPOSURE. *One or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.*

WILDLAND. An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

WILDLAND-URBAN INTERFACE AREA. *A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires.*

CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

SEC. 401.3.2 FIRE APPARATUS ACCESS MODIFICATIONS

Section 401.3.2 is added to the California WUI Code to read:

Sec. 401.3.2 Fire apparatus access modifications. Plans for the modification of fire apparatus access road shall be submitted to the fire code official for review and approval prior to construction or modification of any fire apparatus road.

SEC. 403 FIRE APPARATUS ACCESS ROADS

Section 403 of the California WUI Code is *revised* to read:

Sec. 403.1 General. Fire apparatus access roads shall be provided and maintained in accordance with Sections 403.1.1 through 403.1.3.

Fire apparatus access roads shall be provided and maintained in compliance with this section and the most recent edition and any amendments thereto, of public and private road standards as adopted by the County of San Diego (San Diego County Standards for Private Roads and Public Roads, San Diego County Department of Public Works). The fire code official may modify the requirements of this section if the modification provides equivalent access.

Sec. 403.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exceptions:

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - 1.1 The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the 2026 County Fire Code
 - 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, non-negotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
 - 1.3. There are not more than two Group R-3 or Group U occupancies.
2. Where approved by the *fire code official*, fire apparatus access roads shall be

permitted to be exempted or modified for solar photovoltaic power generation facilities.

Sec. 403.1.2 Secondary Access. *The fire code official is authorized to require more than one fire apparatus road when a new subdivision is proposed, and the maximum allowable dead-end road length is exceeded (Sec. 403.2.5.1). In addition, the fire code official may determine additional fire apparatus access roads are required on other proposed projects. This requirement is based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access. When additional fire apparatus roads are necessary as mitigation for the exceedance of maximum allowable dead-end road length, the additional fire apparatus access road must be remote from the primary fire apparatus road as determined by the fire code official. Remoteness is in Appendix D of 2025 CFC. A subdivision as defined in California WUI is, The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.*

Sec. 403.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32 of the CFC.

Sec. 403.2.1 Dimensions. *The dimensions of fire apparatus access roads shall be in accordance with the following:*

- (a) *Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except as provided in section 403.2.1 for single-family residential driveways serving no more than two residential parcels, which shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.*
- (b) *Fire apparatus access roads that are public or private roads which are provided or improved as a result of a Tentative Map, Tentative Parcel Map or a Major/Minor Use Permit shall have the dimensions as set forth by the County of San Diego Standards for Public and Private Roads.*
- (c) *All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.*
- (d) *Vertical clearances or road widths shall be increased when the fire code official determines that vertical clearances or road widths are not adequate to provide fire apparatus access.*
- (e) *Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.*

- (f) *Driveways exceeding 150 feet in length, but less than 600 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 600 feet, turnouts shall be provided no more than 400 feet apart.*
- (g) *For buildings that are more than 35 feet in height, a 35-foot unobstructed fire lane shall be provided. Unless otherwise approved by the fire code official. Fire apparatus access roads shall have an unobstructed width of not less than 35 feet when within laddering distance of buildings exceeding 35 feet in height. The access road shall be set back from buildings exceeding two stories in height such that the centerline of the fire access road shall be equal to $1/4$ the difference in elevation from the fire access road to the roof. The building's curbside access roads serving buildings over two stories in height but less than 44 feet in height shall be permitted to be up to 10 feet away from the building.*

ADDITION OF SECTION 403.2.1.1 Dimensions

The Valley Center Fire Protection District adopts the following code amendment:

Sec. 403.2.1.1 Road phasing requirement for single family dwellings on existing legal parcels.

(a) The fire apparatus access road requirement for widening an existing, improved and paved fire apparatus access roadway shall be as provided in Table 403.2.1.1. The fire apparatus access road shall be constructed to extend from the property line to the nearest public or private road.

TABLE 403.2.1.1 -PHASING REQUIREMENT
Fire Apparatus Access Roadway – Single Family Dwellings

Number of Parcels Served	Unobstructed Road Width	Roadways Over 600 foot Long
1-2	16-foot, paved	Turnouts every 400 feet
3-8	20-foot, paved	Turnouts every 400 feet
9 or more	24-foot, paved	Not required

(b) The fire apparatus access road shall not be required to be improved for a non-habitable accessory structure or a residential addition or remodel less than 500 square feet if the fire apparatus access road has already been improved and paved to a minimum width of 20 feet. If the road is less than 20 feet wide, the roadway shall be widened to 20 feet. *The preceding addition or remodel exception is limited to one permit per three-year period from the date of the last permit approval.*

Exception: Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.

Sec. 403.2.2 Authority to increase minimums. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

Sec. 403.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (*not less than 75,000 lbs. unless authorized by the fire code official*) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities. *The paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided that slopes over 15% have a deep broom finish perpendicular to the direction of travel to enhance traction. The fire code official may allow a surfacing material of 6 inches of compacted decomposed granite on fire apparatus access roads with a slope of 10% or less in areas allowed by the San Diego County Standards for Private Roads.*

AMENDMENT TO SECTION 403.2.3

The Valley Center Fire Protection District adopts the following code amendment:

Sec. 403.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the FAHJ) and shall be provided with an approved paved surface so as to provide all weather driving capabilities. The paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided that slopes over 15% have a deep broom finish perpendicular to the direction of travel or other approved surface to enhance traction.

Sec. 403.2.4 Roadway radius. *The horizontal inside radius of a fire apparatus access road shall comply with the County of San Diego Public and Private Road Standards. The horizontal inside radius of any public or private driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official. The length of vertical curves of fire apparatus access roads shall not be less than 100 feet, or as approved by the fire code official.*

Sec. 403.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around *emergency* apparatus.

Sec. 403.2.5.1 Dead end roads turn-around required. *A cul-de-sac or other approved turn-around shall be provided in residential areas where the fire apparatus access roads serve 3 or more parcels. The minimum unobstructed radius width for a cul-de-sac in a residential area shall be 36 feet paved, 40 feet graded, or as approved by the fire code official. The fire code official shall establish a policy identifying acceptable turnarounds for various project types. See Annex A & B for illustrations*

Sec. 403.2.5.2 Dead-end roads. *The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:*

(Title 14 SRA 1273.08 Ref.)

**ZONING FOR PARCEL SERVED
BY DEAD-END ROAD(s)**

**CUMULATIVE LENGTH
OF DEAD-END ROAD(s)**

Parcels zoned for less than 1 acre
Parcels zoned for 1 acre to 4.99 acres
Parcels zoned for 5 acres to 19.99 acres
Parcels zoned for 20 acres or larger

800 feet
1,320 feet
2,640 feet
5,280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection where the road begins to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals. Each dead-end road shall have a turnaround approved by the fire code official and constructed at its terminus.

A turnaround shall be provided to all building sites on driveways over 150 feet in length and shall be within fifty (50) feet of the building.

Sec. 403.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits *and clearance limitations* shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

Sec. 403.2.6.1 Bridges with one traffic lane. *When approved by the fire code official, private bridges providing access to not more than two residential dwellings may have one 12-foot-wide travel lane and it shall provide for unobstructed visibility from one end to the other, and turnouts shall be provided at both ends.*

Sec. 403.2.7 Grade. *The gradient for a fire apparatus access roadway shall not exceed 15.0%. The fire code official may allow roadway grades up to 20.0% provided that the roadway surface conforms to section 403.2.3. The fire code official may require additional mitigation measures.*

Sec 403.2.7.1 Cross-Slope. *The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent.*

Sec. 403.2.8 Angles of Approach and Departure. *The angles of approach and departure for fire apparatus access roads shall not exceed 7 degrees (12 %) for the first 30' or as approved by the fire code official and shall not allow for transitions between grades that exceed 6% elevation change along any 10-foot section.*

Sec. 403.2.9 Roadway Turnouts. *When required by the fire code official, turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. (Title 14 SRA 1273.06)*

Exception: *The minimum width of the turnout may be reduced to 10 feet wide when the fire code official determines the reduction does not impair access by fire apparatus.*

Sec. 403.3 Marking. *When required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility*

Sec. 403.3.1 Fire Lane Designation. *Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire apparatus access roads as provided by Vehicle Code section 22500.1.*

Sec. 403.4 Obstruction of fire apparatus access roads. *Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum road widths and clearances established in sections 403.2.1 and 403.2.2 shall be maintained at all times.*

Sec. 403.4.1 Traffic calming devices. *Traffic calming devices (including, but not limited to, speed bumps, speed humps, speed control dips, etc.) shall be prohibited unless approved by the fire code official.*

Sec. 403.5 Required gates or barricades. *The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus*

access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Sec. 403.5.1 Secured gates and barricades. When required, gates and barricades shall be secured *as approved by the fire code official*. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by section 403.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

Sec. 403.5.2 School fences and gates. *School grounds may be fenced and gates therein may be equipped with locks, provided that safe dispersal areas based on three square feet per occupant are located between the school and the fence. Such required safe dispersal areas shall not be located less than 50 feet from school buildings.*

Every public and private school shall conform to Education Code section 32020, which states:

The governing board of every public school district and the governing authority of every private school, which maintains any building used for the instruction or housing of school pupils on land entirely enclosed (except for building walls) by fences or walls, shall, through the cooperation of local law enforcement and fire protection agencies having jurisdiction of the area, provide for the erection of gates in these fences or walls. The gates shall be of sufficient size to permit the entrance of ambulances, police equipment and fire-fighting apparatus used by law enforcement and fire protection agencies. There shall be no less than one access gate and there shall be as many of these gates as needed to ensure access to all major buildings and ground areas. If these gates are equipped with locks, the locking devices shall be designed to permit ready entrance by the use of chain or bolt-cutting devices with which the local law enforcement and fire protection agencies may be equipped.

Sec. 403.6 Security gates. *No person shall install a security gate or security device across a fire apparatus access road without the fire code official's approval.*

- 1. An automatic gate across a fire access road or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.*
- 2. A gate accessing more than four residences or residential lots or a gate accessing hazardous, institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-*

- activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus.*
- 3. An automatic gate shall be provided with a battery back-up or manual mechanical disconnect in case of power failure with “fail open” and “fail secure” options enabled to prevent entrapment.*
 - 4. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.*
 - 5. When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.*
 - 6. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.*
 - 7. All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.*
 - 8. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.*

SEC. 404 WATER SUPPLY.

Section 404 of the California WUI code is *revised* to read:

Sec. 404.1 General. *An approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.*

Sec. 404.2 Required water supply.

An approved water supply capable of supplying the required fire flow for structural fire protection and wildland fire exposure shall be provided to the premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with Section 507 of the California Fire Code.

Sec. 404.3 Draft sites. Approved draft sites shall be provided at natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

Sec. 404.3.1 Access. The draft site shall have emergency vehicle access from an access road in accordance with Section 403.

Sec. 404.3.2 Pumper access points. The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway not longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

Sec. 404.4 Hydrants. Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official. *The number and spacing of fire hydrants shall be in accordance with Appendix C or CC of the California Fire Code, as applicable.*

Sec. 404.4.1 Fire hydrant and fire valve location. The fire hydrant or fire valve shall be between 14 to 24 inches above grade, no closer than 4 feet nor further than 10 feet from the roadway, and 10 feet from combustible vegetation.

SEC. 404.5 TYPE OF WATER SUPPLY

Section 404.5 of the California WUI Code is *revised* to read:

Sec. 404.5 Type of water supply. A water supply *may* consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems, *as approved by the fire code official*, capable of providing the required fire flow. *In setting the requirements for fire flow, the fire code official shall follow section 507.3 or Appendix B of the CFC, or the standard published by the Insurance Service Office, "Guide for Determination of Required Fire Flow".*

Sec. 404.5.1 Private fire service mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as referenced in Chapter 80 of CFC.

Sec. 404.5.2 Waterline Extensions. The fire code official shall require a waterline extension for the purpose of installing a fire hydrant if a water main is 1,500 feet or less from the property line.

Exception: *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

Sec. 404.5.3 Water tanks. Water tanks for private *residential* fire protection, *when authorized by the fire code official*, shall comply with Table 404.5.3 and be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. Water tanks for *commercial* fire protection, *when authorized by the fire code official*, shall be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

TABLE 404.5.3 RESIDENTIAL WATER TANK REQUIREMENTS (with NFPA 13D Sys.)			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
0 - 3600	250	7,500	30
Over 3600	250	15,000	60

When the exposure distance is one hundred feet (100') or less from an adjacent property, or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.

1. Tank bottom elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the FAHJ. Tank size may be increased to serve multiple structures on a single parcel. The bottom of the water storage tank shall be level with or above the building pad.
2. Supply outlet shall be at least one-4 inch in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall have an approved means of controlling water flow. The fire department connection shall be at least one-4 inch National Standard Thread (male), reduced to one- 2½ inch National Standard Thread (male). Additional outlets may be required.
3. Location of fire department outlet shall be shown on the plot plan when submitted to the FAHJ. Consideration will be given to topography, elevations, and distance from structures, driveway access, prevailing winds, etc.
4. The outlet shall be located along a fire apparatus access roadway and shall not be

closer than 50 feet or further than 150 feet from the structure unless approved by the FAHJ.

5. All exposed tank supply pipes shall be listed for above-ground use as per the NFPA 13 edition referenced in Chapter 80 of CFC. Adequate support shall be provided.
6. Water storage tanks shall be constructed from materials approved by the NFPA 22 edition referenced in Chapter 80 of CFC and installed per manufacturer instructions.
7. Plans shall be submitted to the FAHJ for approval prior to tank installation. Tanks shall be installed as per County Zoning setback requirements. See “Annex F” example plan submittal.
8. Vessels previously used for products other than water shall not be allowed.
9. All underground piping serving the fire department connection shall be listed and approved as per the NFPA 24 edition referenced in Chapter 80 of CFC.

SEC. 404.6 FIRE FLOW

Section 404.6 of the California WUI Code is *revised* to read:

Sec. 404.6 Fire Flow - Fire flow requirements shall be based on Appendix B of the California Fire Code or the standard published by the Insurance Services Office, “Guide for Determination of Required Fire Flow.” Consideration should be given to increasing the gallons per minute to protect buildings and structures of extremely large square footage and for such reasons as: poor access roads, grade and canyon rims, hazardous brush and response times greater than five minutes by a recognized fire department or fire suppression company. In hazardous fire areas the main capacity for new subdivisions shall not be less than 2,500 – 3,000 gallons per minute, unless otherwise approved by the fire code official. If fire flow increases are not feasible, the fire code official may require alternative design standards such as: alternative types of construction that provides a higher level of fire resistance, fuel break requirements, which may include required irrigation, modified access road requirements, specified setback distances for building sites addressing canyon rim developments and hazardous brush areas, and other requirements as authorized by this chapter and as required by the fire code official.

Sec. 404.7 Obstructions. Access to water sources required by this code shall be unobstructed at all times. The *fire department* shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

Sec. 404.8 Identification. Water sources, draft sites, hydrants and fire protection equipment and hydrants shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions. *Each fire hydrant and access to a water supply shall be identified in accordance with one of the following:*

1. *Where located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches (73 mm) shall be located on the driveway address sign and mounted on a fire-retardant post.*
2. *Where located along an access road:*
 - 2.1 *A reflectorized blue marker, with a minimum dimension of 3 inches (73 mm), shall be mounted on a fire-retardant post. The signpost shall be within 3 feet (914 mm) of said fire hydrant with the sign no less than 3 feet (914 mm) nor greater than 5 feet (1524 mm) above ground, in a horizontal position and visible from the driveway.*
 - 2.2 *As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.*
3. *Fire department connections shall be identified by a reflective green marker, with a minimum dimension of 3 inches, in the center of the travel lane adjacent the water source, or by other methods approved by the fire code official.*

Sec. 404.9 Testing and maintenance. Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards.

Sec. 404.10 Reliability. Water supply reliability shall comply with Sections 404.10.1 through 404.10.3.

Sec. 404.10.1 Objective. The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

Sec. 404.10.2 Clearance of fuel. Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

Sec. 404.10.3 Standby power. Standby power shall be provided to pumps, controllers and related electrical equipment so that stationary water supply facilities within the wildland-urban interface area that are dependent on electrical power can provide the required water supply. The standby power system shall be in accordance with Section

2702 of the California Building Code, and Section 1203 of the California Fire Code. The standby power source shall be capable of providing power for not less than 2 hours.

Exceptions:

1. Where approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground.
2. A standby power supply is not required where the stationary water supply facility serves not more than one single-family dwelling.

SEC. 405 PREMISES IDENTIFICATION

Section 405 of the California WUI Code *revised* to read:

Sec. 405.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½-inch (12.7 mm) *for residential buildings, 8 inches high with a 1-inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch stroke for industrial buildings.* 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.

Sec. 405.2 Street or road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather-resistant and be maintained until replaced by permanent signs. *All new public roads, all private roads within major subdivisions and all private road easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13.*

Sec 405.2.1 Traffic Access Limitations. *Signs identifying traffic access limitations shall be placed at the intersection preceding the traffic access limitation, and no more than 100 feet before such traffic access limitation*

Sec. 405.3 Easement address signs. *A road easement which is not named differently from the roadway from which it originates shall have an address sign installed and maintained listing all street numbers occurring on that easement. The sign shall be located where the easement intersects the named roadway. The numbers on the sign shall contrast with the*

background and have a minimum height of 4 inches and a minimum stroke of ½-inch.

Sec. 405.4 Directory map. *A lighted directory map acceptable to the FAHJ, shall be installed at the driveway entrance to a residential multi-family project or a mobile home park, with more than 15 units.*

Sec. 405.5 Response map updates. *Any new development which necessitates updating emergency response maps due to new structures, hydrants, roadways or similar features shall be required to provide map updates in a format compatible with current department mapping services and shall be charged a reasonable fee for updating all response maps.*

SEC. 406 EMERGENCY KEY ACCESS.

Section 406 is added to the California WUI Code to read:

Sec. 406 Emergency key access. All central station-monitored fire detection systems and automatic sprinkler systems shall have an approved emergency key access box on site in an approved location. The owner or occupant shall provide and maintain current keys for any structure for fire department placement in the box and shall notify the fire department in writing when the building is re-keyed.

CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS

SEC. 503 IGNITION-RESISTANT CONSTRUCTION AND MATERIAL

Section 503.1 of the California WUI Code is *revised* to read:

Sec. 503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with *Chapter 5*. Materials required to be ignition-resistant *building* materials shall comply with the requirements of Section 503.2.

Exceptions:

1. *New accessory buildings and miscellaneous structures complying with Section 504.11.*
2. *Additions to and remodels of buildings.*
3. *Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*

SEC. 504 IGNITION-RESISTANT CONSTRUCTION

Sec. 504.3 Protection of *enclosed* eaves.

Section 504.3 of the California WUI is *revised* to read:

The exposed underside of enclosed roof eaves and soffits shall be protected on the exposed underside by one or more of the following:

1. Noncombustible materials.
2. 2-inch (51 mm) nominal dimension lumber *when tongue and grooved*.
3. Materials approved for not less than 1-hour fire resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL263.

Facias are required and shall be ignition-resistant *building* materials, *fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code*, materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

Sec. 504.3.1 Protection of open eaves.

Section 504.3.1 of the California WUI is *revised* to read:

The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:

1. *Noncombustible material.*
2. *2-inch (51 mm) nominal dimension lumber when tongue and grooved.*
3. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*

Facias, if provided, shall be of fire-retardant-treated wood labeled for exterior use

and complying with Section 2303.2 of the California Building Code, ignition-resistant building materials, materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension_lumber.

Sec. 504.4 Gutters and downspouts.

Section 504.4 of the California WUI code is *revised* to read:

Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter *and shall be non-combustible.*

Sec. 504.5.2 Exterior wall coverings.

Section 504.5.2 of the California WUI is *revised* to read:

Exterior wall coverings shall comply with the following requirements:

1. Noncombustible material.

Exception: *Exterior wall coverings which are a component of an approved wall assembly complying with Section 504.5.*

Sec. 504.7 Projections.

Section 504.7 of the California WUI is *revised* to read:

Unenclosed accessory structures attached to buildings with habitable spaces and projections, *other than decks*, shall be heavy timber construction or constructed of one of the following:

- 1. Noncombustible materials.*
- 2. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the California Building Code.*
- 3. Ignition-resistant building materials in accordance with Section 503.2.*
- 4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
- 5. One layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.*
- 6. The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the ceiling assembly, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*
- 7. The underside of a floor projection assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*
- 8. The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.*

Sec. 504.7.1 Underside of projections.

Section 504.7.1 of the California WUI of *revised* to read:

The underside of projections shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall be protected by one or more of the following:

Exception: *Structural columns and beams are not required to be protected in accordance with Section 504.7.1 when constructed with sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 6 inches (152.4 mm). Sawn or glue-laminated planks shall be splined, tongue-and-groove, or set close together and well spiked.*

- 1. Noncombustible material.*
- 2. Ignition-resistant building material shall be labeled for exterior use and shall meet the requirements of Section 503.2.*
- 3. Fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2.*
- 4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
- 5. One layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.*
- 6. The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the floor, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*
- 7. The underside of a floor assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*
- 8. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.*
- 9. At the base of all posts and walls there shall be 6" inches vertical non-combustible coverings.*

Sec. 504.8 Exterior glazing.

Section 504.8 of the California WUI code is *revised* to read:

Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be *constructed* of any of the following:

- 1. Multilayered glazed panels with at least two panes of tempered glass complying with Section 2406 of the California Building Code.*
- 2. Glass block.*
- 3. Glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9, and shall be exempt from the hose stream test.*

Sec. 504.9 Exterior doors.

Section 504.9 of the California WUI code is *revised* to read:

Exterior doors shall be constructed in accordance with any of the following:

1. *Noncombustible construction.*,
2. *Solid-core wood not less than 1¾ inches thick (44 mm).*
3. *The exterior door shall be constructed of solid core wood that complies with the following requirements:*
 - 3.1. *Stiles and rails shall not be less than 1 3/8 inches (35 mm) thick.*
 - 3.2. *Raised panels shall not be less than 1¼ inches (32 mm) thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue not less than 3/8 inch (10 mm) thick.*
4. *Have a fire protection rating of not less than 20 minutes when tested according to NFPA 252, UL 10B or UL 10C.*

Windows within doors and glazed doors shall be in accordance with Section 504.8.

Sec. 504.10.4 Retrofitting Non-Compliant Vents.

Section 504.10.4 is added to the code

Sec. 504.10.4 Retrofitting Non-Compliant Vents. *Where an addition, alteration, or roof modification takes place, non-compliant WUI vents shall be upgraded and/or retrofitted to resist the intrusion of flames and embers.*

SEC. 507 REPLACEMENT OR REPAIR OF ROOF COVERINGS

Section 507 of the California WUI Code is *revised* to read:

Sec. 507.1 General. The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 50 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction specified Sections 504.2 and 504.2.1. All portions of a roof covering applied during an addition, alteration or repair to an existing structure shall meet at least a Class A fire classification.

SEC. 602 FIRE PROTECTION PLANS

Section 602 of the California WUI Code is *revised* to read:

Sec. 602.1 General. *The code official is authorized to require the owner or owner's authorized agent to provide a fire protection plan for either a ministerial building permit project (in accordance with Sections 602.1.1 through 602.3.2), or a discretionary project (in accordance with Section 602.4).*

Sec. 602.1.1 Ministerial Building Permit Project. *The fire protection plan shall be*

prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration.

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist or similar specialist acceptable to the code official and shall analyze the wildfire risk of the building, project, premises or region to recommend necessary changes.

The code official is authorized to require a preliminary fire protection plan prior to the submission of a final fire protection plan.

Sec. 602.2 Contents. *The fire protection plan shall be based on a project-specific wildfire hazard assessment that includes considerations of location, topography, aspect, climatic and fire history.*

The plan shall identify conformance with all applicable state wildfire protection regulations, statutes and applicable local ordinances, whichever are more restrictive.

The plan shall address fire department access, egress, road and address signage, water supply in addition to fuel reduction in accordance with Public Resources Code (PRC) 4290; the defensible space requirements in accordance with PRC 4291 or Government Code 51182; and the applicable building codes and standards for wildfire safety. The plan shall identify mitigation measures to address the project's specific wildfire risk and shall include the information required in Sections 602.3 through 602.3.2.

Sec. 602.3 Project information. *The final fire protection plan shall be reviewed and approved prior to start of construction.*

Sec. 602.3.1 Preliminary fire protection plan. *When a preliminary fire protection plan is submitted, it shall include, at a minimum, the following:*

- 1. Total size of the project.*
- 2. Information on the adjoining properties on all sides, including current land uses, and if known, existing structures and densities, planned construction, natural vegetation, environmental restoration plans, roads and parks.*
- 3. A map with all project boundary lines, property lines, slope contour lines, proposed structure foundation footprints, and proposed roads and driveways. The map shall identify project fuel modification zones and method of identifying the fuel modification zone boundaries.*

Sec. 602.3.2 Final fire protection plan. *Final fire protection plan shall include items listed in Section 602.3.1 and the following:*

- 1. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
 - 1.1. The plant life-form;*
 - 1.2. The scientific and common name; and*
 - 1.3. The expected height and width for mature growth.**
- 2. Identification of irrigated and non-irrigated zones.*
- 3. Requirements for vegetation reduction around emergency access and evacuation routes.*

4. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
5. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
6. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

Sec. 602.4 Discretionary Project. *A Fire Protection Plan shall be prepared for discretionary projects located within High and/or Very High Fire Hazard Severity Zones as identified in the map adopted by the State Fire Marshal or Fire District. A Fire Protection Plan is also required for large projects (an occupant load of 100 or more) or where the site has topographic, geographic, and/or combustible vegetation conditions that require detailed review and analysis, regardless of Fire Hazard Severity Zone, as determined by the code official.*

The Fire Protection Plan for a discretionary project shall be prepared in accordance with the 2024 County of San Diego Fire Protection Plan Guidelines, and the preparer (consultant) must be on the County of San Diego CEQA Consultants List for Privately Initiated Projects for Fire Protection Planning.

SEC. 603 VEGETATION PLAN

Section 603 of the California WUI Code is *revised* to read :

Sec. 603.1 General. *Planting of vegetation for new landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.*

Sec. 603.2 Application. *All new plantings of vegetation in State Responsibility Area (SRA) and Local Responsibility Areas (LRA) designated as a Fire Hazard Severity Zone shall comply with Sections 603.3 through 603.4.2.1.*

Sec. 603.3 Landscape plans. *Landscape plans shall be provided to the FAHJ or a designated third party for any new construction and or addition for residential and commercial buildings or accessory thereof. Plans shall be submitted and approved prior to any framing inspection. In addition, plans shall be provided when modifications occur to any previously approved landscape plan or to the Building Ignition Zones. when required by the code official. The landscape plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.*

Sec. 603.3.1 Contents. *Landscape plans shall contain the following:*

1. *Plans shall be prepared by a California Licensed Landscape Architect, Architect, or Civil Engineer. A landscape designer could prepare planting plans only (not irrigation) for a single-family residence but would need one of the above professionals to stamp the plans verifying compliance with the regulations.*

2. Provide plans with a readable (Engineer or Architect) scale.
3. Delineation of fuel modification zones and Home Ignition Zones with a general description of the zone's dimensions and character.
4. Describe and show existing vegetation on plan.
5. Designate irrigated areas on the plan.
6. Include a Plant Legend with both botanical and common names for existing and proposed plant material.
7. Define all symbols, site amenities, features, and shaded areas, etc. used on the plans.
8. Draw all plant symbols of what the full mature canopy size will be.
9. Include quantities of trees and large shrubs being proposed.

Sec. 603.3.2 Landscaping Installation. All landscaping shall be installed per the approved plan by the FAHJ or their third party designee prior to final inspection for issuance of certificate of occupancy.

Sec. 603.4 Vegetation. All new vegetation shall be drought tolerant and fire-smart vegetation in accordance with this section.

Exception: Trees classified as nonfire-smart vegetation complying with Section 603.4.2.1.

To be considered fire-smart vegetation, it must meet at least one of the following:

1. Be identified as fire-smart vegetation in an approved book, journal or listing from an approved organization.
2. Be identified as fire-smart vegetation by a licensed landscape architect with supporting justification.
3. Plants considered fire-smart vegetation and approved by the local enforcing agency.

Sec. 603.4.1 Shrubs. All new plantings of shrubs shall comply with the following:

1. Shrubs shall not exceed 6 feet (1829 mm) in height.
2. Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm).
3. Shrub groupings shall be separated from other groupings a minimum of 15 feet (4572 mm).
4. Shrub groupings shall be separated from structures a minimum of 30 feet (9144 mm).
5. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.
6. Ornamental grasses shall be planted a minimum 5 feet from any structure.

Sec. 603.4.2 Trees. Trees shall be managed as follows within the 50'foot zone (15240 mm) of a structure:

1. New trees shall be planted and maintained so that the tree's drip line at maturity

is a minimum of 10 feet (3048 mm) from any combustible structure.

2. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm).

3. Existing trees shall be trimmed to provide a minimum separation of 10 feet (3048 mm) away from roof lines, barbecues, fire pits, other heat or flame producing devices, chimney and stovepipe outlets per California Code of Regulations, Title 14, Section 1299.03.

4. For streetscape plantings, all non-fire resistive trees shall be planted so that the center of the tree trunk is 20 feet from edge of curb. Fire resistive trees may be planted 10 feet from edge of curb to center of tree trunk.

Sec. 603.4.2.1 Nonfire-smart vegetation. *New trees not classified as fire-smart vegetation, such as conifers, junipers, cypress, palms with fibrous tissues, pepper trees, acacia species, bamboo species and eucalyptus species and other species not deemed fire smart shall be permitted provided the tree is planted and maintained in accordance with one of the following:*

- 1. The tree is planted so that the tree's drip line at maturity is a minimum of 50 feet (15240 mm) from an applicable building.*

SEC. 604 MAINTENANCE OF DEFENSIBLE SPACE

Section 604 of the California WUI Code is *revised* to read:

Sec. 604.1 General. *Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.*

Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291. Local Responsibility Areas (LRA) as required in Government Code Section 51182 or as amended by FAHJ or by section 604.6 Fuel Modification.

Sec. 604.2 Application. Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

- 1. All unincorporated lands designated as a State Responsibility Area (SRA) or Local Responsibility Areas (LRA).*
- 2. Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.*
- 3. Land as a Wildland-Urban Interface (WUI) area in ordinance by a city or local agency.*

Sec. 604.3 Requirements. *Hazardous vegetation and fuels around all buildings and structures shall be maintained in accordance with the following laws and regulations:*

- 1. Public Resources Code, Section 4291.*
- 2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.*

3. *California Government Code, Section 51182.*
4. *California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.*

Sec. 604.4 Outbuildings. *Outbuildings shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Vegetation more than 10 feet (3048 mm) but less than 20 feet (6096 mm) from outbuildings shall be fire-smart vegetation.*

Sec. 604.5 Disposal of flammable vegetation and fuels. *The disposal, including burning or removal to a site approved by the local jurisdiction, in consultation with the fire authority, of flammable vegetation and fuels caused by site construction, road and driveway construction shall be in accordance with all applicable laws and regulations. [CCR T14 §1276.05]*

Sec. 604.6 Fuel Modification

A fuel modification zone shall be required around every building that is designed primarily for human habitation or use, or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-sided shade covers and similar accessory structures less than 120 square feet and 50 feet or more from a dwelling, and fences more than 5 feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:

- (a) When a building or structure in a hazardous fire area is located 100 feet or more from the property line, the person owning or occupying the building or structure shall maintain a fuel modification zone within 100 feet of the building or structure. See Sec. 604.12 “Home Ignition Zones” See Annex D for “Fuel Modification”.
- (b) The fire code official may increase the fuel modification zone more than the 100 foot minimum if fuel and/or topography are determined to increase the fire hazard severity.
- (c) When a building or structure in a hazardous fire area is setback less than 100 feet from the property line, the person owning or occupying the building or structure shall meet the requirements in subsection (a) above, to the extent possible, in the area between the building or structure and the property line.
- (d) The building official and the FAHJ may provide lists of prohibited and recommended plants.
- (e) The fuel modification zone shall be located entirely on the subject property unless approved by the FAHJ. This required fuel modification zone may be reduced as allowed in subsection (c) above or increased as required by a fire protection plan.
- (f) When the subject property contains an area designated to protect biological or other sensitive habitat or resource, no building or other structure requiring a fuel modification zone shall be located so as to extend the fuel modification zone into a protected area.

(g) **Improved Property:** Property owners shall be permitted to clear all combustible vegetation within a one hundred (100) foot radius of all buildings and structures using methods, such as mowing and trimming that leave plant root structure intact to stabilize soil. Clearing is not limited to these methods and discing, which exposes bare mineral soil, may be used if deemed necessary by the FAHJ.

- a. Where the distance from the structure to the property line of the parcel on which the building is located is less than the distance required to be cleared, (100'), the adjacent parcel owner may be required to establish the required fuel break to achieve the required distance of defensible space if such requirement is approved by the Fire Code Official.

(h) **Unimproved Property:** The owner and/or responsible party of any vacant parcel 1 acre or less in size located within the District shall, at all times, maintain the vacant parcel in compliance with the standards in the section. Any parcel that does not comply with the requirements of this section is hereby declared to be a public nuisance.

- a. All weeds, grasses, or similar ground vegetation shall be cleared or trimmed and maintained at a height not exceeding 4" inches. Vegetation must be maintained through methods such as mowing, thinning, trimming or by other means that leave the plant root structure intact to stabilize the soil.
- b. All dead, dying, or diseased vegetation shall be removed.
- c. Vacant parcels that are located adjacent to a roadway shall comply with the defensible space requirements set forth in Section 604.7.
- d. Vacant parcels that are located adjacent to an improved parcel shall comply with defensible space requirements in Section 604.6 (g) as measured from the improvement on the improved parcel.

Sec. 604.7 Fuel modification of combustible vegetation from sides of roadways. The FAHJ may require a property owner to modify combustible vegetation in the area within 20 feet from each side of the driveway or a public or private road adjacent to the property to establish a fuel modification zone. The FAHJ has the right to enter private property to ensure the fuel modification zone requirements are met.

Exception: The FAHJ may reduce the width of the fuel modification zone if it will not impair access.

Sec. 604.8 Responsibility for Maintenance of defensible space. Any person owning, leasing, controlling, operating or maintaining a building or structure required to establish a fuel modification zone pursuant to Sec. 604.6 shall maintain the defensible space. The FAHJ may enter the property to determine if the person responsible is complying with this section. The FAHJ may issue an order to the person responsible for maintaining the defensible space directing the person to modify or remove non-fire resistant vegetation from defensible space areas, remove leaves, needles and other dead vegetative material from the roof of a building, maintain trees as required by Sec. 604.3.2 or to take other action the FAHJ determines is necessary to comply with the intent of sections 604 et seq.

Sec. 604.9 Trees. Crowns of mature trees located within defensible space shall maintain a minimum horizontal clearance of 10 feet for fire resistant trees and 30 feet for non-fire resistive trees. Mature trees shall be pruned to remove limbs to maintain a vertical separation of three times the height of the lower vegetation or 6 feet, whichever is greater, above the ground surface adjacent to the trees. Dead wood and litter shall be regularly removed from trees. Ornamental trees shall be limited to groupings of 2-3 trees with canopies for each grouping separated horizontally as described in Table 604.9.

**TABLE 604.9
DISTANCE BETWEEN TREE CANOPIES**

Distance between Tree Canopies by Percent Slope	
Percent of Slope	Required Distances Between Edge of Mature Tree Canopies (1)
0 to 20	10 feet
21 to 40	20 feet
41 plus	30 feet

1. Determined from canopy dimensions as described in SunsetWesternGarden Book (Current Edition)

Sec. 604.10 Orchards, Groves or Vineyards

The Valley Center, Fire Protection District adopts the following code amendment:

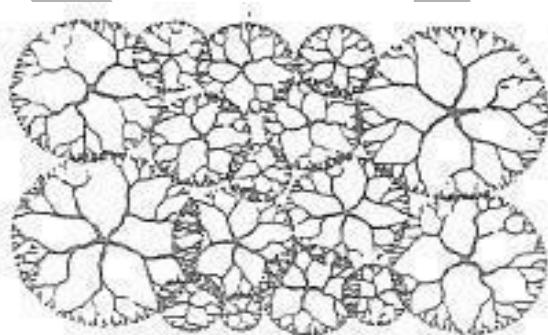
Sec. 604.10 Orchards, groves or vineyards. All orchards, groves and vineyards shall be kept in a healthy state and free of combustible debris and vegetation, including dead or downed trees. A 10-foot firebreak shall be cleared around the perimeter of any orchard, grove or vineyard. Dead grasses between rows of trees or vines shall be mowed.

Sec. 604.12 Building Ignition Zones:

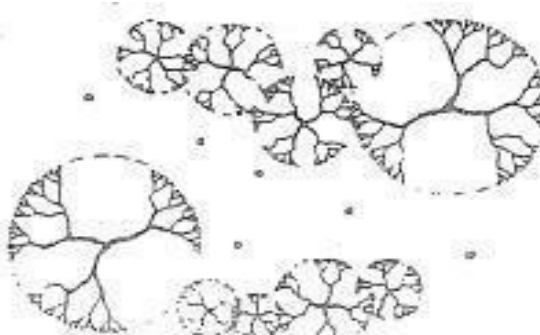
Sec. 604.12.1 Zone 0 “Immediate Zone” 0-5’ Meaning from exterior wall surface or patio, deck or attachment to building or structure extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or non-combustible materials. Removal of combustible materials surrounding the exterior wall area and maintaining area free and clear of combustible materials. The use of mulch and other combustible materials shall be prohibited.

Sec. 604.12.2 Zone 1 “Intermediate Zone” from Zone 0 to 50’ means from the immediate edge of Zone 0 extending out in a horizontal plane. This zone shall consist of planting of low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone starts at 6” adjacent to Zone 0 and extending in a linear fashion up to a maximum of 18” at intersection with Zone 2. Vegetation in this zone shall be irrigated and not exceed 6’ in height and shall be moderate in nature as per Sec. 603.4. Firewood inside this zone shall be piled a minimum of 30’ away from all buildings and structures. Cords of firewood shall also be maintained at least 10’ from property lines and not stacked under tree canopies drip lines.

Sec. 604.12.3 Zone 2 “Extended Zone” from Zone 1 to 100’ means from the immediate edge of Zone 1 extending out in a horizontal plane for 50’. This zone consists of planting of drought tolerant and fire resistive plant species of moderate height. Brush and plants shall be limbed up off the ground, so the lowest branches are 1/3 height of bush/tree/plant or up to 6’ off the ground on mature trees. This area would be considered selective clearing of natural vegetation and dense chaparral by removing a minimum of 50% of the square footage of this area.



Before Thinning



After Thinning

SEC. 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

Section 607 of the California WUI Code is *revised* to read:

Sec. 607.1 General. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. *Firewood piles shall be located 30 feet or more from structures unless completely covered by a fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of ten feet (3048 mm) down to bare mineral soil in all directions.*

Sec. 607.2 Storage for off-site use. Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

SEC. 608 BUILDING SITING AND SETBACKS

Sec. 608.2.1 General fire setbacks. Buildings and structures shall be setback a minimum of 30 feet from property lines and biological open space easements unless existing permitted buildings and structures are located within 30 feet of the property line or the County Zoning Ordinance requires a greater minimum. When the property line abuts a roadway, the setback shall be measured from the centerline of the roadway.

Exception: When both the building official and the FAHJ determine that the hazard from a wildland fire is not significant or when the terrain, parcel size or other constraints on the parcel make the required setback infeasible.

Sec. 608.2.2 Fire setbacks adjacent to protected areas. Buildings and structures shall be setback a minimum of 100 feet from any property line adjacent to a national forest, state park or open space preserve. This setback may be reduced when existing permitted buildings and structures are located within 100 feet of the property line or additional mitigation measures are employed that are satisfactory to both the FAHJ and the building official.

Sec. 608.2.3 Building and Structure setbacks from property lines. *The building official shall establish the minimum setbacks for locating a building and structure on a lot in a wildland-urban interface fire area. The setbacks may be greater than the minimum setbacks provided in the County Zoning Ordinance, when necessary to protect a building and structure from an unreasonable hazard from a wildfire. Buildings and structures shall be setback a minimum of 100 feet from any onsite biological open space easement or other designated open space easement designed to protect sensitive habitat or resource, in accordance with Section 604.6(f).*

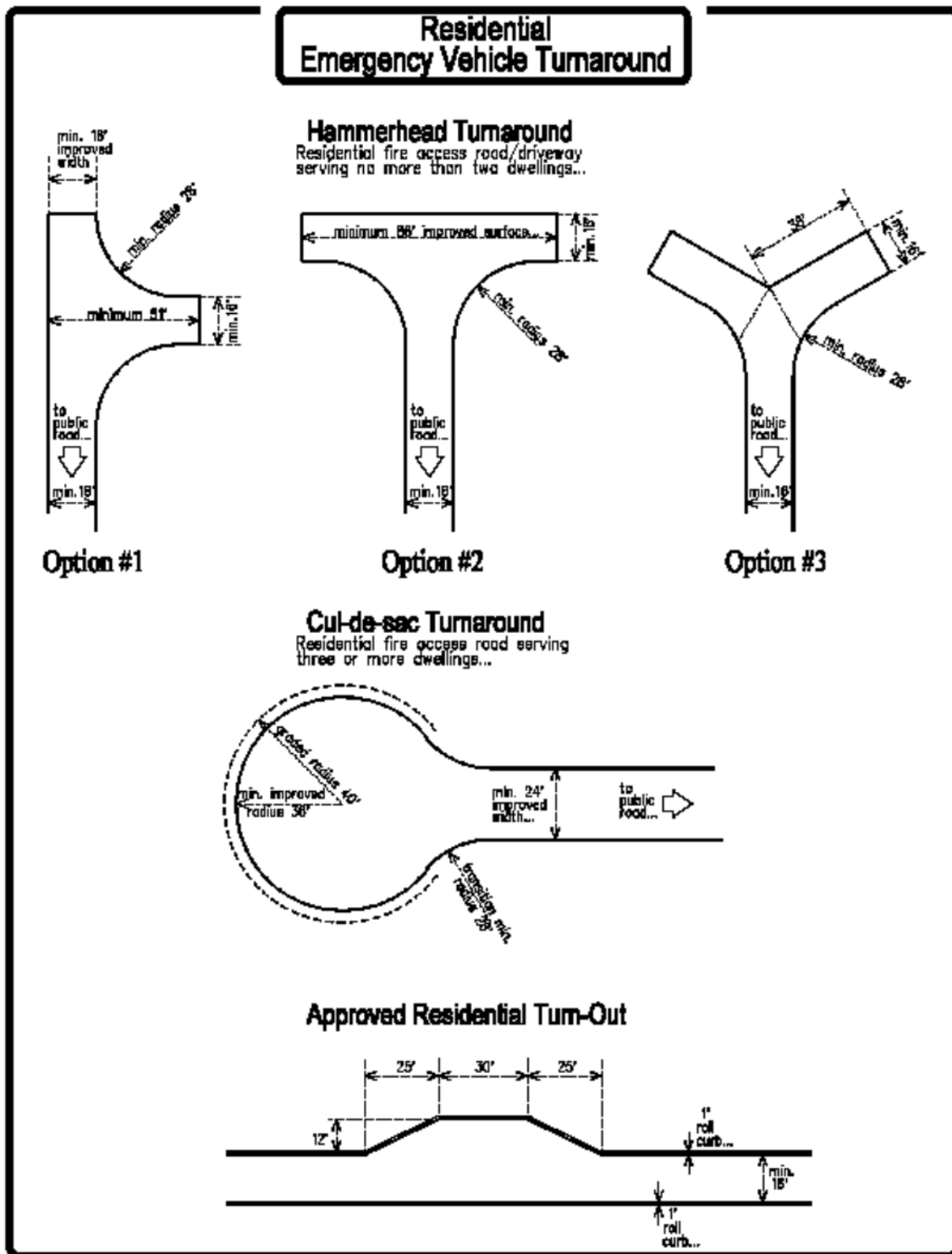
AMENDMENT TO SECTION 608.2.3

The Valley Center Fire Protection District adopts the following code amendment:

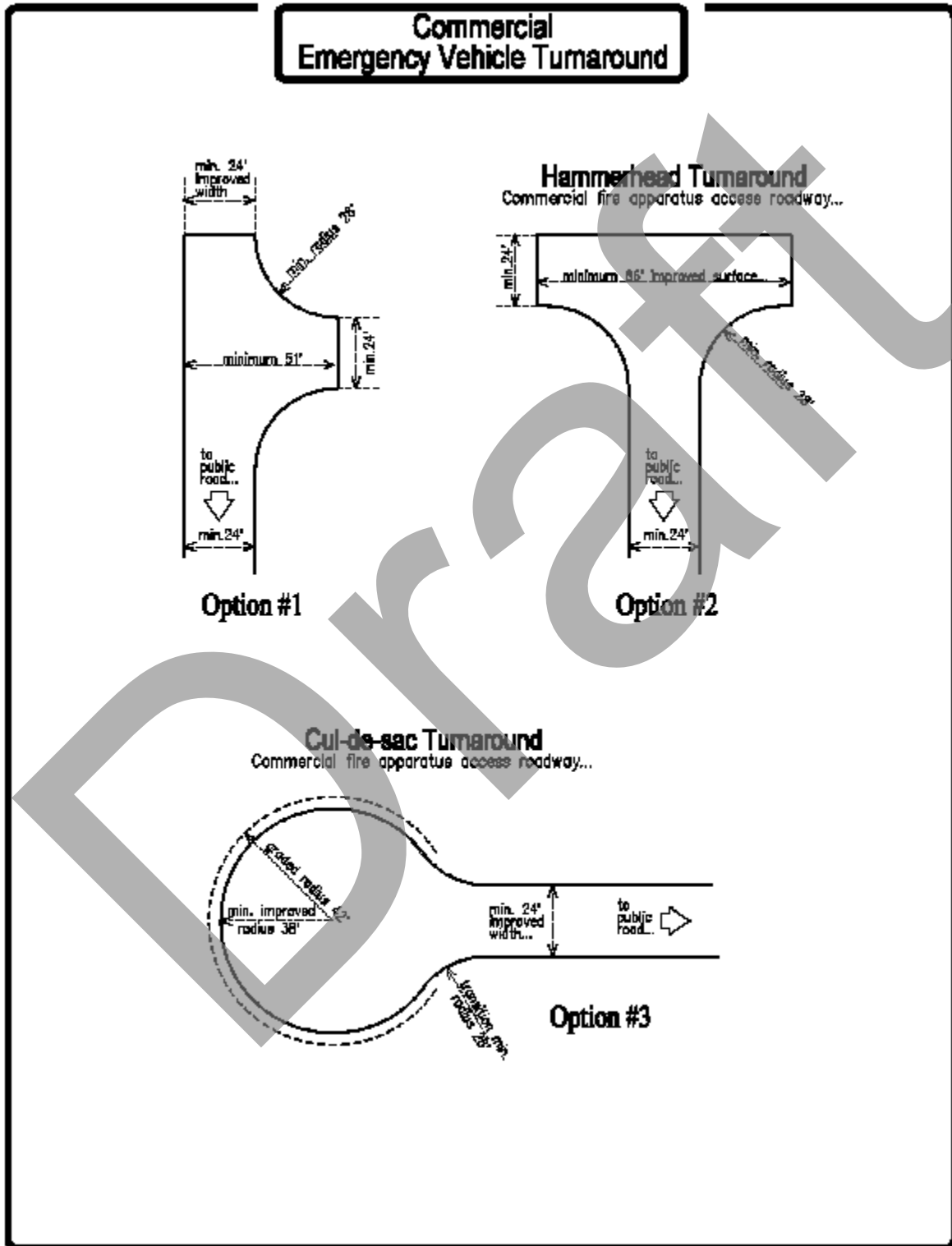
Sec. 608.2.3 Building and Structure setback from slope. Single-story buildings or structures shall be setback a minimum 15 feet horizontally from top of slope to the farthest projection from the structure. A single-story building or structure shall be less than 12 feet above grade, measured from plate height. A two-story building or structure shall be setback a minimum of 30 feet horizontally from top of slope to the farthest projection from the structure. A two-story building or structure shall be greater than a 12-foot plate height but shall not exceed 35 feet in total height. Buildings and structures greater than two stories may require a greater setback as determined by the fire code official.

See Annex C for “Illustration of Slope”.

**ANNEX A RESIDENTIAL FIRE APPARATUS TURN AROUND
REFERENCED SEC. 403.2.5.1 DEAD ENDS**



ANNEX B COMMERCIAL FIRE APPARATUS TURN AROUND
REFERENCED SEC. 403.2.5.1 DEAD ENDS



ANNEX C SLOPE CROSS SECTION MEASUREMENTS REFERENCED
SEC. 608.2.3

608.2.3 Building and Structure setback from slope. Single-story

buildings or structures shall be setback a minimum 15 feet horizontally from top of slope to the farthest projection from the structure. A single-story building or structure shall be less than 12 feet above grade, measured from plate height. A two-story building or structure shall be setback a minimum of 30 feet horizontally from top of slope to the farthest projection from the structure. A two-story building or structure shall be greater than a 12-foot plate height but shall not exceed 35 feet in total height. Buildings and structures greater than two stories may require a greater setback as determined by the fire code official.

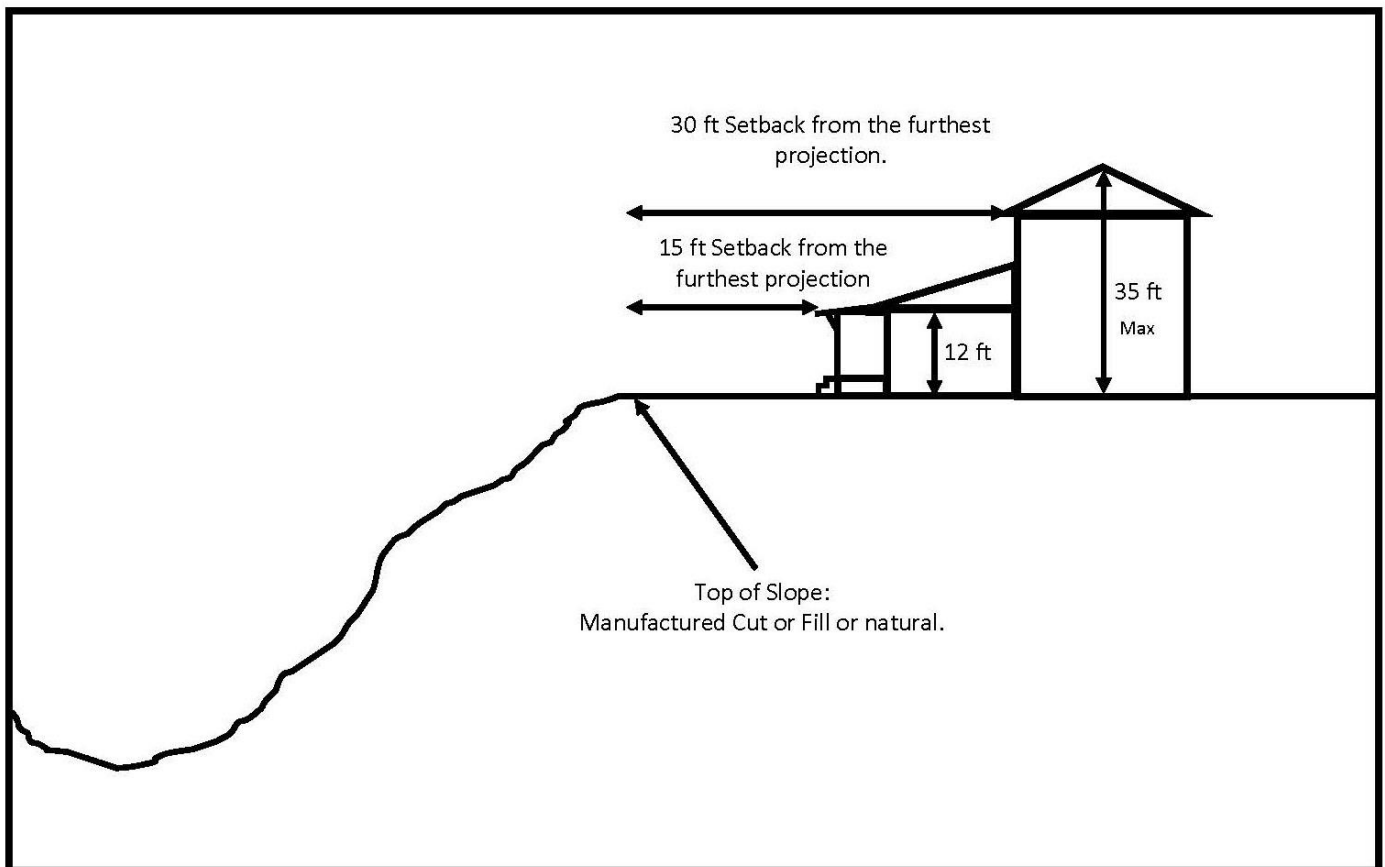


Figure 1. Top of Slope Setback

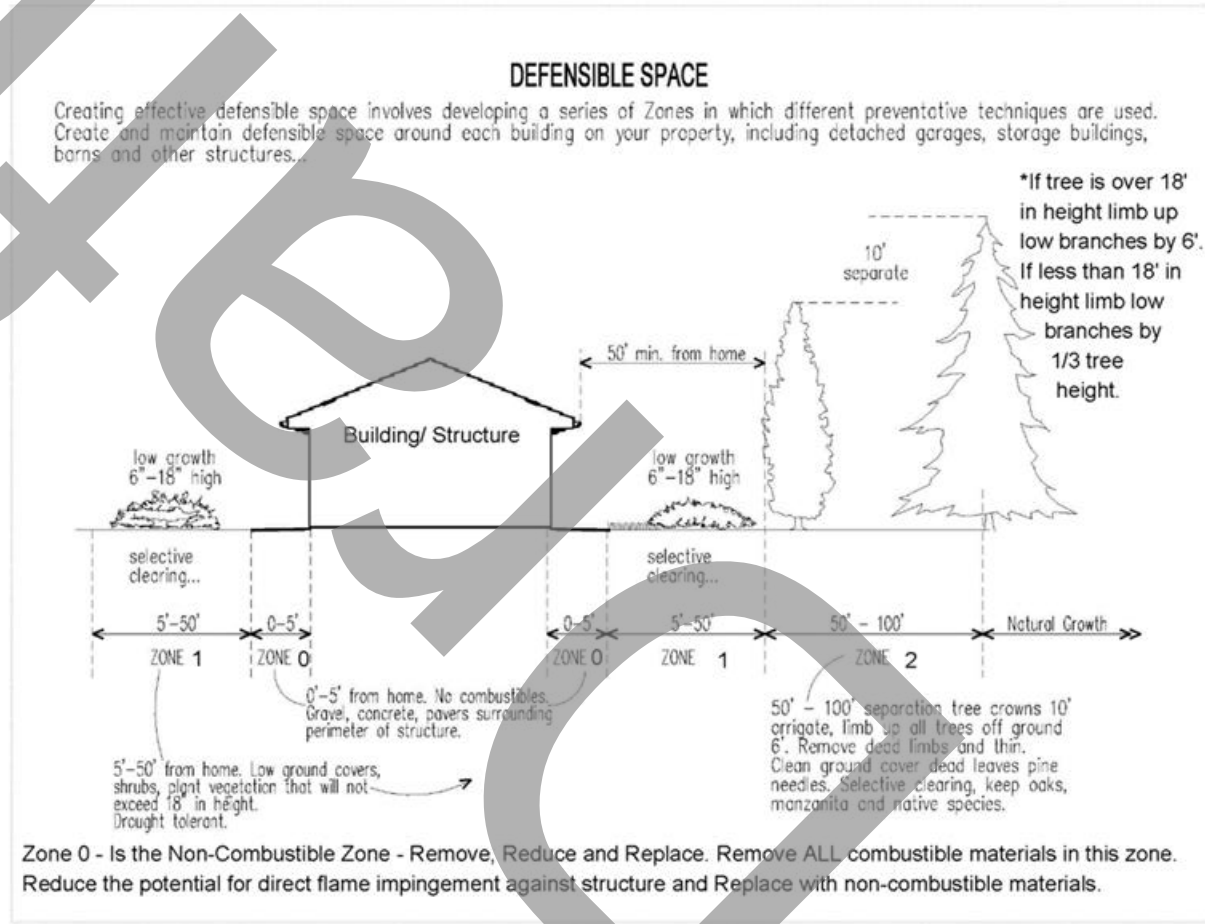
ANNEX D FUEL MODIFICATION ZONES MEASUREMENTS REFERENCED FIGURE 604.6

Create and maintain Zone 0 Non-Combustible Zone. Remove ALL Combustible materials: Vegetation, mulch, bark, sheds, fences attachments within this zone.

REMOVE – Combustible materials in this zone

REDUCE – Potential for direct flame against building or structure

REPLACE – Non-combustible materials acceptable to FAHJ



ANNEX E DEFENSIBLE SPACE ORDINANCES AND UNINCORPORATED FIRE DISTRICTS MAP

Refer to the map on the following page to determine the appropriate Unincorporated Fire District. Defensible Space Ordinances differ depending on which fire district your property is located. Refer to the below web links to find the appropriate Defensible Space Ordinance. If your fire district is not listed below, please contact the appropriate fire code official for your fire district.

Alpine Fire Protection District

<https://www.alpinefire.org/files/a935a53b0/2016.01+Weed+Abatement+Ordinance.pdf>

Lakeside Fire Protection District

<https://lakesidefire.org/defensible-space/>

North County Fire Protection District

<https://www.ncfire.org/files/9c10be67f/Ordinance+2001-1+-+Weed+Abatement.pdf>

Rancho Santa Fe Fire Protection District

<http://www.rsf-fire.org/wp-content/uploads/2022/03/0.-Ord-2022-02-Weed-Abatement-Final.pdf>

Rincon Del Diablo Municipal Water District

<http://rinconwater.org/wp-content/uploads/2018/12/Water-Administrative-Code-rev-2017.pdf>

San Diego County Fire Protection District

<https://www.sandiegocounty.gov/content/dam/sdc/sdcfa/documents/prevention/2011-defensible-space-ordinance.pdf>

San Marcos Fire Protection District

<https://www.san-marcos.net/departments/public-safety/fire-department/fire-prevention/ab38-defensible-space-inspections>

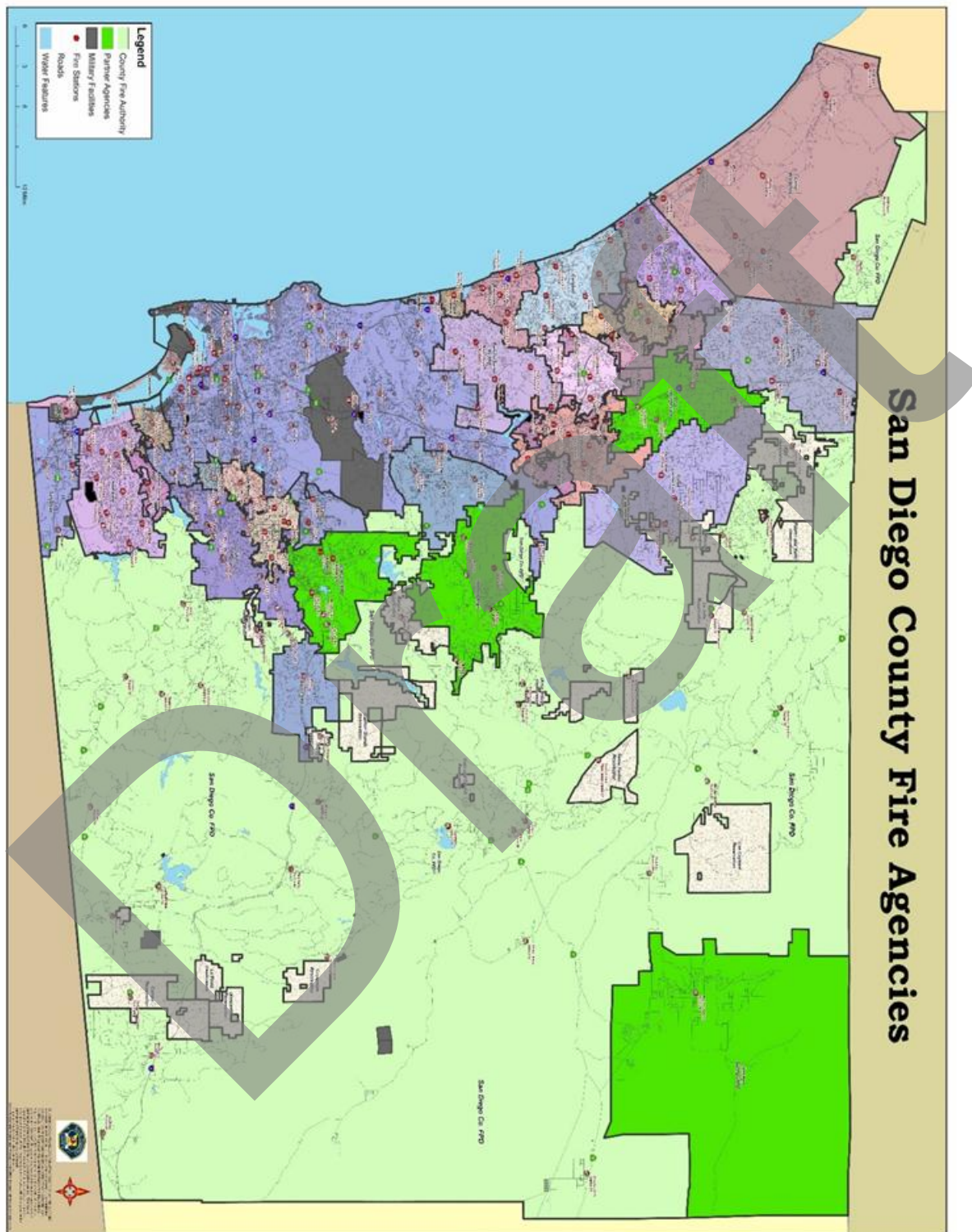
San Miguel Fire Protection District

<https://sanmiguelfire.specialdistrict.org/files/2f4b1b461/Ordinance+14-1+-+Weed+Abatement+%28signed%29.pdf>

Valley Center Fire Protection District

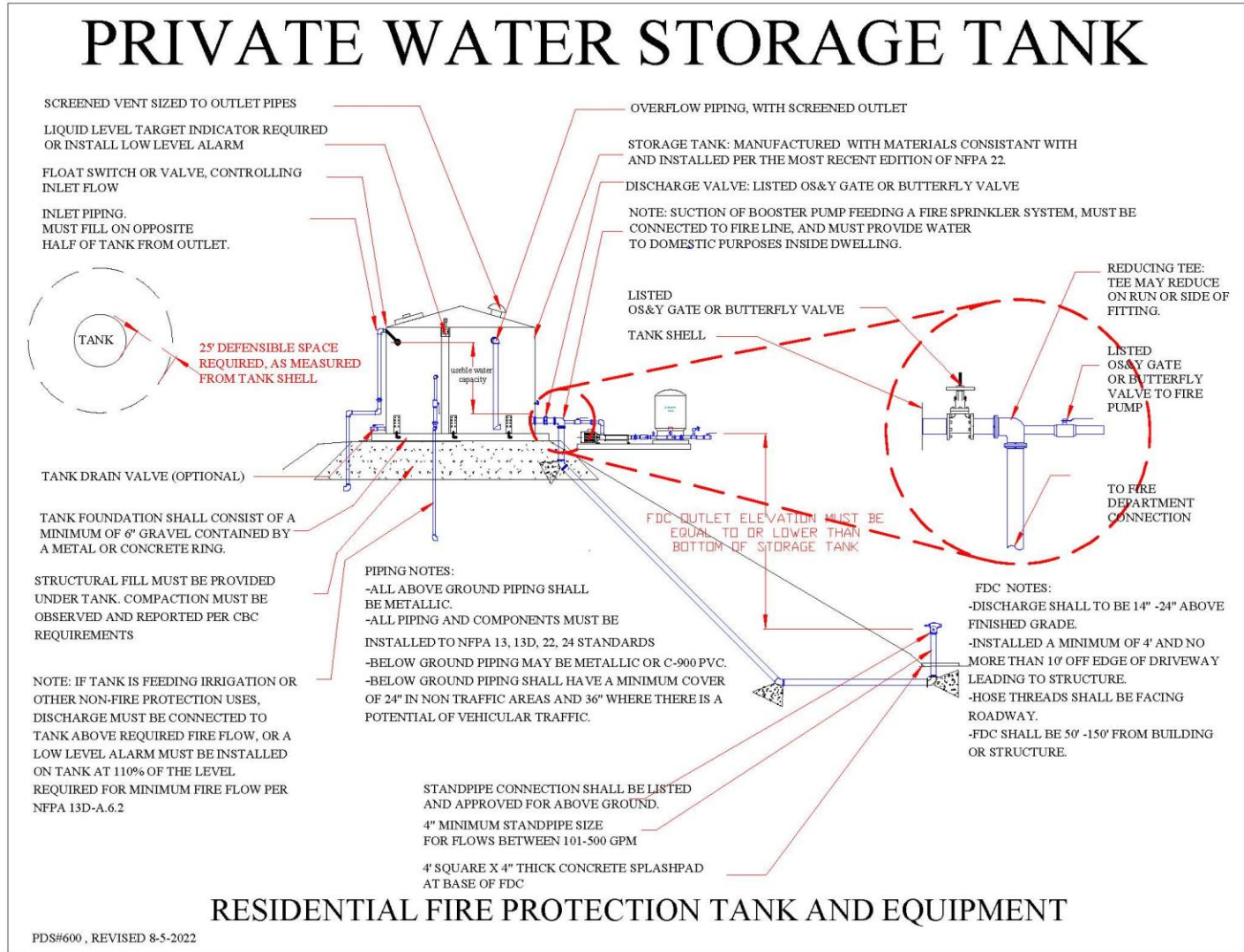
<https://www.valleycenterfire.com/wp-content/uploads/2022/08/Ordinance-55-weed-abatement.pdf>

ANNEX E DEFENSIBLE SPACE ORDINANCES FIRE DISTRICTS MAP



ANNEX F PRIVATE WATER STORAGE TANK INSTALLATION REQUIREMENTS

Plans shall be submitted to the FAHJ for approval prior to the installation of water tank. All materials shall be listed and approved by the FAHJ. **Figure 404.5.3**



INDEX BY CODE SECTION CONSOLIDATED WUI CODE

Differences:

1. Showed the language and text that is different from the California WUI Code and the County Code as shown in *Italics*. (AM)endments) (AD)ded)
2. Changed punctuation or a grammatical change. (Admin Changes)
3. Words were deleted or sections deleted. County amendments were not necessary as section was adopted in model code language. (Adopted model code language)
4. Revised or referenced texts. Changes from the previous code that have been (R)Evised.
5. NO CHANGE (NC) means no changes made. Language is the same.
6. NEW – Means new image or section provided for clarity.
7. These sections and are substantially equivalent to changes or modifications previously filed by the governing body of the county were in effect as of 9/30/2025.
8. Does not apply to FPD ordinances only found in County Code language

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)vised, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
Section 1	Section 1	An Ordinance ratifying the 2026 Consolidated WUI Code for 12 Fire Protection Districts	AD	Section 1	Section 1	10	4
Sec 1.001	Section 2	Application of the County Consolidated Code	AD			10	4
Sec 1.002	Section 2	Explanation of the 2026 County Consolidated Code	AD			10	4
Sec. 96.1.001	Sec. 96.2.001	Adoption of County Amendments to the California WUI	AD		Section 2	10	4
	Sec. 96.2.001	Amendment to Section 96.2.001	AD			5, 6, 8, 9, 11, 12, 13	4
Sec. 96.1.002	Sec. 96.2.002	Explanation of California WUI to 2025 California WUI Code	AD	Section 2	Section 2	10	4

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evise, (D)ele	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
Sec. 96.1.003	Sec. 96.2.003	Explanation of County California WUI Code adding 96.2	AD			10	4
Sec. 96.1.006	Sec. 96.2.006	Deletions, Revisions, Additions and Numerical Explanation	AD			10	8
Sec. 96.1.101.5	Sec. 96.2.1.1.12	Validity	R		Sec. 1.1.12	10	5
	Sec. 96.2.101	Scope and General Requirements	AD		Sec. 101	10	6
		Title	AD		Sec. 101.1	10	6
		Scope	AD		Sec. 101.2	10	6
		Application	AD		Sec. 101.3.1	10	6
		Application date and where required	AD		Sec. 101.3.1.1	10, 11, 13	1, 4, 6
		Maintenance	AD		Sec. 101.6	10, 11, 13	1, 4, 6
	Sec. 96.2.102	Applicability	AD		Sec. 102	10	7
		General	AD		Sec. 102.1	10	5
		Other Laws	AD		Sec. 102.2	10	5
		Matters not provided for	AD		Sec. 102.6	10	5
Sec. 96.1.102.13	Sec. 96.2.102.14	Repeal of Conflicting Ordinances, Resolutions or Motions	AD	Sec. 102.13	Sec. 102.14	10	4, 7
	Sec. 96.2.103.1	Creation of Agency	AD		Sec. 103.1	10	6
	Sec. 96.2.104	Duties and Powers of the Code Official	AD		Sec. 104	10	5
Sec. 96.1.104.9	Sec. 96.2.104.2.4	Modifications	R		Sec. 104.2.3	10	4, 7
	Sec.	Individual Cases	R		Sec.	10	1, 4

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
	96.2.104.2.3.1				104.2.3.1		
Sec. 96.1.104.13	Sec. 96.2.104.12	Cost Recovery	AD	Sec. 104.13	Sec. 104.12	10	4, 7
Sec. 96.1.104.13.1	Sec. 104.12.1	Reimbursement Required	AD	Sec. 104.13.1	Sec. 104.12.1	10	4, 7
Sec. 96.1.105.3.9	Sec. 96.2.104.13	Expense Recovery	AD	Sec. 105.3.9	Sec. 104.13	10	5, 7
	Sec. 96.2.109	Inspection and Enforcement	AD		Sec. 109	10	5
Sec. 96.1.111	Sec. 96.2.112	Appeals	R	Sec. 111	Sec. 112	10	1, 4, 7
		Regional Fire Appeals Board established	R	Sec. 111.1	Sec. 112.1	10	1, 4, 7
		Limitations on authority	R	Sec. 111.2	Sec. 112.2	10	1, 4, 7
		Qualifications	R	Sec. 111.3	Sec. 112.3	10	1, 4, 7
		Appeals Procedures	R	Sec. 111.4	Sec. 112.4	10	1, 4, 7
		Appeals of determinations regarding building permits	R	Sec. 111.4.1	Sec. 112.4.1	10	1, 4, 7
		Appeals of determinations regarding discretionary permits	R	Sec. 111.4.2	Sec. 112.4.2	10	1, 4, 7
		Appeals of determinations for matters other than building permits or discretionary permits	R	Sec. 111.4.3	Sec. 112.4.3	10	1, 4, 7
		Regional Fire Appeals Board	R	Sec. 111.5	Sec. 112.5	10	1, 4, 7
Sec. 96.1.112.4	Sec. 96.2.109.3.7.2	Violations, Penalties and Responsibilities for Compliance	R	Sec. 112.4	Sec. 109.3.7.2	10	1, 4, 7

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
		Amendment to Section 109.3.7.2 Violations, penalties and responsibility for compliance	AM	Sec. 112.4	Sec. 109.3.7.2	10	1, 4, 7
	Sec. 96.2.113	Stop Work Order	AM				
		Amendment to Section 113.4 Failure to Comply	AM	Sec. 113.4	Sec. 113.4	10	1, 4, 7
CHAPTER 2 DEFINITIONS							
Sec. 96.1.202	Sec. 96.1.202	Definitions	R	Sec. 202	Sec. 202	3,5,6,8,9,10,13	1, 2, 4, 7
CHAPTER 3 WILDLAND URBAN INTERFACE AREAS							
	Sec. 96.2.303	Fire Hazard Severity Zones	AD	CFC 4904	Sec. 303	10, 11, 12, 13	1, 7
CHAPTER 4 WILDLAND URBAN INTERFACE AREA REQUIREMENTS							
Sec. 96.1.501.3.2	Sec. 96.2.401.3.2	Fire Apparatus Access Modifications	AD	Sec. 501.3.2	Sec. 401.3.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.503	Sec. 96.2.403	Fire Apparatus Access Roads	R	Sec. 503	Sec. 403	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: General	R	Sec. 503.1	Sec. 403.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Buildings and Facilities	R	Sec. 503.1.1	Sec. 403.1.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Secondary Access Required	R	Sec. 503.1.2	Sec. 403.1.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: High Piled Storage	R	Sec. 503.1.3	Sec. 403.1.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Dimensions	R	Sec. 503.2.1	Sec. 403.2.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evised, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
		Fire Apparatus Access Roads: Amendment to Road Phasing	AM	Sec. 503.2.1	Sec. 403.2.1.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Authority to Increase Minimum	R	Sec. 503.2.2	Sec. 403.2.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Surface	R	Sec. 503.2.3	Sec. 403.2.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Amendment to Surface	AM	Sec. 503.2.3	Sec. 403.2.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Roadway Radius	R	Sec. 503.2.4	Sec. 403.2.4	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Dead Ends	R	Sec. 503.2.5	Sec. 403.2.5	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Dead End Roads turn-around required	R	Sec. 503.2.5.1	Sec. 403.2.5.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Dead End Roads	R	Sec. 503.2.5.2	Sec. 403.2.5.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Bridges and Elevated Surfaces	R	Sec. 503.2.6	Sec. 403.2.6	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Bridges with 1 traffic lane	R	Sec. 503.2.6.1	Sec. 403.2.6.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Grade	R	Sec. 503.2.7	Sec. 403.2.7	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
		Fire Apparatus Access Roads: Cross Slope	R	Sec. 503.2.7.1	Sec. 403.2.7.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Angles of Approach and Departure	R	Sec. 503.2.8	Sec. 403.2.8	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Roadway Turn Outs	R	Sec. 503.2.9	Sec. 403.2.9	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Marking	R	Sec. 503.3	Sec. 403.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Fire Lane Designation	R	Sec. 503.3.1	Sec. 403.3.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Obstruction of Fire Apparatus Roads	R	Sec. 503.4	Sec. 403.4	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Traffic Calming Devices	R	Sec. 503.4.1	Sec. 403.4.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Required Gates or Barricades	R	Sec. 503.5	Sec. 403.5	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: Secured Gates and Barricades	R	Sec. 503.5.1	Sec. 403.5.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads: School Fences and Gates	R	Sec. 503.5.2	Sec. 403.5.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Fire Apparatus Access Roads:	R	Sec. 503.6	Sec. 403.6	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
		Security Gates					
Sec. 96.1.505	Sec. 96.2.405	Premises Identification	R	Sec. 505	Sec. 405	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Address Identification	R	Sec. 505.1	Sec. 405.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Street or Road Signs	R	Sec. 505.2	Sec. 405.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Traffic Access Limitations	R	Sec. 505.2.1	Sec. 405.2.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Easement Address Signs	R	Sec. 505.3	Sec. 405.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Directory Map	R	Sec. 505.4	Sec. 405.4	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Response Map Updates	R	Sec. 505.5	Sec. 405.5	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.506.1.3	Sec. 96.2.406	Emergency Key Access	AD	Sec. 506.1.3	Sec. 406	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.507.2	Sec. 96.2.404.5	Type of Water Supply	R	Sec. 507.2	Sec. 404.5	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
		Private Fire Service Mains	R	Sec. 507.2.1	Sec. 404.5.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.507.5.8	Sec. 404.5.2	Waterline Extensions	AD	Sec. 507.5.8	Sec. 404.5.2	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
	Sec. 404.5.3	Water Storage Tanks	R	Sec. 507.2.2	Sec. 404.5.3	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	4, 7
Sec. 96.1.507.3	Sec. 96.2.404.6	Fire Flow	R	Sec. 507.3	Sec. 404.6	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	5, 7
Sec. 96.1.507.5.7	Sec. 404.4.1	Fire Hydrant and Fire Valve Location	AD	Sec. 507.5.7	Sec. 404.4.1	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	1, 4
		Signing Water Sources and Fire Department Connections	AD	Sec. 507.5.7.1	Sec. 404.8	1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	1
Sec. 96.1.507.5.8		Waterline Extensions	D	Sec. 507.5.8		1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13	1
CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS (Formerly CBC 7a)							

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
	Sec. 96.2.503	Ignition-Resistant Construction Material	AM		Sec. 503.1	11	1, 4, 7
		Ignition-resistant building material	NC		Sec. 503.2	11	1, 4, 7
	Sec. 96.2.504	Ignition- Resistant Construction	NC		Sec. 504	11	1, 4, 7
	Sec. 504.3	Protection of enclosed eaves	AM		Sec. 504.3	11	1, 4, 7
	Sec. 504.3.1	Protection of open eaves	NC		Sec. 504.3.1	11	5
	Sec. 504.4	Gutters and downspouts	AM		Sec. 504.4	11	1, 4, 7
	Sec. 504.5.2	Exterior Wall Coverings	AM		Sec. 504.5.2	11	1, 4, 7
	Sec. 504.7	Projections	AM		Sec. 504.7	11	1, 4, 7
	Sec. 504.7.1	Underside of Projections	AM		Sec. 504.7.1	11	1, 4, 7
	Sec. 504.7.3	Decks	NC		Sec. 504.7.3	11	5
	Sec. 504.8	Exterior Glazing	AM		Sec. 504.8	11	1, 4, 7
	Sec. 504.9	Exterior Doors	AM		Sec. 504.9	11	1, 4, 7
	Sec. 504.10.4	Retrofitting Non- Compliant Vents	AD		Sec. 504.10.4	11	1, 4, 7
	Sec. 96.2.507	Replacement or Repair of Roof Coverings	NC		Sec. 507	11	5
CHAPTER 6 FIRE PROTECTION REQUIREMENTS							
Sec. 96.1.4903.1.1	Sec. 96.2.602	Fire Protection Plans	AM	Sec. 4903.1.1	Sec. 602	1-13	1, 4, 7
		Ministerial Building Permit	AD		Sec. 602.1.1	1-13	1, 4, 7
		Contents	NC		Sec. 602.2	1-13	1, 4, 7
		Project Information	NC		Sec. 602.3	1-13	1, 4, 7
		Preliminary FPP	NC		Sec. 602.3.1	1-13	1, 4, 7

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evised, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
		Final FPP	NC		Sec. 602.3.2	1-13	1, 4, 7
		Discretionary Project	AD		Sec. 602.4	1-13	1, 4, 7
Sec. 96.1.4906.3	Sec. 96.2.603	Vegetation Plan	AM	Sec. 4906.3	Sec. 603	11, 13	1, 4, 7
Sec. 96.14907	Sec. 96.2.604	Maintenance of Defensible Space	AM	Sec. 4907	Sec. 604	1-13	1, 4, 7
	Sec. 604.1	General	AM		Sec. 604.1	1-13	1, 4, 7
	Sec. 604.2	Application	AM		Sec. 604.2	1-13	1, 4, 7
	Sec. 604.3	Requirements	AM		Sec. 604.3	1-13	1, 4, 7
	Sec. 604.4	Outbuildings	AM		Sec. 604.4	1-13	1, 4, 7
	Sec. 604.5	Disposal of flammable vegetation and fuels	NC		Sec. 604.5	1-13	5
Sec. 96.1.4907	Sec. 604.6	Fuel Modification	AM	Sec. 4907.5	Sec. 604.5	1-13	1, 4, 7
Sec. 4907.5	Sec. 604.6	Fuel Modification (SMC)	NC	Sec. 4907.5	Sec. 604.6	1-13	5
Sec. 4907.6	Sec. 604.7	Fuel Modification of combustible vegetation from sides of roadways	NC	Sec. 4907.6	Sec. 604.7	1-13	5
Sec. 4907.8	Sec. 604.8	Responsibility for Maintenance of Defensible Space	NC	Sec. 4907.8	Sec. 604.8	1-13	5
Sec. 4907.8.1	Sec. 604.9	Trees	NC	Sec. 4907.8.1	Sec. 604.9	1-13	5
Sec. 4907.8.2	Sec. 604.10	Orchards, Groves or Vineyards	NC	Sec. 4907.8.2	Sec. 604.10	1-13	5
Sec. 4907.8.3	Sec. 604.11	Eucalyptus Forests and Oak Woodlands	NC	Sec, 4907.8.3	Sec. 604.11	1-13	5
Sec. 4907.9	Sec. 604.12	Building Ignition Zones	NC	Sec. 4907.9	Sec. 604.12	1-13	5
Sec. 4907.9.1	Sec. 604.12.1	Zone 0	NC	Sec. 4907.9.1	Sec. 604.12.1	1-13	5
Sec. 4907.9.1	Sec. 604.12.1	Zone 0 (SDCPFD)	AM	Sec.	Sec.	1-13	5

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evised, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
				4907.9.1	604.12.1		
Sec. 4907.9.2	Sec. 604.12.2	Zone 1	NC	Sec. 4907.9.2	Sec. 604.12.2	1-13	5
Sec. 4907.9.2	Sec. 604.12.2	Zone 1 (SDCPFD)	NC	Sec. 4907.9.2	Sec. 604.12.2	1-13	5
Sec. 4907.9.3	Sec. 604.12.3	Zone 2	NC	Sec. 4907.9.3	Sec. 604.12.3	1-13	5
Sec. 4907.9.3	Sec. 604.12.3	Zone 2 (SDCPFD)	NC	Sec. 4907.9.3	Sec. 604.12.3	1-13	5
Sec. 4907.9.4	Sec. 604.12.4	Requirements Applicable to Zones 1 and 2	NC	Sec. 4907.9.4	Sec. 604.12.4	1-13	5
Sec. 4907.9.5	Sec. 604.12.5	Establishment and Maintenance of a Fuel Modification Zone	NC	Sec. 4907.9.5	Sec. 604.12.5	1-13	5
Sec. 4907.10	Sec. 604.12.6	Violations	NC	Sec. 4907.10	Sec. 604.12.6	1-13	5
Sec. 4907.11	Sec. 604.12.7	Right of Entry	NC	Sec. 4907.11	Sec. 604.12.7	1-13	5
Sec. 96.1.326	Sec. 96.2.607	Storage of Firewood	NC	Sec. 326	Sec. 607.1	10, 11, 12, 13	5
Sec. 96.1.326	Sec. 96.2.607	Storage of Firewood	NC	Sec. 326	Sec. 607.1	10, 11, 12, 13	5
Sec. 96.1.4907.4	Sec. 96.2.608	Building Setbacks	AM	Sec. 4907.4	Sec. 608.2.2	1-13	5
	Sec. 608.2.2	Fire Set backs adjacent protected areas	NC	Sec. 4907.4.2	Sec. 608.2.2	1-13	5
	Sec. 608.2.3	Building and Structure setback from slope	NC	Sec. 4907.4.3	Sec. 608.2.3	1-13	5
	Sec. 96.2.APP.F	Characteristics of Fire Smart Vegetation	NC		Sec. APP. F	1-13	5
	Sec. 96.2.APP.G	Voluntary Home Hardening Recommendations	NC		Sec. APP. G	1-13	5

County Section Old (2023)	County Section NEW (2026) California WUI	Subject	(AD)ded, (AM)end, (R)evise, (D)elete	2023 Fire District Section (2023)	2026 Fire District Section (2026) California WUI	FINDINGS (1- 13)	Difference
Sec. 96.1.007	Sec. 96.1.003	Effective Date	R	Section 5	Section 5	10	4, 7
		Index by code section	AD		Section 6	10	3, 4, 7
		Findings	AD		Section 7	10	4, 6, 7
		Additional Findings for Chapter 49 WUI	AD			10	4
		Findings for the Fire Code	AD			10	4
Annex A	Annex A	Annex Residential Turn Around	AD	Annex A	Annex A	1 - 13	5
Annex B	Annex B	Annex Commercial Turn Around	AD	Annex B	Annex B	1 - 13	5
Annex C	Annex C	Annex Slope Measurements	AD	Annex C	Annex C	1 - 13	5
Annex D		Annex Fuel Modifications Measurements	AD	Annex D			3
Annex E		Annex Defensible Space Ordinance Maps	AD	Annex E			3
Annex F	Annex D	Annex Private Water Storage Tank plan requirements	AD	Annex F	Annex D	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13	5

FINDINGS

FOR REVISION OF THE VALLEY CENTER FIRE PROTECTION DISTRICT AMENDMENTS TO THE 2025 CALIFORNIA WUI CODE OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 7

As required by Health and Safety Code section 17958 the Valley Center Fire Protection District does herewith make express findings that amendments to the 2025 California WUI Code are necessary for the protection of the public health, safety, and welfare due certain climatic, topographic, or geological features existing in the County of San Diego.

The following matrix lists the Valley Center Fire Protection District amendments and the corresponding express findings. Minor editorial changes or typographical corrections to the WUI Code are not shown in these findings. The full texts of the proposed Valley Center Fire Protection District amendments are shown in Valley Center Fire Protection District WUI Code.

Additional Findings for Wildland Urban-Interface Fire Areas

REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS

As required by Health and Safety Code section 17958 the Valley Center Fire Protection District Board of Directors does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the County of San Diego. *To comply with conditions outlined from AB130 citing H&S Code Section 13869.7 the Board of Directors of said fire district cites due to the extreme conditions listed below in findings home hardening and defensible space to protect the public requires local amendments.*

DEFINITIONS:

CLIMATE. The average course or condition of the weather at a particular place over a period of many years, as exhibited in absolute extremes, means and frequencies of given departures from these means (i.e., of temperature, wind velocity, precipitation and other weather elements).

TOPOGRAPHY. The configuration of landmass surface, including its relief (elevation) and the position of its natural and man-made features that affect the ability to cross or transit a terrain.

GEOGRAPHY. A science that deals with the earth and its life, especially the description of land, sea, air, and the distribution of plant and animal life including man and his industries with reference to the mutual relations of these diverse elements. Webster's Third New California Dictionary

CLIMATIC CONSIDERATIONS:

There are two types of climates: macro and micro. A macro climate affects an entire region and gives the area a general environmental context. A microclimate is a specific variation that could be related to the other two factors, topography and geography. A microclimate may cover a relatively small area or be able to encompass an entire community, as opposed to another community in the same County of San Diego.

Climatic consideration should be given to the extremes, means, and anomalies of the following weather elements:

1. Temperatures.
2. Relative humidifies.
3. Precipitation and flooding conditions.
4. Wind speed and duration of periods of high velocity.
5. Wind direction.
6. Fog and other atmospheric conditions.

TOPOGRAPHIC CONSIDERATIONS:

Topographic considerations should be given to the presence of the following topographical elements:

1. Elevation and ranges of elevation.
2. Location of ridges, drainages and escarpments.
3. Percent of grade (slope).
4. Location of roads, bridges and railroads.
5. Other topographical features, such as aspect exposure.

This information becomes an important part of creating an analysis of urban-wildland areas because topography and slope are key elements (along with fuel type) that create the need for specific ignition-resistance requirements in this code

GEOGRAPHIC CONSIDERATIONS:

Geography should be evaluated to determine the relationship between man-made improvements (creating an exposure) and factors such as the following:

1. Fuel types, concentration in a mosaic and distribution of fuel types.
2. Earthquake fault zones.
3. Hazardous material routes.
4. Artificial boundaries created by jurisdictional boundaries.
5. Vulnerability of infrastructure to damage by climate and topographical concerns.

FINDINGS FOR THE WUI CODE

Finding 1 (FLOOD)

The Valley Center Fire Protection District herewith make findings that flood conditions carry the potential for overcoming the ability of the fire department to aid or assist in fire control, evacuations, rescues and the emergency task demands inherent in such situations. The potential for flooding conditions results in limiting fire department emergency vehicular traffic, with resulting in overtaxing fire department personnel, may further cause a substantial or total lack of protection against fire for the buildings and structures located within the jurisdiction.

Finding 2 (EARTHQUAKE)

The Valley Center Fire Protection District is situated near three major faults, each capable of generating earthquakes of significant magnitude. These are the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault. These faults are subject to becoming active at any time; the Valley Center Fire Protection District is particularly vulnerable to devastation should such an earthquake occur.

The potential effects of earthquake activity include isolating certain areas of Valley Center Fire Protection District from the surrounding area and restricting or eliminating internal circulation due to the potential for collapsing of highway overpasses and underpasses, along with other bridges in the area, or an earth slide, and the potential for vertical movement rendering surface travel unduly burdensome or impossible.

Finding 3 (MOBILITY)

The Valley Center Fire Protection District is bisected by San Diego County of San Diego ROADWAY SYSTEM. This highway is heavily traveled by transportation vehicles carrying known toxic, flammable, explosive and hazardous materials. The potential for release or threatened release of hazardous material along this route and others within the district is likely given the volume transported daily. Incidents of this nature will normally require all available emergency response personnel to prevent injury and loss of life and to prevent, as far as practicable, property loss. Emergency personnel responding to such aforementioned incidents may be unduly impeded and delayed in accomplishing an emergency response as a result of this situation. With the potential result of undue and unnecessary risk to the protection of life and public safety and, in particular, endangering residents and occupants in buildings or structures without the protection of automatic fire sprinklers.

Finding 4 (WATER SUPPLY)

Much of the rural area of the Valley Center Fire Protection District is a mountainous topography and lacks the infrastructure needed for water supply (fire flow) and experiences water shortages from time to time. Those conditions have severely adverse effects on water availability for firefighting. Fires starting in sprinklered buildings are typically controlled by one or two sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well- established structure fires operate at about 250 gallons per minute each, and the estimated water need for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the 2025 California Fire Code.

Under circumstances such as lack of water infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demands needs of residential fire sprinklers would control and extinguish many fires before they spread from building to wildland. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

Finding 5 (TOPOGRAPHY)

The topography of the Valley Center Fire Protection District presents problems in delivery of emergency services, including fire protection. Hilly terrain has narrow, winding roads with very little circulation, preventing rapid access and orderly evacuation. Many of these hills are covered with highly combustible natural vegetation. In addition to access and evacuation problems, the terrain makes delivery of water extremely difficult. Some hill areas are served by water pump systems subject to failure in fire, high winds, earthquake and other power failure situations. This would only allow domestic gravity to feed water from tanks and not enough water for firefighting.

Finding 6 (ACCESS)

Due to the mountainous topography in much of the rural area of the Valley Center Fire Protection District, roadway condition, gates, angle of approach or departure, steeply sloping roadways and grades are common. It is very important that roadways be named and identified in order to facilitate emergency response.

Finding 7 (ADDRESS MARKINGS)

Due to the mountainous topography in much of the rural area of the Valley Center Fire Protection District, steep, narrow and winding roads and areas of heavy brush are common. These features make it difficult for emergency response personnel to easily and quickly find the location of the site that requires assistance. It is therefore essential that street numbers and signs be easily readable to ensure the quickest response times for a given location.

Finding 8 (ALL WEATHER SURFACING) (ACCESS)

Due to access and mountainous topography in much of the Valley Center Fire Protection District, difficult roadway conditions, gates, angle of approach or departure, steeply sloping roadways and grades are common. In addition, there are many areas of the District where there is expansive soil combining potentially severe rainstorms and ground water retention. This produces a condition wherein the moisture content of the soil is sufficient that roadways become damaged due to soil expansion and shrinkage. All weather, paved surfaces capable of supporting the imposed loads of fire apparatus are necessary to ensure access of emergency response personnel. These roadways, gates, approach angles, steep slopes and grades can also make it difficult for fire apparatuses and other emergency vehicles to access a site. It is therefore essential that these roadway accesses be provided with proper all weather, paved surfaces, angle of approach, grades and gate access.

Finding 9 (TRAVEL TIME)

Due to the mountainous topography served by most of the Valley Center Fire Protection District, conditions exist such as poor water supply, poor access roads, steep grades and steep canyon slopes. In addition, the distances emergency response personnel must travel can be very large and the response times can be long. Numerous studies of the growth of a fire in relation to time have proven that at ten minutes the fire is expected to have burned beyond control and any occupants remaining in the burning building would not be expected to survive. A ten-minute response time more realistically represents the time beyond which serious injury or death is expected to occur. It is therefore found that the Valley Center Fire Protection District response time at which mitigation would be required is 10 minutes. Such mitigation would be in the form of fire sprinklers or increased fire flow. In addition, with fire sprinklers and smoke detectors together have reduced the number of fatalities in homes by 59%

Finding 10 (AREAS NOT COVERED)

Areas in the Valley Center Fire Protection District can have special fire prevention needs not fully covered by the provisions of the Code itself. This is due to the unique topographic features demographics, infrastructure, and local economics of the Fire District.

Finding 11 (HOME HARDENING)

The topography of the Valley Center Fire Protection District presents problems in delivery of emergency services, including fire protection. Hilly terrain has narrow, winding roads with little circulation, preventing rapid access and orderly evacuation. Much of these hills are covered with highly non-fire resistive natural vegetation. In addition to access and evacuation problems, the terrain makes delivery of water extremely difficult. Some hill areas are served by water tank and pump systems are subject to failure in fire, high winds, earthquakes and other power failure situations.

The aforementioned problems are set forth in the 2025 California Building Code and amendments.

Finding 12 (WEATHER)

The seasonal climatic conditions during the late summer and fall create numerous serious difficulties regarding the control of and protection against fires in the Valley Center Fire Protection District. The hot, dry weather typical of this area in summer and fall, coupled with Santa Ana winds and low humidity frequently results in wildfires that threaten or could threaten the Valley Center Fire Protection District.

Although some code requirements, such as fire-resistive roof classification, have a direct bearing on building survival in a wildland fire situation, others, such as residential fire sprinklers, may also have a positive effect. In dry climate on low humidity days, many materials are much more easily ignited. More fires are likely to occur and any fire, once started, can expand extremely rapidly. Residential fire sprinklers can arrest a fire starting within a structure before the fire is able to spread to adjacent brush and structures.

A seasonal wind also have the potential for interfering with emergency vehicle access, delaying or making impossible fire responses, because of toppling of extensive plantings of dense chaparral, eucalyptus and conifers trees. The trees are subject to uprooting in strong winds due to relatively small root bases compared to the tree itself. The aforementioned problems support the imposition of fire-protection requirements greater than those set forth in the Building Code or Fire Code.

Finding 13 (FIRE THREAT/FIRE RISK)

Every five years the State Fire Marshals Office is required to release fire hazard severity threat maps to each County. Local jurisdictions are required to adopt and amend, if necessary, the hazard classifications. The County of San Diego SRA maps have three identified areas. Moderate, High and Very High Hazard Severity Zones. These zones are layers of data that reflect the potential for that area to be threatened with wildfire over the next 25 years. With the passage of SB63 maps are now required on LRA Very High Fire Hazard Severity Zones. Therefore due to the probability and potential for wildfires to occur in conjunction with the above findings the Valley Center Fire Protection District hereby identifies the necessity to be more restrictive on home hardening and defensible space requirements located in our geographical areas.

In Southern California the area has been identified by nationally recognized RISK mapping software such as FEMA National Risk Index (<https://hazards.fema.gov/nri/map>) and or Wildfirerisk.org (<https://wildfirerisk.org/explore/risk-to-homes/06/06073/>) San Diego having 100% chance of wildfire risk over the next 25 years. Due to these catastrophic risks in conjunction with the above findings, the Valley Center Fire Protection District amends the model codes in local ordinances to be more restrictive in building construction and defensible space.

Section 4 Effective Date

That nothing in this ordinance or in the 2025 California WUI Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 1 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

That the Clerk of the Board of Directors is hereby ordered and directed to cause this ordinance to be published. First read at a regular meeting of the Board of Directors of the Valley Center Fire Protection District, held on the 18th of September. A second reading occurred at a regular meeting on October 16, 2025 and finally adopted and ordered published in the manner required by law at the hearing and meeting on October 16, 2025 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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 30 days from and after the date of its final passage and adoption.

Phil Bell
President

ATTEST:

Josef Napier
Fire Chief



VALLEY CENTER FIRE PROTECTION DISTRICT

28234 Lilac Road, Valley Center, CA 92082

(760) 751-7600 Fax (760) 749-3892

Website: vcfpd.org



Valley Center Fire Protection District FY 2024 Assistance to Firefighters Grant Federal Funds Procurement Resolution 2025-21

Whereas: The Assistance to Firefighters Grant Program requires that all federal grant program procurement activity must be conducted in accordance with federal procurement standards 2 C.F.R. §§ 200.317 – 200.327. To meet this requirement the Valley Center Fire Protection District will ensure that all procurement activity performed during the management of a federal grant award will meet these requirements in addition to our normal department procedures. A copy of these standards are attached to this policy letter for reference throughout the management of the grant award(s), and;

Whereas: Procurement records will be maintained to provide sufficient details of each procurement transaction. These records must include the rationale for the procurement method, contract type selection, contractor selection or rejection, and the basis for the contract price. These include but are not limited to:

- Solicitation documentation, such as list of vendors solicited, requests for quotes, invitations for bids, or requests for proposals.
- Responses to solicitations, such as quotes, bids, or proposals, including no bid responses.
- Pre-solicitation independent cost estimates and post-solicitation cost/price analyses.
- Purchase orders/agreements, contract documents and amendments, including required contract provisions.
- Invoices for purchased items.
- Cancelled checks/electronic funds transfer records/bank statements documenting paid invoices.
- Other documents required by federal regulations applicable at the time a grant is awarded to a recipient, and;

Whereas: No department member, employee, officer, agent, or board member with a real or apparent conflict of interest may participate in the selection, award, or administration of a contract supported by the federal grant award. A conflict of interest includes when the department member, employee, officer, agent, or board member, any member of their immediate family, their partner, or an organization that employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from an entity considered for a contract. A department member, employee, officer, agent, and board member of the recipient or subrecipient may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, and;

Valley Center Fire Station 1

28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2

28205 N. Lake Wohlford Road
Valley Center, CA 92082

Valley Center Fire Station 3

30100 Cole Grade Road
Valley Center, CA 92082

Now Therefore, it is resolved: By this Board Resolution 2025-21 indicates our acceptance and intent to comply with the requirements of 2 CFR 200.317-327 for all federal grant award procurement activities and is accepted and acknowledged by a vote of the Valley Center Fire Protection District Board of Directors as Introduced, Approved and Adopted on this 16th day of October 2025

Ayes:

Noes:

Absents:

Name of Signer: Phil Bell
Title: Board President

Name of Signer: Ronald Duff
Title: Board Secretary

Valley Center Fire Station 1

28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2

28205 N. Lake Wohlford Road
Valley Center, CA 92082

Valley Center Fire Station 3

30100 Cole Grade Road
Valley Center, CA 92082



VALLEY CENTER FIRE PROTECTION DISTRICT

28234 Lilac Road, Valley Center, CA 92082
(760) 751-7600 Fax (760) 749-3892
Website: vcfpd.org



Valley Center Fire Protection District

FY2024 AFG PPE Equipment Management Policy

Effective: October 25, 2025

It shall be the policy of the Valley Center Fire Protection District to adhere to the requirements of 2 CFR 200.313, as it applies to the Equipment Management requirements related to any and all federal grants awarded to this agency.

Equipment Management Requirements

The following mechanism must be utilized to oversee the Federal Funded equipment purchased by a Federal Award.

- **A description of the property**
- **Serial Number/ID number**
- **Source of funding for the property**
- **Who holds the title**
- **Acquisition Date**
- **Cost of property**
- **Percentage of federal participation in the project costs for the federal award under which the property was acquired, the location, use and condition of the property, and any ultimate disposition data, including the date of disposal and sale price of the property (if applicable).**

Valley Center Fire Station 1
28234 Lilac Road
Valley Center, CA 92082

Valley Center Fire Station 2
28205 N. Lake Wohlford Road
Valley Center, CA 92082

The Valley Center Fire Protection District will track all Federal Grant related equipment by the following:

- **A general description of the property (turnout gear, scba)**
- **All serial numbers or other forms of identification numbers will be tracked to each piece of property**
- **The source of the funding will be placed on the inventory sheet of all equipment purchased**
- **Documentation will be provided on any title holding equipment**
- **All acquisition dates will be monitored and labeled with the serial numbers or other forms of identification numbers.**
- **The costs of each piece of equipment must be documented in accordance with all serial numbers/identification numbers**
- **A general description must be documented on how the equipment was purchased, the location of the equipment, use and condition of the property, any date of disposal, and any data related to the sale of any piece of equipment purchased by Federal Award**
- **A physical inventory must be taken annually and the results reconciled with the equipment inventory control records at least once every two years.**
- **All equipment (if applicable) will be distributed to one individual (turnout gear). It will be the individual's responsibility to advise the Shift Officer of any loss, damage, or theft of the property. In the event of any loss, damage, or theft the Fire Chief will conduct an investigation and document all results found**
- **All equipment must be thoroughly inspected periodically and report any issues to the Shift Officer then reported to the Fire Chief.**
- **In the event of any disposal of grant related equipment, serial numbers, disposal date, item description, and reasoning must be documented and removed from the inventory list.**

TREASURER'S REPORT

BOARD OF DIRECTORS' PACKET

VALLEY CENTER FIRE PROTECTION DISTRICT

Valley Center Fire Protection District

Balance Sheet

As of September 30, 2025

SEP 2025

ASSETS

Current Assets

Bank Accounts

1101 General Operating #4811	129,432.12
11011 Petty Cash	53.17
11013 Fire Foundation #8451	7,290.16
11014 Explorer #8469	29,761.45
11015 Training #7024	29,844.06
11016 Grant Acct #7073	103,197.55
1102 Payroll Acct #2271	10,645.63
11021 VCFPD Oracle Gen Fund - #47850	690,318.73
11022 VCFPD Mitigation Fund - #47855	353,705.62
11023 CFD 2008-01 - #47853	477,801.50
11026 Argent Loan Escrow	2,652,863.30
50501 TRAINING	7,814.26
Training & Expenses	200.00
Total 50501 TRAINING	8,014.26

Total Bank Accounts

\$4,492,927.55

Accounts Receivable

11000 Accounts Receivable	7,238.00
---------------------------	----------

Total Accounts Receivable

\$7,238.00

Other Current Assets

1310000 Deposit	3,248.60
-----------------	----------

Total Other Current Assets

\$3,248.60

Total Current Assets

\$4,503,414.15

Fixed Assets

1500014 Bldg Improvements	1,663,773.78
1501000 Const in Progress	1,267,271.84
1502100 Engines and Vehicles	3,352,595.60
1503100 Furniture & Equipment	1,987,649.24
15902 General Fixed Asset - Depreciat	-5,164,160.30
16000 Land	481,600.00

Total Fixed Assets

\$3,588,730.16

TOTAL ASSETS

\$8,092,144.31

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

20000 Accounts Payable	20,799.37
------------------------	-----------

Total Accounts Payable

\$20,799.37

Credit Cards

8180 8180 CitiBank	14,959.83
9349 9349-VCFPD	2,788.94

Total Credit Cards	\$17,748.77
Other Current Liabilities	
24000 Payroll Liabilities	
24100 FF Assoc Dues& Cond Fee Payable	-165.40
24200 Child Support Payable	-830.76
24300 Cafe Health Payable	124,564.44
24400 ACF Local Payable	185.40
24500 457 Payable	-500.00
Total 24000 Payroll Liabilities	123,253.68
Sales Tax	-1,077.03
Total Other Current Liabilities	\$122,176.65
Total Current Liabilities	\$160,724.79
Long-Term Liabilities	
25001 Financing agreement (Spartan Pumper)	356,634.91
70020.1 capital projects Station 3 Loan	2,937,879.67
Total Long-Term Liabilities	\$3,294,514.58
Total Liabilities	\$3,455,239.37
Equity	
30000 Opening Balance Equity	1,618,327.35
32000 Retained Earnings	2,451,779.67
39000 Investment in Gen Fixed Asset	1,939,807.42
51010 Strategic Reserves	-250,000.00
Net Income	-1,123,009.50
Total Equity	\$4,636,904.94
TOTAL LIABILITIES AND EQUITY	\$8,092,144.31

Valley Center Fire Protection District

Profit and Loss

September 2025

	TOTAL
Income	
OPERATING REVENUE	
40000 Benefit Fees/Standby (315001)	4,871.86
40100 Taxes, Property (315000)	6,589.00
40200 CFD-2000-1 (315002)	459.12
40300 CFD-2008-01 (315003)	917.15
40700 Community Development Fees	4,106.65
40800 Fire Prevention Inspection Fees	434.25
41100 SDG&E Lease	2,500.00
Total OPERATING REVENUE	19,878.03
Total Income	\$19,878.03
GROSS PROFIT	\$19,878.03
Expenses	
51000.1 Administrative Support Expenses	2,302.04
51000.2 51000.2 Admin. Support Expenses	400.28
CAPITAL PROJECTS	
70004 Fire Station Development Costs	6,142.50
70004.1 Fire Station Dev - Waldron Gran	12,207.67
70005.1 New Station Consulting - Mitig	6,848.89
Total CAPITAL PROJECTS	25,199.06
COMMUNICATIONS	
51601 RCS Communication Fees	2,285.00
Total COMMUNICATIONS	2,285.00
COMMUNITY RISK REDUCTION	
51200.1 CRRD Operational Expenses	2,296.78
Total COMMUNITY RISK REDUCTION	2,296.78
CONTRACT SERVICES	
51101 Professional & Contract Svcs	11,250.59
51101.1 Prof. & Contract Svcs - Grant	1,570.25
Total CONTRACT SERVICES	12,820.84
FIRE APPARATUS	
51400 Operations Expense	3,822.36
51402 Fuel	4,133.80
Total FIRE APPARATUS	7,956.16
FIRE FACILITIES	
FIRE STATION #1	
51302 #1 Utilities	1,167.78
Total FIRE STATION #1	1,167.78
FIRE STATION #2	
51312 #2 Utilities	4,172.15
51313 #2 Consumables	107.00
Total FIRE STATION #2	4,279.15
FIRE STATION #3	

	TOTAL
51320 #3 Facility Maint/Repairs	461.00
Total FIRE STATION #3	461.00
Total FIRE FACILITIES	5,907.93
OPERATIONS PROGRAMS	
51513 BA's/Fit & Flow Test/Compressor	364.80
51514 Rescue Sys/Equipment	6,294.34
Total OPERATIONS PROGRAMS	6,659.14
OVERHEAD / ADMINISTRATIVE SERV	
51001 Contingencies & Misc.	470.00
51003 Bank Fees / Interest Expense	15.00
51006 Election/Annexation Service	92.40
Total OVERHEAD / ADMINISTRATIVE SERV	577.40
PARAMEDIC EMERGENCY SUPPLIES	
51700 Medical Equipment & Supplies	918.43
Total PARAMEDIC EMERGENCY SUPPLIES	918.43
PAYROLL - OPERATIONAL PERSONNEL	
61000 Fire Engineers	71,098.90
63000 Firefighter-Paramedics	106,446.42
64000 Fire Captains	97,434.88
Total PAYROLL - OPERATIONAL PERSONNEL	274,980.20
PAYROLL EXPENSES	
66003 Payroll Service	678.69
66004 Health Benefit Costs	6,843.00
66008 Employer Taxes-FICA,SUTA,FUTA	27,052.10
Total PAYROLL EXPENSES	34,573.79
PAYROLL-ADMINISTRATIVE	
60000 Division Chief-Operations/Train	21,899.00
60200 Battalion Chief-Fire Marshal	16,348.00
60300 Administrative Captain	16,928.12
60400 Administrative Asst-Office Mgr.	7,447.50
60500 Bookkeeper	6,156.00
60600 Fire Chief	17,305.02
Total PAYROLL-ADMINISTRATIVE	86,083.64
TRAINING	
50100 EMT & Paramedic License Renewal	502.50
50400 Target Solutions	600.00
50501 Training Exp - Oper Exp Funded	-1,200.00
Total TRAINING	-97.50
Total Expenses	\$462,863.19
NET OPERATING INCOME	\$ -442,985.16
NET INCOME	\$ -442,985.16

Valley Center Fire Protection District
Budget vs. Actuals: FY 25/26 Fiscal Expense Report
 July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Income				
GRANT REVENUE		0.00	0.00	
45000 Fire Explorer Post Donations		2,000.00	2,000.00	
46000.3 Applied UASI Grant - 2021	1,050.00	1,050.00	0.00	100.00 %
47000 Applied SHSGP Grant Income	10,473.00	10,473.00	0.00	100.00 %
49006 Neighborhood Reinvestment Grant		25,000.00	25,000.00	
Total GRANT REVENUE	11,523.00	38,523.00	27,000.00	29.91 %
NON-OPERATING REVENUE		0.00	0.00	
30100 Mitigation Fees Capital Expendi	80,468.78	289,416.16	208,947.38	27.80 %
30120 Mitigation Interest	4,135.48		-4,135.48	
Total NON-OPERATING REVENUE	84,604.26	289,416.16	204,811.90	29.23 %
OPERATING REVENUE		0.00	0.00	
30130 CFD2008-1 Interest	1,687.05	8,895.00	7,207.95	18.97 %
40000 Benefit Fees/Standby (315001)	25,189.62	2,147,817.00	2,122,627.38	1.17 %
40100 Taxes, Property (315000)	21,750.90	2,500,000.00	2,478,249.10	0.87 %
40200 CFD-2000-1 (315002)	3,209.19	354,409.00	351,199.81	0.91 %
40300 CFD-2008-01 (315003)	6,686.22	749,833.00	743,146.78	0.89 %
40400 General Fund Interest	2,072.81	7,030.00	4,957.19	29.49 %
40600 First Responder Fees		40,000.00	40,000.00	
40700 Community Development Fees	12,105.69	72,000.00	59,894.31	16.81 %
40800 Fire Prevention Inspection Fees	2,052.75	5,000.00	2,947.25	41.06 %
41000 Fixed Asset Disposal	750.00	2,500.00	1,750.00	30.00 %
41100 SDG&E Lease	7,500.00	30,000.00	22,500.00	25.00 %
42000 Incident Cost Recovery-Fire USA	467.20	20,000.00	19,532.80	2.34 %
43000 Training Reimb-Target & Palomar		2,500.00	2,500.00	
Total OPERATING REVENUE	83,471.43	5,939,984.00	5,856,512.57	1.41 %
Services		288.00	288.00	
Total Income	\$179,598.69	\$6,268,211.16	\$6,088,612.47	2.87 %
GROSS PROFIT	\$179,598.69	\$6,268,211.16	\$6,088,612.47	2.87 %
Expenses				
51000.1 Administrative Support Expenses	21,356.26	180,250.00	158,893.74	11.85 %
51000.2 51000.2 Admin. Support Expenses	661.18	5,000.00	4,338.82	13.22 %
CAPITAL PROJECTS		0.00	0.00	
70004 Fire Station Development Costs	8,229.78	9,919.91	1,690.13	82.96 %
70004.1 Fire Station Dev - Waldron Gran	37,670.79	50,000.00	12,329.21	75.34 %
70005.1 New Station Consulting - Mitig	12,948.89		-12,948.89	
70005.2 Fire Station Expansion - Mit Fu	41,000.00	50,000.00	9,000.00	82.00 %
70009 Type 3 Engine		1,822.55	1,822.55	
70009.2 Type 3 Engine - Mitigation Fund	25.00	25.00	0.00	100.00 %
70009.5 Type 1 Engine		97,416.16	97,416.16	
70010.2 Fire Hose - Op Expense		12,000.00	12,000.00	
Total CAPITAL PROJECTS	99,874.46	221,183.62	121,309.16	45.15 %
COMMUNICATIONS		0.00	0.00	

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
51600 North County Dispatch	71,053.20	168,000.00	96,946.80	42.29 %
51601 RCS Communication Fees	4,559.00	22,000.00	17,441.00	20.72 %
Total COMMUNICATIONS	75,612.20	190,000.00	114,387.80	39.80 %
COMMUNITY RISK REDUCTION		0.00	0.00	
51200.1 CRRD Operational Expenses	4,444.02	7,500.00	3,055.98	59.25 %
Total COMMUNITY RISK REDUCTION	4,444.02	7,500.00	3,055.98	59.25 %
CONTRACT SERVICES		0.00	0.00	
51101 Professional & Contract Svcs	37,393.63	138,700.00	101,306.37	26.96 %
51101.1 Prof. & Contract Svcs - Grant	3,942.63	5,482.00	1,539.37	71.92 %
51105 Insurance	67,566.00	67,566.00	0.00	100.00 %
51107 Trauma Intervention Program	3,450.00	3,450.00	0.00	100.00 %
51109 Burn Inst/Youth Fire Prevent		700.00	700.00	
Total CONTRACT SERVICES	112,352.26	215,898.00	103,545.74	52.04 %
FIRE APPARATUS		0.00	0.00	
51400 Operations Expense	11,220.60	150,000.00	138,779.40	7.48 %
51402 Fuel	11,517.19	90,000.00	78,482.81	12.80 %
Total FIRE APPARATUS	22,737.79	240,000.00	217,262.21	9.47 %
FIRE FACILITIES		0.00	0.00	
FIRE STATION #1		0.00	0.00	
51301 #1 Facility Maint/Repairs	410.63	8,000.00	7,589.37	5.13 %
51302 #1 Utilities	4,200.76	12,000.00	7,799.24	35.01 %
51303 #1 Consumables	278.34	1,500.00	1,221.66	18.56 %
Total FIRE STATION #1	4,889.73	21,500.00	16,610.27	22.74 %
FIRE STATION #2		0.00	0.00	
51310 #2 Facility Maint/Repairs	150.95	8,000.00	7,849.05	1.89 %
51312 #2 Utilities	4,993.08	12,000.00	7,006.92	41.61 %
51313 #2 Consumables	457.56	2,000.00	1,542.44	22.88 %
Total FIRE STATION #2	5,601.59	22,000.00	16,398.41	25.46 %
FIRE STATION #3		0.00	0.00	
51320 #3 Facility Maint/Repairs	1,383.00	15,000.00	13,617.00	9.22 %
51322 #3 Utilities		12,000.00	12,000.00	
51323 #3 Consumables		5,000.00	5,000.00	
Total FIRE STATION #3	1,383.00	32,000.00	30,617.00	4.32 %
Total FIRE FACILITIES	11,874.32	75,500.00	63,625.68	15.73 %
Freight	35.00		-35.00	
OPERATIONS PROGRAMS		0.00	0.00	
51511 Hose/Nozzles/Fittings/Ladders	294.35	15,000.00	14,705.65	1.96 %
51512 Tools/Minor Equip/Small Engines	997.52	25,000.00	24,002.48	3.99 %
51513 BA's/Fit & Flow Test/Compressor	364.80	18,000.00	17,635.20	2.03 %
51514 Rescue Sys/Equipment	7,138.41	5,000.00	-2,138.41	142.77 %
51515.1 PPE Grant	212.06	10,000.00	9,787.94	2.12 %
51515.2 PPE Non-Grant	1,537.18	54,000.00	52,462.82	2.85 %
Total OPERATIONS PROGRAMS	10,544.32	127,000.00	116,455.68	8.30 %
OVERHEAD / ADMINISTRATIVE SERV		0.00	0.00	
51001 Contingencies & Misc.	8,280.94	20,000.00	11,719.06	41.40 %
51002 Recruitment and On Boarding Exp		10,000.00	10,000.00	
51003 Bank Fees / Interest Expense	115.00	180.00	65.00	63.89 %
51006 Election/Annexation Service	958.15	15,000.00	14,041.85	6.39 %

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Total OVERHEAD / ADMINISTRATIVE SERV	9,354.09	45,180.00	35,825.91	20.70 %
PARAMEDIC EMERGENCY SUPPLIES		0.00	0.00	
51700 Medical Equipment & Supplies	12,122.15	27,810.00	15,687.85	43.59 %
Total PARAMEDIC EMERGENCY SUPPLIES	12,122.15	27,810.00	15,687.85	43.59 %
PAYROLL - OPERATIONAL PERSONNEL				
61000 Fire Engineers	157,694.11		-157,694.11	
63000 Firefighter-Paramedics	238,244.33		-238,244.33	
64000 Fire Captains	224,261.38		-224,261.38	
Total PAYROLL - OPERATIONAL PERSONNEL	620,199.82		-620,199.82	
PAYROLL EXPENSES		0.00	0.00	
66002 FASIS Workers Comp Emp Asst	43,909.00	237,708.45	193,799.45	18.47 %
66003 Payroll Service	1,569.89	7,462.00	5,892.11	21.04 %
66004 Health Benefit Costs	21,335.46	100,126.38	78,790.92	21.31 %
66005 401(a) Retirement Costs		86,077.03	86,077.03	
66008 Employer Taxes-FICA,SUTA,FUTA	60,148.02	318,644.00	258,495.98	18.88 %
Total PAYROLL EXPENSES	126,962.37	750,017.86	623,055.49	16.93 %
PAYROLL-ADMINISTRATIVE				
60000 Division Chief-Operations/Train	41,215.00		-41,215.00	
60200 Battalion Chief-Fire Marshal	35,664.00		-35,664.00	
60300 Administrative Captain	33,709.72		-33,709.72	
60400 Administrative Asst-Office Mgr.	19,315.55		-19,315.55	
60500 Bookkeeper	14,980.80		-14,980.80	
60600 Fire Chief	38,917.02		-38,917.02	
Total PAYROLL-ADMINISTRATIVE	183,802.09		-183,802.09	
TRAINING		0.00	0.00	
50000 Explorer Post	100.00	5,500.00	5,400.00	1.82 %
50100 EMT & Paramedic License Renewal	1,238.50	5,000.00	3,761.50	24.77 %
50200 Tuition & Reference Materials		12,000.00	12,000.00	
50400 Target Solutions	-7,800.00		7,800.00	
50500 Training & Expenses -Fire Marshal		100.00	100.00	
50501 Training Exp - Oper Exp Funded	-1,200.00	20,000.00	21,200.00	-6.00 %
Total TRAINING	-7,661.50	42,600.00	50,261.50	-17.98 %
voided	0.00	0.00	0.00	
Total Expenses	\$1,304,270.83	\$2,127,939.48	\$823,668.65	61.29 %
NET OPERATING INCOME	\$ -1,124,672.14	\$4,140,271.68	\$5,264,943.82	-27.16 %
Other Income				
40150 Misc Revenue	293.00	9,500.00	9,207.00	3.08 %
Interest revenue on loan	1,514.39	2,400.00	885.61	63.10 %
Total Other Income	\$1,807.39	\$11,900.00	\$10,092.61	15.19 %
NET OTHER INCOME	\$1,807.39	\$11,900.00	\$10,092.61	15.19 %
NET INCOME	\$ -1,122,864.75	\$4,152,171.68	\$5,275,036.43	-27.04 %

Note

*UNDER TOTALS across top of report is the ACTUAL column. It is for expenses thus far for the fiscal year - We are one month in arrears for report purposes.