

WOODSIDE FIRE PROTECTION DISTRICT
ORDINANCE NO. 14-2025
DISTRICT FIRE PREVENTION CODE

AN ORDINANCE OF THE WOODSIDE FIRE PROTECTION DISTRICT ADOPTING THE 2025 CALIFORNIA FIRE CODE AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, INCLUDING SPECIFIED APPENDICES, AND AS MODIFIED BY LOCAL AMENDMENTS, ADOPTING A FINDING THAT THE ORDINANCE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND REPEALING ORDINANCE NO. 13

WHEREAS, pursuant to Title 24 of the California Code of Regulations, also known as the California Building Standards Code (“CBSC”) and California Health and Safety Code Section 13869 *et seq.*, a fire protection district may adopt a fire prevention code by reference and may also, when reasonably necessary due to local climatic, geological, or topographical conditions, establish more stringent local building standards relating to fire and safety than those set forth in the CBSC; and

WHEREAS, pursuant to California Health and Safety Code sections 18941.5 and 17958.7, the Board of Directors of the Woodside Fire Protection District hereby finds that the amendments to building standards adopted herein are reasonably necessary because of local climatic, geologic, and topographic conditions; and

WHEREAS, pursuant to California Health & Safety Code sections 18941.5 and 17958.7, the amendments to building standards adopted herein satisfy the following legal requirements as applied to residential units:

1. The amendments are substantially equivalent to amendments that were in effect as of September 30, 2025; or
2. The amendments relate to home hardening; and

WHEREAS, the Woodside Fire Protection District (the “District” or the “Fire District”) now desires to adopt by reference an amended and restated District Fire Prevention Code that makes local amendments to the 2025 Edition of the California Fire Code based upon the 2024 Edition of the International Fire Code and to the 2025 Edition of the California Wildland-Urban Interface Code; and

WHEREAS, this Ordinance was introduced and was adopted after the holding of a public hearing pursuant to California Health and Safety Code Section 13869.7 and California Government Code Section 50022.3.

NOW, THEREFORE, the Board of Directors of the Woodside Fire Protection District ordains as follows:

SECTION 1: LOCAL CLIMATIC, GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS

Pursuant to Sections 13869.7, 17958.5, 17958.7, and 18941.5 of the California Health and Safety Code, the following Findings of Fact are submitted in support of the adoption of Woodside Fire Protection District Ordinance No. 14-2025. These findings establish the legal and factual basis for local amendments to the 2025 California Fire Code and the 2025 California Wildland Urban Interface Code and are reasonably necessary to protect the health, safety, and welfare of its citizens and property within the District.

The Woodside Fire Protection District encompasses 31 square miles in southern San Mateo County. The District includes the Town of Woodside, the Town of Portola Valley, and several unincorporated communities, including Ladera, Los Trancos Woods, Vista Verde, Emerald Lake Hills, and the Skyline region. The District's physical setting—bounded by the San Andreas Fault and the Santa Cruz Mountains to the west, and extending eastward toward the San Francisco Bay—creates unique and interrelated climatic, geological, and topographical conditions that directly influence fire risk.

These conditions, as detailed in the subsequent Findings of Fact, include:

- **Climatic Conditions**, including a Mediterranean climate with seasonal drought, high winds, and fire-adapted ecosystems that reach peak combustibility each summer and fall.
- **Geological Conditions**, such as the San Andreas Fault and related seismic risk, coupled with the potential for fires following earthquakes.
- **Topographical Conditions**, such as steep slopes, narrow canyons, limited evacuation routes, congested traffic corridors, and water supply limitations, all of which impede fire suppression operations and amplify wildfire behavior.

Taken together, these unique conditions warrant the adoption of local amendments that strengthen requirements for automatic fire sprinkler systems, fire alarm reliability, fire apparatus access, roadway and water supply standards, and home hardening measures. These amendments are necessary to establish and maintain an environment that provides an appropriate level of fire and life safety to the citizens of the District now and into the future.

Climatic Conditions

A. **Climate.** The Woodside Fire Protection District lies within a climate zone characterized by mild, wet winters and hot, dry summers. Annual precipitation averages between 22 and 37 inches, with a central estimate of ~26 inches per year, falling almost entirely between October and April. From June through September, rainfall is rare to nonexistent, often amounting to fewer than one measurable rain day per month. Average summer high temperatures are in the low 70s °F, with heat waves occasionally reaching the upper 80s to low 90s °F. Afternoon and evening westerly winds, along with episodic Diablo wind events, accelerate drying and create conditions for rapid wildfire spread.

B. **Vegetation Types.** The District's natural and introduced vegetation includes chaparral shrublands, oak woodlands, and open grasslands, each of which reaches peak combustibility

during the dry season. Chaparral species such as chamise, manzanita, and ceanothus form dense, resin-rich thickets that ignite easily and burn intensely. Oak woodlands, dominated by coast live oak, valley oak, and other native species, accumulate duff and litter that can sustain smoldering fires. Open grasslands, primarily composed of annual non-native grasses mixed with native bunchgrasses, cure early each summer and act as flashy fuels that spread fire rapidly across slopes and ridgetops.

- C. **Fire-Adapted Ecology.** Chaparral and oak woodland ecosystems are fire-adapted, meaning they have evolved to regenerate following periodic wildfire. However, as these vegetation types age, they accumulate substantial dead material that increases fuel loads and fire intensity. A 20–30-year-old chaparral stand can support flame lengths and spread rates several times greater than cured grasslands, while stands exceeding 40 years of age may burn with up to eight times the intensity of grass fires. These natural adaptations, combined with human settlement in the wildland–urban interface, create a landscape where vegetation and structures are deeply interconnected in fire risk.
- D. **Structural Vulnerability.** Residential and commercial structures within the wildland–urban intermix and interface are at heightened risk. Times of little or no rainfall, low humidity, high temperatures, and strong winds have historically created extremely hazardous fire conditions, particularly in relation to roof fires and conflagrations. Strong Peninsula winds can carry sparks and burning brands into neighborhoods, igniting structures and causing structure-to-structure fire spread. These factors underscore the necessity of ember-resistant construction, and automatic fire sprinkler systems, which have been shown to significantly reduce loss of life and property in fire events.

Geological Conditions

- A. **Seismic Location.** Portions of the Woodside Fire Protection District lie directly along the San Andreas Fault and within the influence of adjacent active fault systems including the Hayward and Calaveras faults. Local traces of the San Andreas, such as the Woodside and Trancos traces in Portola Valley, demonstrate the complexity of fault rupture in the District. According to the U.S. Geological Survey’s most recent Uniform California Earthquake Rupture Forecast (UCERF3), the San Francisco Bay Area has a 72% probability of a magnitude 6.7 or greater earthquake by 2043. The 1989 Loma Prieta earthquake (M 6.9), generated along the San Andreas system, confirms the District’s vulnerability to strong shaking and cascading impacts.
- B. **Fire Following Earthquake.** Fires following seismic events have historically caused greater loss of life and property than ground shaking alone. In WFPD, a significant proportion of residential and commercial structures are located in seismic risk zones. After a major event, fire suppression resources will be constrained by simultaneous ignitions, water system failures, road closures, and blocked access routes. Automatic fire sprinklers are a proven mitigation measure, with national fire statistics showing an 89% reduction in civilian fire deaths and ~55% lower property loss per fire in sprinkler-protected homes compared with unprotected ones.
- C. **Waterways and Flooding.** The District’s southern boundary is defined by San Francisquito Creek, which originates near Searsville Dam and drains eastward to San Francisco Bay, where

flows are subject to tidal influence. During periods of heavy rainfall coinciding with high tides, the creek has overtopped its banks, causing flooding that impedes apparatus access in the southern portions of the District. Updated 2025 U.S. Army Corps of Engineers hydrologic modeling confirms that flooding remains a recurring hazard requiring continued mitigation. Proper roadway widths and grades, as prescribed in Chapter 5 of the Fire Code and District standards, are essential to maintain emergency access during flood events.

- D. **Compounding Hazards.** Geological and hydrological conditions can compound the District’s fire hazards. Earthquakes may cause structural collapse, roadway blockage, water distribution damage, and hazardous materials release. In combination with Peninsula climatic conditions—extended summer drought, low humidity, and high winds—these variables increase the probability of large, wind-driven fires and conflagrations affecting both wildland and urbanized areas.

Topographical Conditions

- A. **Topography and Development Patterns.** The Woodside Fire Protection District encompasses elevations ranging from approximately 400 feet to over 1,800 feet along the eastern slopes of the Santa Cruz Mountains. The District is divided by canyons, hills, lakes, and streams, resulting in irregular roadway patterns. Development has historically followed the path of least resistance, creating meandering streets, narrow flag-lot driveways, and limited cross-town thoroughfares. These conditions, combined with the District’s preservation of historic and rural neighborhood layouts, reduce roadway capacity and contribute to traffic congestion during commute hours and emergencies, directly impeding emergency response times.
- B. **Traffic and Infrastructure Barriers.** Major transportation corridors within the District include Highway 84 (La Honda Road), Highway 35 (Skyline Boulevard), and Interstate 280. However, the interconnecting local road system is narrow, winding, and frequently congested. Road grades are steep, widths of less than 20 feet are common, and overhanging vegetation, unimproved shoulders, and roadside parking often restrict access to a single travel lane. In the event of accidents, flooding, or wildfire, key intersections and narrow canyon roads can isolate neighborhoods or cause severe congestion during evacuation, particularly in Very High Fire Hazard Severity Zones (VHFHSZs) identified by CAL FIRE.

Regional traffic growth has further increased congestion throughout the District, especially on narrow residential streets, reducing alternative emergency response routes. Response times are also impacted by gated access roads, inadequate or unlit addressing, and vegetation barriers that obstruct apparatus access. While Section 505.1 of the Fire Code requires illuminated addressing on new construction, many existing neighborhoods lack proper illumination, complicating nighttime operations. In addition, many older and taller buildings were built on narrow parcels or flag lots that limit fire apparatus access, and portions of the District are served by outdated water distribution infrastructure that does not meet current fire protection codes. Together, these conditions significantly hinder timely and effective fire suppression operations.

- C. **Residential Parcels and Access.** Residential properties in the District consist primarily of one-acre or smaller lots, larger 1–5-acre parcels, and infill developments, many of which include additional residential or in-law units. Common to these properties are flag lots and long driveways exceeding 150 feet, often with narrow access, limited turnarounds, and insufficient vertical clearance for fire apparatus. To address these challenges, the District has adopted standards under Section 503 of the Fire Code requiring minimum driveway widths, fire apparatus turnarounds, and vertical clearance. Areas with older narrow roads (less than 20 feet wide), unimproved sidewalks, and parking on both sides create further congestion, often leaving only one travel lane open for both residents and emergency vehicles.
- D. **Topography and Fire Behavior.** The foothills and canyons of the Santa Cruz Mountains create unique fire behavior conditions. Steep slopes and narrow drainage features funnel winds, increase wind speeds, and alter fire direction unpredictably. During Diablo wind events, strong northerly downslope winds can produce extreme fire behavior, including long-range ember cast and blowtorch effects that compromise firefighting tactics and threaten structures. Studies confirm that slope steepness directly accelerates flame spread, with a 20-degree slope capable of doubling the rate of spread compared to flat ground (USFS Fire Behavior Field Reference, 2022).

These topographic features, combined with heavy vegetation and seasonal drought, demand swift evacuation during fire incidents. However, many neighborhoods within Very High Fire Hazard Severity Zones (VHFHSZs) have only a single route in and out, creating life-threatening congestion when residents attempt to evacuate while emergency personnel are entering the area. These conditions significantly elevate risk to life safety, limit suppression effectiveness, and justify stronger requirements for built-in fire protection and community evacuation planning.

- E. **Necessity of Built-In Fire Protection.** Because roadway, water supply, and access conditions inherently delay fire department response, greater reliance on built-in fire protection systems is required. Automatic fire sprinkler systems (CFC Section 903) and reliable fire alarm systems with UL certification (CFC Section 907), and clear addressing standards are essential to reduce risks to residents by controlling fires in their early stages and allow safe occupant evacuation. Research confirms that temperatures inside a structure can escalate from ambient to over 1,000 °F within ten minutes of ignition (IFSTA Essentials of Firefighting, 7th Ed.). Automatic sprinklers can hold a fire to its point of origin, reducing flashover risk and supporting firefighter operations and incident stabilization.

SECTION 2: TITLE, ENFORCEMENT, AND RECORDKEEPING

This Ordinance, including provisions adopted and incorporated by reference, shall be known as the "District Fire Prevention Code" of the Woodside Fire Protection District and may be cited as such. It is also referred to herein as "this code" or the "Fire Code."

- A. No section of the District Fire Prevention Code shall impose a mandatory duty of enforcement on the Fire District, or on any officer, official, agent, employee, board, or commission thereof. Instead, if any section purports to impose a mandatory duty of enforcement, said section shall be deemed to invest the Fire District, and the appropriate

officer, official, agent, employee, board, council, or commission with discretion to enforce the section, or not to enforce it.

- B. A copy of the District Fire Prevention Code, as defined herein, shall be kept on file in the office of the Woodside Fire Protection District or Bureau of Fire Prevention & Life Safety.

SECTION 3: AUTHORITY

The District Fire Prevention Code is adopted pursuant to the Fire Protection District Act of 1987 (California Health and Safety Code Sections 13800 *et seq.*) and the following provisions of that Act:

- A. Section 13861(h), which empowers the district to adopt ordinances;
- B. Section 13861(i), which empowers the district to establish and enforce rules and regulations for the administration, operation, and maintenance of the governmental services which it is authorized to provide;
- C. Section 13862, which empowers the district to provide certain governmental services including fire protection services;
- D. Section 13869, which empowers the district to adopt a fire prevention code by reference;
- E. Section 13869.7, which empowers the District to adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal and contained in the California Building Standards Code.
- F. Section 13870, which empowers the district's authorized representatives to order correction or elimination of fire and life hazards;
- G. Section 13871(b), which provides that failure to correct or eliminate a fire or life hazard after a duly issued order is a misdemeanor;
- H. Section 13872, which empowers the District's authorized representatives to issue citations for certain violations;
- I. Section 13873, which provides that the District's employees shall have the powers of peace officers while engaged in the prevention and suppression of fires and the preservation of life and property; and
- J. Sections 13916, 13917, 13918 and 13919, which, among other things, empower the District's Board of Directors to charge a fee to cover the cost of any services that the District provides and the cost of enforcing any regulation for which a fee is charged.

The adoption of the District Fire Prevention Code shall not be construed to limit, alter, or otherwise supersede the authority of the District to establish non-building restrictions or regulations related to fire prevention as otherwise authorized by law including, but not limited to, Public Resources Code section 4117. The District's establishment of any such non-building restrictions or

regulations related to fire prevention shall control over any provisions in the District Fire Prevention Code relating to non-building standards.

SECTION 4: ADOPTION BY REFERENCE

- A. The Woodside Fire Protection District hereby adopts the 2025 California Fire Code California Code of Regulations, Title 24, Part, 9, based on the 2024 International Fire Code published by the International Code Council, with California Amendments), including Chapters 1-80 and Appendices B, BB C, CC, D, E, F, G, H, I, P and Q only, except to the extent portions of the California Fire Code may be added, deleted, modified, or amended by Section 6 (local amendments) of this code. The 2025 California Fire Code, with the changes, additions, and deletions set forth in this Ordinance, is adopted by this reference as though fully set forth in this Ordinance.
- B. The Woodside Fire Protection District hereby adopts the 2025 California Wildland-Urban Interface Code, California Code of Regulations, Title 24, Part 7, including Chapters 1-7 and Appendix B only, except to the extent portions of the California Wildland-Urban Interface Code may be added, deleted, modified, or amended by Section 7 (local amendments) of this code. The 2025 California Wildland-Urban Interface Code, with the changes, additions, and deletions set forth in this Ordinance, is adopted by this reference as though fully set forth in this Ordinance.
- C. As of the effective date of this Ordinance, the provisions of these adopted and amended fire codes, the District Fire Prevention Code, are controlling and enforceable within the limits of each town or city or unincorporated area within the jurisdiction of the District.
- D. The adoption of the District Fire Prevention Code does not supersede, repeal, limit, or replace, any other existing District Ordinances concerning fire prevention, including, but not limited to, District Ordinances No. 23-01, No. 23-02, and No. 24-01, as they now exist and as they may be amended. To the extent the provisions of any other District Ordinances concerning fire prevention are inconsistent or in conflict with the District Fire Prevention Code, the most restrictive provisions shall control.

SECTION 5: AUTHORITY AND DUTIES OF THE BUREAU OF FIRE PREVENTION AND LIFE SAFETY

The California Fire Code and the California Wildland-Urban Interface Code, including California Fire Code Standards and California Wildland-Urban Interface Code Standards as adopted and amended herein, shall be enforced by the Woodside Fire Protection District, and managed by the Bureau of Fire Prevention and Life Safety, and shall operate under the direction of the Fire Chief and the Fire Marshal of the Woodside Fire Protection District. Both Fire Officers shall be known as the Fire Code Officials.

- A. The Chief of the Fire Department shall appoint an officer of the Fire Department as Chief of the Bureau of Fire Prevention and Life Safety. The title shall be Fire Marshal. The

appointment shall continue during good behavior and satisfactory service, and they shall not be removed from office except for cause in accordance with the rules and regulations of the Woodside Fire Protection District.

- B. The Fire Marshal may appoint such members of the Fire Department as Deputy Fire Marshals and Inspectors as shall from time to time be necessary.
- C. A report of the Bureau of Fire Prevention and Life Safety shall be made monthly or annually and transmitted to the Board of Directors. It shall contain such statistics as the Chief of the Department, or the Board of Directors may wish to include therein. The Fire Marshal shall produce and transmit to the Board of Directors, Town Councils of Woodside, Portola Valley, and the San Mateo County Board of Supervisors a report of all California State Fire Marshal mandated inspection activity within the Woodside Fire Protection District territory annually, by December 15th. The Chief of the Department shall recommend any amendments to the Code, which, in their judgment, shall be desirable.

SECTION 6: LOCAL AMENDMENTS, MODIFICATIONS AND DELETIONS TO THE CALIFORNIA FIRE CODE

Based upon the findings of the Board of Directors of the Woodside Fire Protection District regarding local climatic, topographical, and geological conditions, the following sections and/or subsections of the 2025 California Fire Code are amended or modified as set forth in this section. If a section is not referenced below, it remains adopted as unchanged.

CHAPTER 1 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW

SECTION 101 SCOPE AND GENERAL REQUIREMENTS is *amended* to read as follows:

101.1 Title is *amended* to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code of the Woodside Fire Protection District*, hereinafter referred to as the “this code, “the Fire Code,” and/or the “District Fire Prevention Code.”

101.6 Standards and Guidelines Manual is *added* to read as follows:

101.6 Standards and Guidelines Manual. The Bureau of Fire Prevention and Life Safety Standards and Guidelines Manual (“Standards and Guidelines Manual”) shall serve as a supplemental instruction and interpretation manual for the District Fire Prevention Code and is hereby adopted and incorporated by reference as if fully set forth herein. The Fire Marshal is responsible for amending this manual as necessary to maintain current instructions and interpretations. The information contained within the Standards and Guidelines Manual shall not be construed to make new code requirements not authorized by this Ordinance.

SECTION 102 APPLICABILITY is *amended* to read as follows:

102.1 Construction and design provisions is *amended* to read as follows:

102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities, and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions where required in Chapter 11.
4. Existing structures, facilities, and conditions that, in the opinion of the fire code official, constitute a distinct hazard to life or property.
5. Vehicles, ships and boats that are permanently affixed to a permanent location within the boundaries of this jurisdiction where not otherwise limited by law.

102.1.1 Applicability to alterations, additions and repairs of existing buildings or structures is *added* to read as follows:

102.1.1 Applicability to alterations, additions and repairs of existing buildings or structures. Alterations and additions to existing buildings or structures that require a building permit, and which are undertaken within any 12-month period, shall be evaluated under Section 102.1.1.1.

102.1.1.1 Threshold for new construction requirements. When, within any 12-month period, the scope of work collectively meets or exceeds any of the following thresholds, the entire building or structure shall be brought into compliance with the Fire Code requirements for new construction:

1. **Affected Gross Floor Area (PFA):** The work impacts more than **50 percent of the existing gross floor area.**
2. **Affected Wall Area (PWA):** The work impacts more than **50 percent of the existing wall area.**
3. **Combined Impact:** The **sum of the percentage of affected gross floor area (PFA) and affected wall area (PWA) exceeds 50 percent.**

The Following Calculation Guidelines shall apply:

- a. **Percentage of Affected Gross Floor Area (PFA):** The affected floor area includes all additions, all rooms impacted by additions, and any floor area of rooms impacted by structural changes to walls, columns, beams, girders, floor or ceiling joists, coverings, roof rafters, diaphragms, footings, piles, retaining walls, or similar components.

b. **Percentage of Affected Wall Area (PWA):** The affected wall area includes all interior and exterior walls where no studs remain, or where studs remain but both wall surfaces are removed such that the wall is fully exposed or transparent.

c. **Combination of Percentages:** The combination of PFA and PWA shall be expressed as **PFA + PWA > 50%**.

Areas to be included in the gross floor area square footage calculation include:

1. Garages or carports if under a habitable space
2. New attached garage
3. All additions
4. Total square footage of any room that received alterations or additions. Removing sheetrock exposing structural framing or any structural change in a room involves the total square footage of that room.

Existing square footage shall be obtained from the San Mateo County Tax Assessor's Office or may be submitted by a licensed architect.

Within the Woodside Fire Protection District's jurisdiction, each of the Building Departments may use their specific values and structural formulas to complete the computation of existing and new gross floor areas in accordance with their respective ordinance requirements only to the extent the respective ordinances impose a more stringent standard. The Fire District will accept such computations within the structure's jurisdictional boundary. The Municipal or County Building Official must attain verification.

102.1.1.2 Automatic fire sprinkler requirements for existing buildings is *added* to read as follows:

102.1.1.2 Automatic fire sprinkler requirements for existing buildings. Automatic fire sprinkler systems shall be installed throughout existing buildings and structures in the following circumstances:

1. When the work meets or exceeds the thresholds in Section 102.1.1.1
2. When the work qualifies as a "substantial alteration" as defined by San Mateo County Ordinance No. 4873 or successor.
3. When any change in use or occupancy results in a higher relative hazard category, as determined by Table 1011.5 of the International Existing Building Code (IEBC).
4. When a non-habitable basement is converted to habitable use.

5. When additions, alterations, or repairs occur within a building already equipped with sprinklers, the existing sprinkler system shall be extended or modified to protect the area of work.

Exceptions:

1. Work limited to seismic, foundation, or accessibility improvements.
2. Work limited to mechanical, electrical, plumbing, or demolition only.
3. Exterior maintenance and repairs, including replacement of windows, re-roofing, or similar non-structural work.

102.3 Change of use or occupancy is *amended* to read as follows:

102.3 Change of use or occupancy. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the California Existing Building Code. Any change in use or occupancy creating a more hazardous fire/life safety condition, as determined by the Fire Code Official requires that an automatic fire sprinkler system be installed. For purposes of this section, the relative hazard categories table 1011.5 of the California Existing Building Code, herein incorporated by reference.

102.6 Historic Buildings is *amended* to read as follows:

102.6 Historic Buildings. The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings where such buildings or structures do not constitute a distinct hazard to life or property. Fire protection in designated historic buildings shall be provided in accordance with the California Historic Building Code and with an approved fire protection plan as required in Section 1103.1.1

SECTION 103 CODE COMPLIANCE AGENCY is *amended* to read as follows:

103.1 Creation of agency. *The Woodside Fire Protection District Bureau of Fire Prevention and Life Safety* is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

SECTION 104 DUTIES AND POWERS OF THE FIRE CODE OFFICIAL is *amended* as follows:

104.1.1 Design standards is *added* to read as follows:

104.1.1 Design standards. Woodside Fire Protection District will maintain a set of design and installation standards (Standards and Guidelines Manual) that includes but is not limited to: Address posting, Bridges, Emergency shut off placards, Turnarounds, Turnouts, Driveway

criteria, Knox installations, Solar PV integrated roof installations, battery systems and fire sprinkler systems, including those with tanks and pumps.

These standards, which apply to subjects not specifically covered by the Fire Code, are necessary for the Woodside Fire Protection District to provide a reasonable degree of fire and life safety for the community and firefighters within the jurisdictional boundaries of the Fire District and are maintained in accordance with Section 102.9 of the Fire Code.

104.2.1 Review construction documents is *added* to read as follows:

104.2.1 Review construction documents. Woodside Fire Protection District shall review all applications and construction documents related to any type of existing or new driveway construction, improvement, or reconstruction within its jurisdiction that have been submitted to the Building Department.

104.12.1 Authority to photograph or otherwise record investigations is *added* to read as follows:

104.12.1 Authority to photograph or otherwise record investigations. The Chief or his duly authorized representative may make such audio, visual or other recordings including photographs, video tapes, audio tapes, diagrams, drawings, sketches, and the like, in connection with the investigation of any actual or alleged violation of this code or in connection with the investigation of any incident as authorized by this code.

SECTION 105 PERMITS is *amended* as follows:

105.5 Required operational permits is *amended* to read as follows:

105.5 Required operational permits. The fire code official is authorized to issue operational permits for operations set forth in Sections 105.5.1 through 105.5.61.

105.5.16 Explosives is *amended* to read as follows:

105.5.16 Explosives. An operational permit is required for the manufacture, storage, handling, sale, or use of any quantity of explosives, explosive materials, fireworks, pyrotechnic special effects, or rocketry within the scope of Chapter 56. See Health and Safety Code Division 11, Part 1, Sections 12000, et seq. for additional requirements.

Exception: Storage in Group R-3 occupancies of smokeless propellant, black powder, and small arms primers for personal use, not for resale and in accordance with Section 5606.

105.5.35 Motor fuel-dispensing facilities is *amended* to read as follows:

105.5.35 Motor fuel-dispensing facilities. An operational permit is required for the fueling of motor vehicles, including automotive, marine, and fleets, at fixed facilities and through mobile operations.

105.5.36 Open burning is hereby *amended* as follows:

105.5.36 Open burning. An operational permit is required for open burning. Open burning shall be permitted for the purpose of land clearing, hazard reduction, agricultural burning, or recreational fires specifically authorized under Section 307.4.2 Exception (County Parks campfires), and only with the approval from the Fire Code Official.

105.5.60 Emergency responder communications enhancement systems (ERCES) is added to read as follows:

105.5.60 Emergency responder communications enhancement systems (ERCES). When provisions within the Fire Code require an ERCES system, an operational permit shall be issued for the operation of an in-building emergency responder communications enhancement system.

105.5.61 Local permits is *added* to read as follows:

105.5.61 Local permits. In addition to the other operational permits required by Section 105.5, an operational permit shall be obtained from the Bureau of Fire Prevention & Life Safety prior to engaging in the following activities, operations, practices, or functions:

1. **Apartment, hotel, or motel.** An operational permit is required to operate an apartment house, hotel, or motel.
2. **Cannabis.** An operational permit is required to operate a cannabis facility or operation listed below:
 - 2.1 Cultivation
 - 2.2 Distribution
 - 2.3 Manufacturing
 - 2.4 Testing/lab
3. **Care facilities.** An operational permit is required to operate a day care facility with an occupant load greater than eight (8) persons.
 - 3.1 **Exception:** Residential or commercial institutional care facility occupancies complying with Health and Safety Code Section 13235 are exempt.
4. **High-rise occupancy.** An operational permit is required to operate a high-rise building as defined in Title 24, Part 2, California Code of Regulations.
5. **Live entertainment.** An operational permit is required to operate a business where alcohol is served, while providing live entertainment to the public.
6. **Model rockets rental, sale, or operation.** An operational permit is required to operate, manufacture, import, export, possess, store, rent or sell model rockets as defined by Health and Safety Code Section 12519.
7. **Asbestos removal.** A permit is required to conduct asbestos-removal operations regulated in Section 3319 of this code.

8. **Christmas tree sales.** A permit is required to use a property for the purpose of selling cut Christmas trees.

9. **Temporary water supply.** A permit is required to use a temporary water supply for construction of residential projects or subdivisions pursuant to Section 3307.2

10. **Indoor growing operations.** A permit is required to operate an indoor growing operation.

Exception: agricultural greenhouses in an agricultural zone.

105.6 Required construction permits is *amended* to read as follows:

105.6 Required construction permits.

The fire code official is authorized to issue construction permits for work as set forth in Sections 105.6.1 through 105.6.25 as well as all required construction permits in Title 24, Parts 2, 2.5, 3, 4, or 5 where enforced by the California State Fire Marshal.

105.6.26 Local construction permits is *added* to read as follows:

105.6.26 Local construction permits. In addition to the permits required by Section 105.6.1 through 105.6.25, the following construction permits shall be obtained from the Bureau of Fire Prevention & Life Safety for work as described in this section:

1. **Fire Protection Plan.** A construction permit is required to implement a Fire Protection Plan in accordance with the California Wildland-Urban Interface Code as adopted.
2. **Landscape Plan.** A construction permit is required to implement a Landscape plan in accordance with the California Wildland-Urban Interface Code as adopted.

105.7 Responsibility of permittee is *added*, to read as follows:

105.7 Responsibility of permittee. Construction permits shall be presumed by the Fire District to incorporate all the work that the applicant or the applicant's agent, employees, or contractors shall carry out. Work performed shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No Fire District approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code, nor shall any vested rights be created for any work performed in violation of this code.

105.8 Fire protection plan is added to read as follows:

105.8 Fire protection plan. A fire protection plan shall be prepared by the applicant when required by the Fire Code Official in accordance with the California Wildland-Urban Interface Code as adopted. All fire protection plans require approval by the Fire Code Official.

105.9 Landscape plan is *added* to read as follows:

105.9 Landscape plan. A Landscape plan shall be prepared by the applicant when required by the Fire Code Official in accordance with the California Wildland-Urban Interface Code as adopted. All Landscape plans require approval by the Fire Code Official.

105.9.1. Cost is *added* to read as follows:

105.9.1. Cost. The cost of preparing and reviewing a Fire Protection or Landscape Plan shall be the responsibility of the applicant.

SECTION 112 MEANS OF APPEALS is *amended* to read as follows:

112.1 Board of appeals established is *amended* to read as follows:

112.1 Board of appeals established. Whenever the Fire Marshal or Fire Code Official shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of this code do not apply or that the true intent and meaning of this code has been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Marshal or Fire Code Official by presenting, within 10 days, a written request to the District's Board of Directors, acting as the District's Board of Appeals, for a hearing on and a review of such decision. The request shall state the reasons therefore, and the District Board of Directors shall, within 60 days of the receipt of same, hold a hearing, and may modify, vacate, or affirm the decision.

112.2 Limitation on authority is *amended* to read as follows:

112.2 Limitation on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed.

112.3 Qualifications and 112.4 Administration are *deleted* in their entirety.

SECTION 113 VIOLATIONS is *amended* as follows:

113.4 Violation penalties is *amended* to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a *misdemeanor*, punishable by a fine of not more than \$1000 or by imprisonment not exceeding 6 months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

113.4.2 Other penalties and remedies is *added* to read as follows:

Section 113.4.2 Other penalties and remedies. Nothing in this Section 113.4 shall limit the fire code official from pursuing other available legal remedies for violations of this code,

including but not limited to administrative citations and attendant fines, civil penalties, and administrative and summary abatements.

CHAPTER 2 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW

SECTION 202 GENERAL DEFINITIONS is *amended* to add the following:

Agency Having Jurisdiction. The agency having delegated or assigned legal authority to adopt, determine, mandate, or enforce ordinances and regulatory requirements, or to take other actions under local, state, or federal law.

All Weather Driving Surface. A roadway or surface designed and maintained to support the imposed loads of fire apparatus (minimum 75,000 pounds) and provide traction in all weather conditions. Such surfaces shall consist of a minimum surface finish of one layer of asphalt, concrete or engineered concrete pavers.

Board of Directors. The governing body of the District.

Combustible Material. Rubbish, litter, or material of any kind, other than hazardous vegetation, that is combustible and endangers the public safety by creating a fire hazard. as determined by the Fire Code Official.

Driveway. An access road from the public way to a structure that is used for public or private vehicular access, including fire and emergency vehicles.

Fire Protection Plan. A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

Fire Trail. A road, path, clearing, graded area or right-of-way on public or private land established and/or maintained primarily for firefighting, fire protection, access for wildland fire suppression, escape, or control operations. The fire trail shall be able to support the safe travel of a Type 3 Fire Apparatus. (minimum 8 feet in width)

Hazardous Vegetation. Vegetation that is combustible and endangers the public safety by creating a fire hazard, including but not limited to bark, mulch, seasonal and recurrent grasses, weeds, stubble, non-irrigated brush, dry leaves, dry needles, dead, dying and diseased trees or any other vegetation identified by the fire code official.

Jurisdiction. Jurisdiction shall mean the territorial boundaries of the Woodside Fire Protection District. As such, “jurisdiction” would mean, as appropriate, certain unincorporated areas of the County of San Mateo, the Town of Woodside, and the Town of Portola Valley.

When the term "jurisdiction" is used in this code in a context that implies the ability to exercise governmental powers, such as “the authority having jurisdiction,” the term “jurisdiction” shall mean, instead the Woodside Fire Protection District.

Landscape Plan. A document, drawn to scale, prepared and submitted to the Code Official when required, showing the layout, species, materials, and maintenance regime of vegetation and other landscaping elements in the Vegetation Management Zone (VMZ) adjacent to structures and roadways. The plan shall identify measures to reduce wildfire hazards, including the selection of low-combustible plants or materials, spacing, size at time of planting, size at maturity, and pruning schedules, placement of plantings relative to structures, proposed decorative features, grade changes, buffers, screening, and ongoing maintenance requirements to ensure that the landscape continues to contribute to fire safety.

Nuisance Alarm. An unwarranted or preventable alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, system servicing testing, construction activities, ordinary household activities, false alarm, or other causes when no such danger exists, or an alarm activated by a cause that cannot be determined.

Response Time. The elapsed time from receipt of a call to the District seeking emergency assistance and the arrival of the first unit on scene.

Temporary Water Supply. Water stored for firefighting purposes in an approved aboveground tank during combustible construction.

CHAPTER 3 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW

SECTION 304 COMBUSTIBLE WASTE MATERIAL is *amended* to read as follows:

304.1.2 Vegetation is *amended* to read as follows:

304.1.2. Vegetation. Hazardous vegetation, combustible material, combustible growth, debris, or rubbish capable of being ignited and endangering property shall be cut down and removed by the owner or occupant of the premises in accordance with the Fire District's ordinances, including but not limited to those ordinances addressing defensible space, exterior hazard abatement, and fuel breaks. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with the California Wildland-Urban Interface Code as adopted and in accordance with the Fire District's ordinances.

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES is *amended* as follows:

307.1.1 Prohibited open burning is *amended* to read as follows:

307.1.1 Prohibited open burning. Open burning is prohibited within the jurisdictional boundaries of the Woodside Fire Protection District, except as expressly authorized by the Fire Code Official for land clearing, hazard reduction, or agricultural burning under a valid operational permit issued pursuant to Section 105.5.34. All other open burning, including but not limited to burning of trash, or yard waste is prohibited.

307.2 Permit required is *amended* to read as follows:

307.2 Permit required. A permit shall be obtained from the Fire Code Official in accordance with Section 105.5 prior to kindling, maintaining, or allowing any fire conducted under Section 307.

Permits shall only be issued for fires specifically authorized under Section 105.5.36, and shall include any conditions the Fire Code Official determines necessary to provide for public safety, wildfire risk reduction, and compliance with this code.

307.4.1 Bonfires is deleted.

307.4.2 Recreational fire is *amended* to read as follows:

307.4.2 Recreational fire. When approved by the Fire Code Official, recreational fires shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7620 mm) of the structure shall be eliminated prior to ignition. If allowed, all such fires shall require a fire code operational permit in accordance with Section 307.2.

Exception: County Parks Campfires. Dedicated campfires within San Mateo County Parks may be permitted only in designated campfire locations approved by the Fire Code Official and only under an operational permit issued pursuant to Section 307.2, provided that weather and fire-danger conditions allow safe burning.

307.4.3 Portable outdoor fireplaces is *amended* to read as follows:

307.4.3 Portable outdoor fireplaces, outdoor fireplaces, and gas fire pits.

Portable outdoor fireplaces, outdoor fireplaces, and gas fire pits 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.

Exception: Portable outdoor fireplaces, outdoor fireplaces, and gas fire pits used at one- and two-family dwellings may be exempted from the 15-foot distance requirement only if approved via inspection by the Bureau of Fire Prevention and Life Safety and if installed in a manner that does not increase fire hazard.

307.5 Attendance is *amended* to read as follows:

307.5 Attendance. Open burning, recreational fires, and the use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of 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.

SECTION 308 OPEN FLAMES is *amended* as follows:

308.3.2 Theatrical performances is *amended* to read as follows:

308.3.2 Theatrical performances. Where approved, open-flame devices used in conjunction with theatrical performances are allowed to be used where adequate safety precautions have been taken in accordance with NFPA 160 and Title 19 CCR.

CHAPTER 4 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW

SECTION 401 EMERGENCY PLANNING AND PREPAREDNESS is *amended* to read as follows:

401.3.2.1 Nuisance alarm notification is *added* to read as follows:

401.3.2.1 Nuisance alarm notification. Notification of emergency responders based on a nuisance alarm may be punishable by a fine in accordance with the Woodside Fire Protection District Fee Schedule or ordinance. In addition, the responsible party may be liable for the operational and administrative costs incurred from the emergency response or mitigation procedures resulting from a nuisance alarm notification.

401.3.2.2 Multiple nuisance alarm activations is *added* to read as follows:

401.3.2.2 Multiple nuisance alarm activations. Any occupancy that has more than three nuisance alarms causing emergency response within a 12-month fiscal calendar year period (July 1 through June 30) may be required to modify, repair, upgrade or replace their system and/or monitoring station as determined by the fire code official.

SECTION 402 DEFINITIONS is *added and amended* to read as follows:

402.1 Definitions is *amended* to add the following:

402.1 Definitions

NUISANCE ALARM.

CHAPTER 5 IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW:

501.1 Scope is *amended* to read as follows:

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter, and appendix D.

SECTION 503 FIRE APPARATUS ACCESS ROADS is *amended* to read as follows:

503.1 Where required is *amended* to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3, interpreted ~~and~~ according to the Woodside Fire Protection District “Standards and Guidelines Manual.”

503.1.1.1 Fire lanes is *added* to read as follows:

503.1.1.1 Fire lanes. Nothing in this code shall prevent a Town or County from designating or maintaining a street as a “Fire Lane” which does not meet the requirements of a fire apparatus access road under Sections 503.1- 503.6.

503.1.4 Access to open spaces is *added* to read:

503.1.4 Access to open spaces. When access to open land/space or fire trail systems maintained for public or private use is obstructed by new development of any kind, the developer shall provide alternate acceptable access into the area that is sufficient to allow access for fire personnel and apparatus. The alternate means of access requires the approval of the fire code official.

503.1.5 Existing fire trail systems shall be maintained is *added* to read:

503.1.5 Existing fire trail systems shall be maintained. When conditions make access and maintenance of existing trails unavailable or impractical, alternate means of access shall be provided and require approval by the fire code official.

503.2.1 Dimensions is *amended* to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, inclusive of all-weather surface shoulders, and a vertical clearance of not less than 13 feet 6 inches. Security gates shall be in accordance with section 503.6. Driveways serving a single property with one or more habitable dwellings shall have an unobstructed driveway width of not less than 12 feet. and unobstructed vertical clearance of not less than 13 feet 6 inches. Shared driveways serving more than one property with habitable structures shall have an unobstructed minimum width of 18 feet, inclusive of all-weather drivable surface shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.

503.2.6.1 Evaluation and maintenance is *added* to read as follows:

503.2.6.1 Evaluation and maintenance. All existing private bridges and elevated surfaces that are a part of the fire apparatus access road shall be evaluated by a California licensed civil engineer experienced in structural engineering, or a California licensed structural engineer, for safety and weight rating, in accordance with American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," Second Edition, or other approved standard. Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire apparatus access shall be routinely maintained in accordance with Section 503.2.6, or when directed by the Fire Code Official.

503.3.1 Fire lane designation is *added* to read as follows:

503.3.1 Fire lane designation. In addition to the requirements of Section 503.3, where required by the fire code official, approved signs and markings designating fire lanes shall comply with California Vehicle Code Section 22500.1. The designation shall be by one or more of the following:

1. By a white sign measuring at least twelve inches by eighteen inches (12" x 18") posted immediately adjacent to, and clearly visible. It shall clearly state in red letters not less than one inch (1") in height, that the space is a fire lane, and parking is prohibited. Fire lane signs shall be spaced at a minimum of 50 feet apart; and
2. By outlining or painting the area in red and, in a contrasting color, marking the area with the words "FIRE LANE – NO PARKING", which is clearly visible from a vehicle,
or

3. By a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE – NO PARKING", are stenciled every 15 feet.
 - a. Both sides of fire lanes shall be red curbed when the fire lane is twenty (20) feet to twenty-eight (28) feet in width.

Signs and markings shall not be obstructed and shall be maintained in a clean and legible condition and be replaced or repaired when necessary to provide adequate visibility. Reference is made to the Designation and Marking of Fire Lanes Standards and Guidelines included in the Standards and Guidelines Manual.

SECTION 505 PREMISES IDENTIFICATION is *amended* to read as follows:

505.1.1 Address identification is *amended* to read as follows:

505.1 Address identification. All new and existing buildings shall have approved address numbers or identification that are plainly legible and visible from the street or road fronting the property. Numbers shall contrast with their background, be Arabic numerals or English letters, and be maintained in good condition. Additional address markings shall be provided in other approved locations when required by the Fire Code Official to assist emergency response. Where a building is not visible from a public way, a monument, pole, or other approved sign shall be installed at the property entrance to identify the structure. For all new construction, address numbers shall be either internally or externally illuminated.

Size Requirements: All buildings shall have a minimum height of eight inches (8") with a one-half inch (1/2") stroke. For single-family dwellings, a minimum height of four inches (4") with a one-half inch (1/2") stroke. When structures are set back more than fifty (50) feet from the street or fire apparatus access road, the minimum height increases to twelve inches (12") with a one-inch (1") stroke.

505.1.1 Multi-Tenant buildings is *added* to read as follows:

505.1.1 Multi -Tenant buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

505.1.2 Multiple buildings on one site is *added* to read as follows:

505.1.2 Multiple building on one site. When multiple buildings on a property are not visible from the public way, a monument sign, directory, or other approved signage shall be installed at the property entrance to identify each structure. Every building within the site shall also maintain its own approved address identification in accordance with Section 505.1.1 or as approved by the fire code official.

505.1.3 Rear addressing is *added* to read as follows:

505.1.3 Rear addressing. When required by the fire code official, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide an acceptable vehicular access. Number stroke and size shall comply with Section 505.1.

Section 506.1 Fire Service Features, Key Boxes *amended* to read as follows:

506.1 Where required is *amended* to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official. Where a new gate or barrier is installed on a fire access roadway, the fire department shall have emergency access. Gates or barriers shall have a Knox® key switch.

506.1.1.1 Key box content requirements *added* to read as follows:

506.1.1.1 Key box content requirements. Master keys shall be provided to all spaces including multi-tenant spaces.. Additional keys shall be included as determined by the fire code official and may include card access, elevator control, fire alarm control panels and devices, and for fire sprinkler control valve access. Reference is made to the Knox Box Standards and Guidelines included in the Standards and Guidelines Manual (Section 101.6 of this Code).

Exception: Multi-tenant spaces which provide a key box for each tenant and are installed per Section 506.1.

SECTION 507 FIRE PROTECTION WATER SUPPLIES is *amended* to read as follows:

507.5.1.1 Hydrant for standpipe systems is *amended* to read as follows:

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a water-based fire protection system installed in accordance with Section 903 through 905 shall have a fire hydrant within 100 feet along an approved path of the fire department connections, or as approved by the fire code official. (Also see Section 912.2).

Exception: The distance shall be permitted to exceed 100 feet (30 480 mmm) where approved by the fire code official.

507.5.7 Fire hydrant size and outlets is *added* to read as follows:

507.5.7 Fire hydrant size and outlets. Shall be in accordance with the Woodside Fire Protection District standards and guidelines, or as approved by the fire code official.

507.5.8 Fire hydrant street marker is *added* to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with the Woodside Fire Protection District standards and guidelines, as may be amended from time to time, or as approved by the fire code official. Any hydrant marker damaged or removed during street construction or repair shall be immediately replaced by the contractor, developer, or person responsible for removal or damage.

SECTION 508 FIRE COMMAND CENTER is *amended* to read as follows:

508.2 Fire control room is *added* to read as follows:

508.2 Fire control room. An approved fire control room shall be provided in all new buildings and or occupancies with a change of use, requiring protection by an automatic fire sprinkler system. The room shall contain the sprinkler riser, fire alarm control panels, ERCES control equipment, and other fire equipment required by the fire code official. Fire control rooms shall be located within the building at a location approved by the fire code official and shall be provided at grade with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire control rooms shall not be less than 50 square feet.

Exceptions:

1. Group R-3 Occupancies.
2. Occupancies with a fire pump shall have a fire control room that is a minimum of 200 square feet.
3. In high-rise buildings, the fire control room shall not be less than 200 square feet.

SECTION 510 EMERGENCY RESPONDER COMMUNICATIONS ENHANCEMENT SYSTEMS (ERCES) is *amended* to read as follows:

510.1 Emergency responder communications enhancement systems in new buildings

Exception #1 is deleted.

510.4.1.1 Minimum signal strength into the building is *amended* to read as follows:

510.4.1.1 Minimum signal strength into the building. The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The inbound signal level shall be a minimum of -95dBm throughout the coverage area and sufficient to provide not less than a Delivered Audio Quality (DAQ) of 3.4 or an equivalent Signal-to-Interference-Plus-Noise Ratio (SINR) applicable to the technology for either analog or digital signals.

510.4.1.2 Minimum signal strength out of the building is *amended* to read as follows:

510.4.1.2 Minimum signal strength out of the building. The minimum outbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The outbound signal level shall be sufficient to provide not less than a DAQ of 3.4 or an equivalent SINR applicable to the technology for either analog or digital signals.

510.4.2 System design is *amended* to read as follows:

510.4.2 System design. The in-building, emergency responder communications enhancement system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.9 NFPA 1225, NFPA 72 and San Mateo County ERCES (P-500).

510.4.2.10 Power switch is *added* to read as follows:

510.4.2.10 Power switch. A keyed power switch shall be installed in the system so the system can be turned on or off as approved by the Fire Code Official, and may serve as the disconnecting means for the ERCES. The switch shall be labeled, tamper-resistant, accessible only to authorized personnel, and maintained in the **ON** position except when deactivated for testing, service, or as directed by the Fire Code Official.

510.5 Installation requirements is *amended* to read as follows:

510.5 Installation requirements. The installation of the in-building, two-way emergency responder communications enhancement system shall be in accordance with NFPA 1225, NFPA 72, San Mateo County ERCES (P-500), and Sections 510.5.2 through 510.5.5.

CHAPTER 6 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

SECTION 606 COMMERCIAL COOKING EQUIPMENT AND SYSTEMS is *amended* to read as follows:

606.5 System activation notification is *added* to read as follows:

606.5 System activation notification. Commercial cooking fire protection systems located in buildings equipped with a fire alarm control unit shall be connected to the alarm control panel so that actuation of the extinguishing system automatically sends a signal to the central station service.

CHAPTER 9 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

SECTION 901 FIRE PROTECTION AND LIFE SAFETY SYSTEMS, GENERAL SCOPE is *amended* as follows:

901.6.3.2 Records reporting is *added* to read as follows:

901.6.3.2 Records reporting. Fire detection, alarm, and extinguishing systems shall be maintained in an operative condition at all times and shall be replaced or repaired when defective. Non-required fire protection systems and equipment shall be inspected, tested, and maintained or removed. All inspection, testing and maintenance reports shall be forwarded to the Fire District using electronic media to the designated third-party electronic record keeping service as chosen by the Fire District's fire code official. Hard copy reports are not permitted.

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS is *amended* as follows:

903.2 Where required is *amended* to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be provided throughout new buildings and structures greater than 1,000 square feet gross floor area in the locations described in Sections 903.2.1 through 903.2.21, whichever is most restrictive. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

For the purposes of this Section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

Exceptions:

1. Detached Group U occupancies not greater than 1,000 square feet.
2. Detached non-combustible motor vehicle fuel dispensing canopies
3. Agricultural buildings as approved by the fire code official.
4. Accessory Dwelling Unit, provided that all requirements of state law are met.

903.2.10.3 Special Hazards – Lithium, lithium-ion and other batteries containing combustible electrolytes in vehicles is *added* to read as follows:

903.2.10.3 Special hazards – Lithium, Lithium-Ion and other batteries containing combustible electrolytes in Vehicles. In new buildings an approved, specifically engineered automatic sprinkler system shall be installed throughout Group S-2 occupancies allowing storage of lithium, lithium-ion and other batteries containing combustible electrolyte in vehicles.

903.2.10.3.1 Where Required in Existing Buildings and Structures is *added* to read as follows:

903.2.10.3.1 Where required in existing building and structures. An approved, specifically engineered automatic sprinkler system shall be installed in areas where EV charging stations, EV Ready and EV Capable parking is designed such that the area is used for the storage of Lithium, Lithium-ion and other batteries containing combustible electrolyte in vehicles. The remainder areas in the building shall comply with design requirements under NFPA 13 and in accordance with section 903.2.11.6.

903.2.11.1 Stories without openings is *amended* as follows:

903.2.11.1 Stories and basements without openings. Automatic sprinkler systems shall be installed in every building with a basement. Automatic sprinkler systems shall be installed in every story of all buildings where the floor area exceeds 1000 square feet and where the following type of exterior wall opening is not provided.

903.2.22 Fire department delivery capability is *added* to read as follows:

903.2.22 Fire department delivery capability. An automatic fire sprinkler shall be installed in all new buildings and occupancies or in existing buildings or structures that change occupancy classification or use when the required fire flow exceeds 2,000 gallons per minute.

903.3.1.2 NFPA 13R sprinkler systems is *amended* to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Where in this code a NFPA 13R sprinkler system is allowed in Group R-1, R-2, R-2.1, and R-4 occupancies, a NFPA 13 sprinkler system shall be used.

903.3.5.3 Non-permissible water supply storage is *added* to read as follows:

903.3.5.3 Non-permissible water supply storage. Swimming pools and ponds shall not be considered water storage for the purposes of Section 903.3.5.

903.4.3 Alarms is *amended* to read as follows:

903.4.3 Alarms. An approved audible and visual device, located on the exterior of the building as approved by the fire code official, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by a water flow equivalent to that of a single sprinkler with the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.6 Where required in existing buildings and structures is *amended* to read as follows:

903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11, Section 102.1.1, or other provisions of this code. or when improvements are conducted in accordance with this Section.

903.6.1 Where required due to improvements to buildings and structures is *added* to read as follows:

903.6.1 Where required due to improvements to buildings and structures. The provisions of this Section are intended to provide a reasonable degree of fire safety in existing structures by requiring the installation of an automatic fire-extinguishing system. All existing buildings and structures, regardless of type of occupancy or area, shall be provided with an automatic fire sprinkler system as provided in Section 102.1.1.2:

A phased installation of an automatic fire sprinkler system may be accepted as an alternate materials and methods application, as prescribed in Section 104.2.3, when different tenant spaces in the same building are occupied, and the installation of a fire sprinkler system may disrupt business operations or living conditions. Final completion of the sprinkler system shall not exceed five (5) years from the date of the initial permit.

SECTION 905 STANDPIPE SYSTEMS is *amended* to read as follows:

905.3.11 Special hazard – lithium, lithium-ion and other batteries containing combustible electrolyte in vehicles is *added* to read as follows:

905.3.11 Special hazard – lithium, lithium-ion and other batteries containing combustible electrolyte in vehicles. *Group S-2 public parking garages, whether open or closed, having lithium, lithium-ion and other batteries containing combustible electrolytes in vehicles shall be equipped with Class I standpipe systems installed in accordance with NFPA 14, with hose connections located within 150 feet of lithium, lithium-ion, and other batteries containing combustible electrolytes in vehicle parking as approved by the fire code official.*

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS is *amended* to read as follows:

907.1.6 Certification is *added* to read as follows:

907.1.6 Certification. New and upgraded fire alarm systems shall be UL-Certified. A certificate of completion and other documentation as listed in NFPA 72 shall be provided for all new fire alarm system installations. It is the responsibility of the building owner or owner’s representative to obtain and maintain a current and valid Certificate. The protected premises shall be issued a UUFX type certification from Underwriters Laboratories (UL).

907.1.6.1 Posting of certification is *added* to read as follows:

907.1.6.1 Posting of certification. The UL certificate required in Section 907.1.6 shall be posted in a durable transparent cover within three (3) feet of the fire alarm control panel within 45 days of the final acceptance test/inspection.

907.6.6 Monitoring is *amended* to read as follows:

907.6.6 Monitoring. New and upgraded fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved UL listed Central Station Service in accordance with NFPA 72 and this section.

Exception: Monitoring by central station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings.

907.9 Where required in existing buildings and structures is *amended* to read as follows:

907.9 Where required in existing buildings and structures. An approved fire alarm system shall be provided in existing buildings and structures where required in Chapter 11. When an alteration to any existing building or structure requires an upgrade or new fire alarm system, fire alarm systems shall be approved by the fire code official.

SECTION 910 SMOKE AND HEAT REMOVAL is *amended* to read as follows:

910.2.3 Lithium, lithium-ion and other batteries is *added* to read as follows:

910.2.3 Lithium, lithium-ion and other batteries containing combustible electrolyte in vehicles. Enclosed Group S-2 public parking garages having lithium, lithium-ion and other batteries containing combustible electrolyte in vehicles shall be provided with a mechanical smoke removal system in accordance with 910.4.

SECTION 912 FIRE DEPARTMENT CONNECTIONS is *amended* to read as follows:

912.2 Location is *amended* to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or as approved by the fire code official (Also see Section 507.5.1.1).

CHAPTER 12 ENERGY SYSTEMS IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

SECTION 1203 EMERGENCY AND STANDBY POWER SYSTEMS is *amended* as follows:

1203.1.3.2 Emergency and standby power systems is *added* to read as follows:

1203.1.3.2 Emergency and standby power systems. All buildings, other than one- and two-family dwelling units, and agricultural buildings not used for commercial purposes, with emergency and stand-by power, shall have an approved shunt trip device that disconnects all power sources to the building, when required by the fire code official.

SECTION 1207 ELECTRICAL ENERGY STORAGE SYSTEMS (ESS) is *amended* as follows:

1207.11.5.1 Electrical Disconnect *added* to read as follows:

1207.11.5.1 Electrical Disconnect. The ESS disconnect shall be located on the exterior of the building and at the main panel.

1207.11.10 Interconnected electrical power sources is *added* to read as follows:

1207.11.10 Interconnected electrical power sources, A permanent directory site plan plaque denoting the location of all electrical power source disconnecting means on or in the premises shall be installed at each service equipment location and at the location(s) of the system disconnect(s) for all electric power production sources capable of being interconnected.

CHAPTER 56 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

SECTION 5601 EXPLOSIVES AND FIREWORKS is *amended* as follows:

5601.1.3 Fireworks is *amended* to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks within all areas of the Woodside Fire Protection District are prohibited.

Exceptions:

1. Storage and handling of fireworks by a Public Safety Agency.
2. Special permit issued to a licensed pyrotechnic operator by the Fire Marshal.
3. Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.

5601.2.2 Sale and retail display is *amended* to read as follows:

5601.2.2 Sale and retail display. No person shall construct a retail display or offer for sale any explosives, explosive materials, or fireworks within the jurisdiction.

Exception:

Snap Caps and Party Poppers classified by the State Fire Marshal as pyrotechnic devices.

SECTION 5608 FIREWORKS DISPLAY is *amended* as follows:

5608.1.2 Prohibition is *added* to read as follows:

5608.1.2 Prohibition. All non-professional fireworks listed by the California State Fire Marshal as “Safe and Sane” are prohibited within the jurisdictional boundaries of the Woodside Fire Protection District.

5608.2 Limitations is *added* to read as follows:

5608.2 Limitations. The possession, storage, retail, offer for sale, gifting, give away, use, explosion, discharge, or disposal of fireworks is prohibited within the jurisdictional limits of the Woodside Fire Protection District, except as otherwise authorized by law. This prohibition applies in all areas where such activities are restricted by applicable land-use and zoning regulations.

Exception: Firework displays authorized pursuant to section 5608.1 for which a permit has been issued.

CHAPTER 57 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

SECTION 5704 FLAMMABLE AND COMBUSTIBLE LIQUID STORAGE is *amended* as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited is *amended* to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above ground tanks outside of buildings, shall be limited to districts zoned for commercial, industrial, or agricultural uses. The dispensing, mixing, handling, or storage adjacent to or on parcels with R1 and R2 occupancies is prohibited.

Exceptions:

1. Quantities less than 50 gallons.
2. Protected above-ground tanks for the purpose of emergency power generator installations in areas zoned commercial, industrial, agricultural, business district, rural or rural residential district, and for approved facilities on an individual basis consistent with the intent of this provision. Tank size shall not exceed an aggregate total of 1,000 gallons for any class of liquids.
3. Farms, critical infrastructure, and construction sites if it is determined by the Fire Marshal that the safety of the public is not compromised. The occupancy classification quantities in chapter 57 shall not be exceeded.

5706.2.4.4 Locations where above-ground tanks are prohibited is *amended* to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law as set forth in the District Fire Prevention Code or other regulation adopted by Woodside Fire Protection District. Such storage is prohibited in all zoning districts except districts zoned for commercial, industrial, or agricultural uses.

Exception: Protected above-ground tanks for the purpose of emergency power generator installations in areas zoned commercial, industrial, agricultural, business district, rural or rural residential, and for approved facilities on an individual basis consistent with the intent of this provision. Tank size shall not exceed 1,000 gallons for any class liquids.

CHAPTER 58 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

SECTION 5806 FLAMMABLE CRYOGENIC FLUIDS is *amended* as follows:

5806.2 Limitations is *amended* to read as follows:

5806.2 Limitations. The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as set forth in the District Fire Prevention Code or other regulation adopted by the District. Such storage is prohibited in all zoning districts except districts zoned for industrial use as established by applicable land-use and zoning standards.

CHAPTER 61 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

SECTION 6104 LOCATION OF LIQUIFIED PETROLEUM GAS CONTAINERS is *amended* to read as follows:

6104.2 Maximum capacity within established limits is *amended* to read as follows:

6104.2 Maximum capacity within established limits. For the protection of heavily populated or congested areas, storage of liquid petroleum gas shall not exceed an aggregate capacity in any one installation of 2,000 gallons within the limits established by law as set forth in the District Fire Prevention Code or other regulation adopted by the District. Such storage is prohibited in all zoning districts except districts zoned for commercial, industrial, rural, or agricultural uses as established by applicable land-use and zoning standards.

Exception: In particular installations, this capacity limit shall be determined by the fire code official when a permit has been issued and the installation meets one of the following conditions:

1. The LPG is used exclusively as a fuel source for an approved emergency standby generator.
2. The installation is for medical, research, or testing applications.
3. The Fire Code Official has determined that natural gas service is not available or is not technically feasible for the specific essential application.

All installations shall be in accordance with Chapter 61 of the California Fire Code and all applicable provisions of NFPA 58.

CHAPTER 80 IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

CHAPTER 80 REFERENCED STANDARDS is *amended* as follows:

NFPA

13-25: Standard for the installation of Sprinkler Systems as *added* as follows:**

****NFPA 13, additional amended sections as follows:**

Revise Section 16.11.2.1 Local Waterflow Alarms as follows:

16.11.2.1 Local Waterflow Alarms. A local audible and visual waterflow alarm shall be provided on every sprinkler system having more than 20 sprinklers, located on the exterior of the building within 10 feet of the riser location, or as approved by the fire code official.

Revise Section 29.4.1 Hydraulic Design Information Sign (Hydraulic Data Nameplate) as follows:

29.4.1 Hydraulic Design Information Sign (Hydraulic Data Nameplate). The installing contractor shall identify a hydraulically designed sprinkler system with a permanently raised, stamped, or etched marked weatherproof metal or rigid plastic sign secured with corrosion resistant wire, chain or other approved means. Such signs shall be placed at the alarm valve, dry pipe valve, preaction valve or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be provided

with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

13D-25: Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes as amended:**

****NFPA 13D, additional amended sections as follows:**

Revise Section 7.6 Alarms as follows:

7.6 Alarms. A local audible and visual waterflow alarm shall be provided on all sprinkler systems on the exterior of the home at the area where the water supply control valve is located, or as approved by the fire code official.

Revise Section 7.7 Attics as follows:

7.7.1 Attics. Where nonmetallic pipe is installed in attics, or a garage without conditioned living space above, adequate insulation shall be provided on the attic side of the piping to avoid exposure of the piping to temperatures in excess of the pipe's rated temperature. Such insulation shall be rated to a minimum R-19 value, or equivalent.

72-25 – National Fire Alarm and Signaling Code as amended**

****NFPA 72, Amended additional Sections as follows:**

Revise Section 7.5.6.1 as follows:

7.5.6.1 The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

Revise Section 7.6.6 as follows:

7.6.6 The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

Section 14.7 Labels and Tags is *added* to read as follows:

14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

- 1. The words "DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL"***

2. *Concern Name/Company Name*
3. *Concern Physical Address*
4. *Concern Phone Number*
5. *License Number (State of California Contractor State License Board License)*
6. *Date of service or testing and maintenance*
7. *Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label*

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4th edition, 1995, which is hereby incorporated by reference.

APPENDIX B FIRE FLOW REQUIREMENTS FOR BUILDINGS IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

SECTION B105 FIRE FLOW REQUIREMENTS FOR BUILDINGS is *amended* as follows:

B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses is *amended* to read as follows:

B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.1(2). Where a public or private water supply is located more than 1,000 feet from a required fire hydrant, or where the supply cannot provide the required fire flow, compliance with NFPA 1142, Standard on Water Supplies for Suburban and Rural Firefighting, Current Edition, shall be permitted as an alternate means of meeting fire flow requirements. **(Refer to Standards and Guidelines: AMMR for Fire Flow)**

TABLE B105.1(1) REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES is *amended* as follows:

TABLE B105.1(1) – REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (Square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
0-3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0-3,600	Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i>	750	1
3,601 and greater	Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i>	½ value in Table B105.1(2) ^a	1

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall not be less than 1,000 gallons per minute.

TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES is amended to read as follows:

TABLE B105.2 – REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (Gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

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

APPENDIX BB FIRE-FLOW REQUIREMENTS FOR BUILDINGS IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

California Fire Code, Section BB105.1 is amended to read as follows:

BB105.1 The minimum fire flow and flow duration for school buildings shall be as specified in Table BB105.1.

Exception: A reduction in required fire flow up to 50 percent is allowed when the building is provided with an approved automatic sprinkler system throughout. When a reduction in flow is used, the flow shall not be less than 1,500 GPM.

APPENDIX D FIRE APPARATUS ACCESS ROADS IS ADOPTED IN ITS ENTIRETY AND AMENDED AS BELOW

SECTION D103 MINIMUM SPECIFICATION is amended as follows:

D103.2 Grade is amended to read as follows:

D103.2 Grade. Fire apparatus access roads or driveways shall not exceed 16 percent in grade.

SECTION 7: LOCAL AMENDMENTS, MODIFICATIONS AND DELETIONS TO THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE

Based upon the findings of the Board of Directors of the Woodside Fire Protection District regarding local climatic, topographical, and geological conditions, the following sections and/or subsections of the 2025 California Wildland-Urban-Interface Code are amended or modified as set forth in this section. If a section is not referenced below, it remains adopted as unchanged.

In adopting the 2025 California Wildland-Urban Interface Code, it is the Board of Directors' intent to expand the provisions of Chapter 4 (Wildland-Urban Interface Area Requirements) and Chapter 5 of the Wildland-Urban Interface Code (commonly known as "Home Hardening") to apply in all areas of the District.

By this Ordinance, the District does not intend to apply the remaining provisions of the 2025 California Wildland-Urban Interface Code beyond those areas in which they are applied by operation of state law.

CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW

SECTION 401 - GENERAL

401.1 Scope *is amended to read as follows:*

401.1 Scope. All areas within the Woodside Fire Protection District shall be provided with emergency vehicle access and water supply in accordance with this chapter.

SECTION 402- APPLICABILITY

401.2 Objective *is amended to read as follows:*

401.2. Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in all areas within the Woodside Fire Protection District. For purposes of Chapter 4 and Chapter 5 only of the Wildland-Urban Interface Code, the entirety of the Woodside Fire Protection District shall be considered a Wildland-Urban Interface area to which Chapters 4 and 5 will apply.

CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REQUIREMENTS IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW

SECTION 501 - GENERAL

501.1 Scope *is amended to read as follows:*

501.1. Scope. Buildings and structures in the Woodside Fire Protection District shall be constructed in accordance with Chapter 5 of the California Wildland-Urban Interface Code. For purposes of Chapter 4 and Chapter 5 only of the Wildland-Urban Interface Code, the entirety of the Woodside Fire Protection District shall be considered a Wildland-Urban Interface Area to which Chapters 4 and 5 apply.

Exceptions:

1. Group U accessory structures not exceeding 120 square feet (11 m²) in floor area where not located not less than 50 feet (15 240 mm) from applicable buildings.

2. Group U agricultural buildings not less than 50 feet (15 240 mm) from applicable buildings.

SECTION 8: VALIDITY

The Woodside Fire Protection District Board of Directors hereby declares that should any section, paragraph, sentence, or word of this Ordinance or of the codes adopted by reference herein be declared for any reason to be invalid, it is the intent of the Woodside Fire Protection District Board of Directors that it would have passed all other portions of this Ordinance independent of the elimination here from of any such portion as may be declared invalid.

SECTION 9: REPEAL OF CONFLICTING ORDINANCES.

Ordinance No.13 of the Woodside Fire Protection District is hereby repealed. The adoption of this ordinance shall not in any manner affect any action or prosecution for violation of ordinances, which violations were committed prior to the effective date hereof, be construed as a waiver of any license, fee, or penalty required by or resulting from any such ordinance, or affect the validity of any bond (or cash deposit in lieu thereof) required to be posted, filed, or deposited pursuant to such ordinance.

SECTION 10: ADOPTION OF CEQA FINDINGS.

The Woodside Fire Protection District Board finds that the adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Title 14, Chapter 3, California Code of Regulations Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the adoption of this Ordinance will have a significant effect on the environment. The Ordinance adopts standard codes in effect pursuant to state law and sets requirements for compliance. The adoption of this Ordinance does not entitle new development or any changes to the physical environment.

SECTION 11: DATE OF EFFECT.

This ordinance shall be published in accordance with law and shall be effective upon the expiration of 30 days from its adoption, except that the building standards in this Ordinance shall not be effective within a municipality within the District until it is ratified by that municipality’s governing body, and the building standards in this Ordinance shall not be effective within the unincorporated areas that are part of the District until it is ratified by the Board of Supervisors of the County of San Mateo.

Regularly passed and adopted this 18th day of November 2025 by the following vote:

PASSED, APPROVED and ADOPTED this 18th day of November 2025 at the regular meeting of the District Board of Directors held on Nov 18, 2025, on a motion made by Director Festa, seconded by Director Holtzman, and duly carried with the following roll call vote:

AYES: Matt Miller Paul Festa AFJ

NOES:

ABSENT:

ORDINANCE NO. 14-2025

Matt Miller
Matt Miller, President
Board of Directors

ATTEST:

Tom Cuschieri
Tom Cuschieri
Fire Chief/Board Secretary

AS TO FORM:

Jon Holtzman
Jon Holtzman
District Counsel