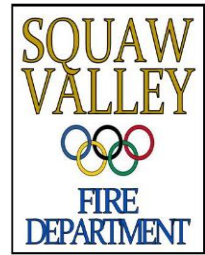




SQUAW VALLEY PUBLIC SERVICE DISTRICT



REVISIONS TO THE FIRE PREVENTION CODE

DATE: October 25, 2016
TO: SVPSD Board of Directors
FROM: Pete Bansen, Fire Chief and Allen Riley, Captain
SUBJECT: Revisions to the Squaw Valley Fire Department Fire Prevention Code

BACKGROUND: The Fire Prevention Code serves as a supplement to the California Building Code, California Fire Code and National Fire Protection Association (“NFPA”) Standards in situations where local government finds a need to require a different construction standard to address unique local conditions.

The revisions proposed at this time address several issues:

- Correct and update references to California Codes
- Removal of obsolete Fire Prevention Code sections
- Revised language to clarify the intent of the Fire Prevention Code
- New language that regulates installation of LPG-fired fire pits
- New language that allows prohibition of open burning at certain times of the year (using language consistent with that adopted by all of the fire departments in the region)
- Language regulating installation and permitting of gates on private roads

DISCUSSION: The proposed changes to the Fire Prevention Code are mostly technical in nature, changing how our Code references the California Fire and Building Codes as well as the NFPA Standards. The new regulations create a standard for safety features for outdoor, LPG-fired decorative fire pits as well as allowing the Fire Department to enforce a ban on open burning during periods when the risk of fire is particularly high. A new section of the Fire Prevention Code creates standards and a permitting process for the installation of gates on private roadways that will require adequate clearance and emergency access features.

ALTERNATIVES: 1. Adopt the Fire Prevention Code changes as proposed.
2. Direct staff to modify the proposed changes and resubmit at a later date.

FISCAL/RESOURCE IMPACTS: None

RECOMMENDATION: Staff recommends adoption of the Fire Prevention Code language as submitted.

ATTACHMENTS: SVPSD Fire Prevention Code in its entirety - 26 pages and Ordinance 2016-02

DATE PREPARED: October 19, 2016

SQUAW VALLEY PUBLIC SERVICE DISTRICT CODE

CHAPTER 6 **5** FIRE PREVENTION CODE

All sections of this Code Chapter have been adopted by Ordinance 90-2, unless noted otherwise.

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Chapter 5 Fire Prevention Code

DIVISION I GENERAL PROVISIONS

Section 1.01 Title

The Chapter shall be known as the "Fire Prevention Code" and may be cited as such.

Section 1.02 Scope

The provisions of this Chapter shall apply to fire protection service in, upon, or affecting the territory of the Squaw Valley Public Service District's Fire Department, and the standards of the Uniform California Fire Code, and for Automatic Sprinklers and Extinguisher Systems, Residences Used For Commercial Use as Bed and Breakfast, and Fire Alarm Systems.

Section 1.03 Amendments

This Chapter was adopted by the District on May 31, 1990 by Ordinance 90-02. Any future changes, additions, or deletions to this Chapter will be accomplished by adoption of future Ordinances amending, adding or repealing Sections in the Fire Prevention Code.

Ordinance 91-01, adopted 02/28/91, adding Division VII

Ordinance 91-02, adopted 06/04/91, revising Division II & IV

Ordinance 94-02, adopted 03/31/94, revising Division III

Ordinance 96-03, adopted 07/25/96, revising Division III

Ordinance 98-01, adopted 04/30/98, revising Division IV & VI

Ordinance 01-01, adopted 03/27/01, revising Division VII

Ordinance 05-02, adopted 05/31/05, revising Division VI

Ordinance 07-05, adopted 10/20/07, revising Division IV

Ordinance 16-02, adopted 11/29/16, revising Division I-VII, adding Divisions VIII & VIX

DIVISION II DEFINITIONS

Section 2.01 Applicability

The words and phrases appearing in this Chapter shall have the following meanings, unless it shall be apparent from the context that they have a different meaning.

Section 2.02 Fire Chief

The Fire Chief of the Squaw Valley Fire Department or his duly authorized representative.

Section 2.03 Jurisdiction

Wherever the word "Jurisdiction" is used in the Uniform California Fire Code, it is the Squaw Valley Fire Department of the Squaw Valley Public Service District.

Section 2.04 Floor Area

Floor Area is the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. [Added by Ord. 91-2]

Section 2.05 New Construction

New Construction is the remodel of existing construction following demolition or the creation of new or additional floor area square footage. [Added by Ord. 91-2]

Section 2.06 Remodel

Remodel is the modification, or reconstruction, renewal or expansion of any building or structure floor area for any purpose.
[Added by Ord. 91-2]

Section 2.07 Outdoor Open Flame Decorative Appliance

Outdoor Open Flame Decorative Appliance is a gas fired, outdoor open flame fire pit, shall be installed according to Division VII Section 8.01.

DIVISION III **UNIFORM CALIFORNIA** FIRE CODE STANDARDS

Section 3.01 Adoption of **Uniform California Fire Code**

There is hereby adopted by the Squaw Valley Public Service District for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, the current version of that certain code and standards known as the California Fire Code, including the Referenced Standards and Appendices thereto, published by the California Building Standards Commission, now in effect and adopted by the County of Placer, and as hereafter further adopted and amended, which Code and Standards are filed in the office of the Fire Chief of the Squaw Valley Public Service District Fire Department and the same are incorporated as though fully set out at length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of the Squaw Valley Public Service Fire Department. [Amended by Ord. 96-3; 08-05]

Section 3.02 National Fire Codes

The most recent ~~National Fire Protection Association~~ **National California** Fire Codes and Standards are hereby adopted and incorporated as fully set out at length herein by this reference for the purpose of prescribing regulations governing conditions hazardous to life and property, and fire or explosion. [Amended by Ord. 96-3]

Section 3.02.1 Public Resource Code

California Public Resources Code, §4291, as presently enacted and hereafter amended, is hereby adopted and incorporated as though fully set out at length herein by this reference for the purpose of prescribing regulations governing conditions hazardous to life and property, and fire or explosion. [Added by Ord. 96-3]

Section 3.03 Enforcement of Code

- A. The California Fire Code and all other applicable Codes and Standards, as adopted by the Squaw Valley Public Service District, shall be enforced by the Chief (or duly authorized representative) of the Fire Department.
- B. The Fire Chief may appoint, with the prior approval of the Board of Directors of the District, a Fire Marshal on the basis of examination to determine his/her qualifications.
- C. The Fire Chief may detail such members of the Fire Department as inspectors as shall from time to time be necessary.
- D. Pursuant to the provisions of Health and Safety Code §13870, the Fire Chief may issue written orders to correct or eliminate a fire hazard or life hazards. Any person who has been ordered to immediately correct or eliminate a fire or life hazard and who believes that compliance with the order would cause undue hardship may, within ten (10) days, present a written request to the Board of Directors of the Squaw Valley Public Service District, requesting a hearing on and a review of the order.

- E. The Fire Chief is authorized to issue citations for the misdemeanors specified in Health and Safety Code §13871, as now adopted or hereafter amended.
- F. Pursuant to the provisions of California Health and Safety Code §13871, a violation of the **Uniform California** Fire Code or this Fire Prevention Code may be processed pursuant to subdivision (d) of section 17 of the Penal Code. Every person who fails to correct or eliminate a fire or life hazard after written order of the Board of Directors of the Squaw Valley Public Service District or the Fire Chief is guilty of a misdemeanor pursuant to the provisions of Health and Safety Code §13871.

Section 3.04 Establishment of Limits in Which Storage of Flammable Liquid in Outside, Above-Ground Tanks is Prohibited

Except as permitted by Section 3.05, the storage of flammable liquids in outside, above-ground tanks is prohibited within the boundaries of the Squaw Valley Fire Department. Exceptions may be granted only if the Fire Chief finds that the storage is isolated and is of such a nature that life and property are safeguarded.

Section 3.05 Standards for All Liquefied Petroleum Gas and Natural Gas Installations

- A. **Purpose.** The purpose of this Section is to supplement **Uniform the most current version of the California** Fire Code **(CFC) (UFC) Article 82** and National Fire Protection Association (NFPA) **Standards 54 and 58.**
- B. **Establishment of Limits in Which Storage of Liquefied Petroleum Gas is Restricted.** The limits referred to in **the most current version of the CFC section 82.104(b) of the UFC**, in which storage of liquefied petroleum gas is restricted, are hereby established to include all land areas within the Squaw Valley Fire Department boundaries, as follows: densely populated areas, principal business districts, or commercial areas.
- C. **Definitions.** The following definitions apply to this section:
 - 1. **Installation** shall mean a storage tank designed for the containment of liquefied petroleum gas, or meter assembly regulating natural gas, for use by a customer for residential, commercial, or industrial purposes, together with appurtenant pipes, risers, gauges, and related equipment.
 - 2. **L.P.G.** – liquefied petroleum gas.
 - 3. **Supplier** shall mean any person or business that sells, at retail, L.P.G., or any company which supplies natural gas for residential, commercial or industrial use.
 - 4. **Interruption of Service** (shall only apply to L.P.G. installations) shall mean the service shall be considered to be interrupted whenever service is discontinued because of hazardous condition, change in type or size of service, whenever the

tank, meter, regulator(s), valve(s) or other exterior service supply component are removed, replaced, or repaired, whenever the service is relocated, whenever the building, tank piping or components is damaged to the extent that the servicing utility, building or fire department considers the service to be potentially dangerous or hazardous.

Normal refilling of an empty or partially empty tank and routine maintenance of interior appliances shall not be considered as an interruption of service.

D. Requirements for New L.P.G. Installations. The requirements of this section shall apply to all new installations.

1. A permit shall be obtained as required by UFC §4.108.I.1 the most current version of the CFC.
2. Two (2) stage regulator systems shall be installed on all L.P.G. installations in accordance with manufacturer's instructions. The first stage regulator and connecting pigtail shall be installed under the protective valve cover on the tank. All regulators installed under this cover shall be listed and approved for this use and position of mounting.
3. Tank riser piping shall be schedule 80 an approved assembly, and shall be located not more than three (3) inches horizontally from the walls of the tank, and swing joints shall be used above and below tank level to provide for tank movement. Approved plastic pipe may be used as an alternative for supply piping. Plastic pipe must be sheathed by an approved protective cover wherever it is exposed to the elements. Swing joints may be eliminated in approved plastic pipe; however, sufficient slack in the pipe must be maintained to allow for tank movement and/or expansion and contraction of the plastic pipe.

An electrically continuous corrosion resistant tracer wire (min AWG 14) or locator tape shall be buried with the plastic pipe to facilitate locating. One end shall be brought above ground at the building wall or riser and the other end shall be brought above ground at the tank.

4. The second stage regulator and riser pipe shall be installed on the gable end of the building, as close as practicable to the building wall, unless this is not feasible due to structural or topographical constraints, in which case the riser and regulator will be installed with a cover of approved design and construction. An approved gas shutoff shall be installed immediately prior to the second stage regulator, and an identifier installed on the house or building in a visible location as high as practicable directly above the shutoff valve.
5. A protective cover shall be installed over the second stage regulator and meter (if installed), securely supported to the ground or securely fastened and braced to the building wall. When supported to the ground, the footing for the supports shall be founded eighteen (18) inches below finished grade. Observation and inspection, if

any, by the Fire Department shall not constitute an approval of the work of installation of the aforementioned protective cover, nor shall it be deemed to create any liability or responsibility on the part of the Fire Department for the design or construction of the protective cover, nor to any third party whatsoever.

6. The riser pipes shall not be embedded in concrete, asphalt or any other rigid substance. Such substance placed around a riser shall be held back at least one (1) inch from all sides of the pipe.
7. At the time of application by any person for a permit to install an L.P.G. system as required by ~~UFC Article 4~~ the most current version of the CFC, the applicant shall submit a L.P.G. plot plan to the Fire Department for approval. The plot plan shall contain the following:
 - a. Stamp of approval of the L.P.G. supplier.
 - b. Tank location showing distance to existing and proposed structures, edge of pavement and property lines.
 - c. Tank capacity in U.S. gallons.
 - d. Location of riser pipe at building.
 - e. Property boundaries.
 - f. An outline of all existing/proposed buildings on the lot and a depiction of the roof ridgeline of any building to be supplied with L.P.G.
 - g. An express statement by the vendor, the applicant, or their authorized agents, that the Squaw Valley Fire Department has no responsibility or liability for the installation of piping connecting the L.P.G. tank to the regulator, nor for the design, inspection, or testing thereof.
8. L.P.G. tanks shall be permanently marked by a square stake of wood or other material with a minimum dimension of two (2) inches by two (2) inches.

Such stakes shall be of sufficient height to extend above the anticipated maximum snow depth, with the minimum height being ten (10) feet. The snow stakes shall be yellow in color and will be placed on the opposite side of the tank from the riser and directly opposite the tank valves. The top six (6) inches of the stake shall be painted in the supplier's color. The side of the stake adjacent to the tank shall continue the supplier's color a minimum of eighteen (18) inches from the top of the stake. ~~The designated supplier stake colors shall be as shown on Appendix A.~~

Installation and maintenance of all tank stakes shall be the responsibility of the L.P.G. supplier. No tank shall be filled or serviced unless staked as provided in this Section.

9. Any supplier supplying propane to a tank must affix a label or other means of identification to the inside of the tank valve protective cover. The label must be waterproof and contain the supplier's name and emergency telephone number.
10. All L.P.G. tanks shall be placed on concrete supports. Acceptable tank supports shall include, but not be limited to: (a) pre-cast reinforced concrete pads; or (b) pre-cast reinforced concrete saddles.

If saddles are used there shall be three (3) layers of tar paper between the saddle and the tank shell. The footing may be poured in place in lieu of prefabricated supports. If poured in place it shall be a minimum of four (4) inches thick and reinforced with not less than WWF six (6) by twelve (12), W sixteen (16) by W twenty-six (26) or four (4) #3 rebar in each direction.

In areas where tank may be subject to shifting or sliding snow, unstable ground or other hazardous conditions, the Fire Chief may require additional tank support, securing or protection.

E. Requirements for ~~Existing and Reconnected Installations~~ Underground Propane Tanks

Underground LP-Gas systems must be designed and installed in accordance with the provisions of NFPA 58 *Standards for the Storage and Handling of Liquefied Petroleum Gases* and NFPA 54 *National Fuel Gas Code*, and the manufacturer's instructions.

- ~~1. Schedule for retrofit of existing L.P.G. installations: All installations existing on the effective date of the ordinance adopting this section shall be brought into compliance on the following schedule:

~~By November 15, 1995, all of Squaw Valley proper, from Highway 89 west, shall be retrofitted.

By November 15, 1996, all remaining areas within the Squaw Valley Fire Department boundaries, including, but not limited to, the Truckee River Corridor, Silver Creek Summer Home Tract, and Burnham Hill shall be retrofitted.

After the specified compliance date, no supplier shall provide L.P.G. service to any non-conforming installation.~~~~
- ~~2. Requirements for existing L.P.G. installations:

a. Installations will be brought into conformance with Section 3.05.D. with the exception of Sections 3.05.D.1 and 7 (Permit and Plot Plan Requirements), which may be waived during the retrofit schedule above, provided the supplier provides a list of those addresses which have been retrofitted to the~~

~~Fire Department on a monthly basis or other approved schedule. Should a problem arise which requires multiple site inspections by the Fire Department, a fee may be charged to the supplier for those inspections.~~

~~b. If it is impractical to install swing joints below grade due to existing concrete or other constraints, swing joints shall be installed above ground.~~

F. Requirements for Natural Gas Installations

1. The meter assembly shall be installed on the gable end of the building, as close as practicable to the building wall, unless this is not feasible due to structural or topographical constraints.
2. A protective cover approved by the Fire Department shall be installed over the meter assembly, securely supported to the ground or securely fastened and braced to the building wall. When supported to the ground, the footing shall be founded a minimum of eighteen (18) inches below finished grade.

G. Violations

It shall be unlawful for a L.P.G. supplier to provide service to a L.P.G. installation that does not comply with the provisions of D or E of this Section. [Section 3.05 amended by Ord. 94-2]

Section 3.06 Establishment of Limits in Which Storage of Explosives and Blasting Agents is to be Prohibited

The limits referred to in ~~section 77.107 of the Uniform Fire Code~~ **the most current version of the California Fire Code**, in which storage of explosive and blasting agents is prohibited, are hereby established to include all land areas within the Squaw Valley Fire Department boundaries as follows: heavily populated areas, principal business district, or congested commercial areas.

Section 3.07 Service and Permit Fees

The Fire Chief shall charge and receive such fees and charges based on the actual cost of providing services and permits.

Section 3.08 Abatement of Unlawful Conditions

Any violation of the Fire Code shall be deemed a public nuisance. In the event that a public nuisance is not abated in accordance with the Fire Chief's order, or the order of the Board of Appeals, if any, the Fire Chief may, upon securing approval from the Board of Directors of the Squaw Valley Public Service District, proceed to abate the nuisance by force account, contract, or any other method deemed most expedient by the Board. Cost of said abatement may be charged to the property in a manner provided in the Placer County Code or such other laws as may be applicable.

Section 3.09 Change in Use

No change shall be made in the character of occupancies or use of any building which could place the building in a different division of the same group of occupancy or in a different group of occupancies unless such building is made to comply with the requirements of this Code.

Section 3.10 Appeals

Whenever the Fire Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the Code do not apply, that the true intent and meaning of the Code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Chief to the Board of Directors of the Squaw Valley Public Service District within thirty (30) days of the decision.

Section 3.11 Penalties

- A. Any person who shall violate any of the provisions of this Code or Standards hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Squaw Valley Public Service District or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine of not less than \$250.00 nor more than \$500.00 or by imprisonment for not less than one (1) day nor more than three hundred sixty five (365) days or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

Section 3.12 Validity

The Squaw Valley Public Service District hereby declares that should any section, paragraph, sentence or word of this ordinance or of the Code of Standards hereby adopted be declared for any reason to be invalid, it is the intent of the Squaw Valley Public Service District that it would have passed all other portions of this ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

Section 3.13 Repeal of Conflicting Ordinances

Ordinance 85-05 and all former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or the Code of Standards hereby adopted are hereby repealed.

Section 3.14 Date of Effect

This ordinance shall take effect and be in force from and after its approval as required by law.

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DIVISION IV STANDARDS FOR FIRE PROTECTION AND WATER SUPPLY SYSTEMS

Section 4.01 Performance Criteria

This standard for an automatic sprinkler system is designed using the following performance criteria:

- A. To allow building occupants to escape safely.
- B. To prevent flashovers.
- C. To limit internal structural damage and confine the fire to the area of origin.
- D. To allow effective extinguishment of a fire with limited resources. [revised by Ord. 2009-02]
- E. To consider the arrival time for fire personnel due to inaccessibility or bad weather.
- F. To consider the availability of an adequate water supply at the site. [revised by Ord. 2009-02]

All automatic fire extinguishing systems, standpipe systems, alarms, smoke and heat ventilators, smoke removal systems, hood and duct systems, or other fire and life safety systems or appliances shall be designed, installed, inspected, tested and maintained in compliance with National Fire Protection Association (NFPA) standards. Copies of all inspection reports shall be provided to the Squaw Valley Fire Chief.

Section 4.02 Fees

The cost of inspection and plan review by the Squaw Valley Fire Department shall be the responsibility of the developer. Billing will be on a time and materials basis.

Section 4.03 Structures Requiring Automatic Fire Sprinklers and/or Fire Extinguishing Systems

The following requirements shall be added to the requirements of the latest revision of the California Building Code (CBC) and California Fire Code (CFC), as adopted by Placer County. The following categories shall have installed throughout the structure a supervised, automatic fire sprinkler and/or fire extinguishing system:

- A. All new buildings, except as exempted by this section or by the Fire Chief's discretion using the latest version of the CFC.

As defined by the CBC, occupancy types include, but are not limited to, the following:

- 1. Group A Divisions 1, 2, 2.1, 3, 4 (Assembly)
- 2. Group B (Business)
- 3. Group E Divisions 1, 2, 3 (Educational)

4. Group F Divisions 1, 2 (Factory, Industrial)
 5. Group H Divisions 1, 2, 4, 7 (Hazardous)
 6. Group I Divisions 1.1, 1.2, 2, 3 (Institutional)
 7. Group M (Mercantile)
 8. Group R Divisions 1, 2, 3, 6 (Residential) residential dwelling units as described in Items C, D, and E, below
 9. Group S Divisions 1, 2, 3 (Storage)
 10. Group U Division 1 (Utility-private garages, barns, sheds, tanks, towers) [Amended by Ord. 09-02]
- B. All existing buildings, other than one (1) or two (2) family dwellings, where the floor area affected by the new construction exceeds 20 percent of the existing floor area.
- C. New construction in or to a one (1) or two (2) family dwelling which exceeds twenty (20) percent of the floor area existing prior to the new construction in a location where the water supply is not capable of delivering a minimum fire flow of one thousand (1,000) gallons per minute.
- D. New construction in or to a one (1) or two (2) family dwelling which exceeds twenty (20) percent of the floor area existing prior to the new construction in a location where access by fire apparatus is compromised.
- E. New construction in or to an existing one (1) or two (2) family dwelling which exceeds twenty (20) percent of the floor area existing prior to the new construction, where the resulting floor area is greater than four thousand, two hundred (4,200) square feet, (including both Group R Division 3 (single-family dwelling-residential living space) and Group U Division 1 (garage) occupancies.
- F. Demolition of an existing building or residence and replacement with a new or substantially new structure. (EXCEPTION: A building or residence that has been damaged by fire, flood, avalanche, mudslide, or other calamity, may be reconstructed without a fire sprinkler system, unless sprinklers would be required by one (1) of the conditions in the foregoing paragraphs.)

Floor area of a building shall be calculated utilizing the same method as that used by the Placer County Building Department. The floor areas of all buildings on a single lot shall be combined into one total figure for the purpose of determining floor area of a given occupancy type.

A change in occupancy type, as defined above, shall call for the installation of a fire sprinkler system conforming to N.F.P.A. standards for the new use. For example, a change in occupancy from Group M to Group B will call for a sprinkler system. [Amended by Ord. 91-2, 98-1, 07-05; 09-02]

Section 4.04 Fire Hydrant Accessibility

Where fire hydrants, fire department connections or other controls, components or appurtenances of fire protection systems are located on private property, or held in private ownership, it shall be

the responsibility of the system operator, or property owner, to provide continuous, unimpeded access to those facilities, as required by the **most current version of the** *California Fire Code* **(section 508.5.4 and 5.08.5.5 et seq.)** as now in effect or hereafter amended. [Added by Ord. 2009-02]

Section 4.04.1 Clearance

A three (3) foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. [Added by Ord. 09-02]

Section 4.04.2 Obstructions

Posts, fences, vehicles, vegetation, trash, storage and other materials or objects (including snow) shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible and accessible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. [Added by Ord. 09-02]

Section 4.04.3 Violations

Every person who violates any provisions of section 4.04, 4.04.1, 4.04.2, or the provisions of the **most current version of the** *California Fire Code* commencing at section 5.08 et seq. or any order, rule, or regulation made pursuant to this chapter, is guilty of a misdemeanor punishable by a fine of not less than \$100.00 nor more than \$500.00, or by imprisonment for not more than six (6) months, or by both. [Added by Ord. 09-02]

A person is guilty of a separate offense each day during which he or she commits, continues, or permits a violation of any provision of, or any order, rule, or regulation made pursuant hereto. [Added by Ord. 09-02]

DIVISION V STANDARDS FOR RESIDENCES USED FOR COMMERCIAL USE AS BED AND BREAKFAST FACILITIES

Section 5.01 Definitions

As used in this Division "Bed and Breakfast Structure" shall be defined as a commercial establishment, subject to permit requirements of the County of Placer, which, for payment of cash or other consideration, provides sleeping accommodations for five or less persons other than the immediate family members of the owners or permanent occupants of the structure.

Section 5.02 General Standards

Bed and Breakfast structures shall conform to the applicable code and/or standards upon application for a permit to operate, as well as the following provisions. These requirements shall be based on local house size, slope, water supply and terrain, and Community Fire/Life loss objectives. NOTE: In evaluating, the Bed and Breakfast structure shall be treated as an occupancy and defined as an establishment that, for payment or compensation, provides sleeping accommodations for five (5) or less persons, with or without meal (s) being served.

Section 5.03 Cooking Facilities

At no time will cooking facilities be allowed in the guest rooms. Kitchens shall be evaluated to determine if all appliances have been installed pursuant to manufacturer's specifications and applicable local codes. In addition, the use of a Hood-Duct system may be required.

Section 5.04 Portable Extinguishers

A minimum of one (1) plainly visible (not less than five pounds) A-B-C extinguisher shall be located on each floor level.

Section 5.05 Exits

- A. Every sleeping room above and below the exit level of exit discharge shall have access to two separate means of escape, one of which shall be either an interior stairway, a covered exterior stairway or a horizontal exit. All interior exit corridors shall be provided with emergency lighting.
- B. Interior stairwells more than two stories shall be enclosed with listed one (1) hour rated self-closing doors.
- C. Escape Ladders: The use of listed escape ladders as a means of secondary egress may be used at the discretion of the Squaw Valley Fire Department, if the vertical travel distance is less than twenty-five (25) feet above ground level.

Section 5.06 Alternate Heating Source

- A. Un-vented heaters shall not be used as an alternate heating source. (See **the most current**

version of the Uniform Mechanical Code, 1988, Section 807(e)).

- B. Where wood stoves are used as an alternate source of heat, they shall be listed units and installed per manufacturer's listed instructions. Where fireplaces are used they shall be equipped with an acceptable fire screen. Cleaning and/or inspection of the flue and the chimney assembly shall be done yearly, spring or fall, with proof of compliance available upon request of the Fire Department.

Section 5.07 Detection System

Approved smoke detectors, meeting requirements and standards for household fire warning equipment, N.F.P.A. 72-A and 72-E, and powered by battery or electrical service shall be installed on each floor level including basements and excluding unused crawl spaces or unused attic spaces. When activated, the detectors shall initiate an alarm that will be audible in all sleeping rooms.

Section 5.08 Testing Life Safety System(s)

All components of the Life Safety System shall be treated on a quarterly basis, by licensed alarm companies. Reports shall be forwarded to the Fire Department each quarter.

Section 5.09 Fire Flow and Fire Apparatus Access

Available fire flow and fire apparatus access shall be considered in each application of a Residence for Commercial Use, Bed and Breakfast Facility.

DIVISION VI FIRE ALARMS

Section 6.01 Definitions

- A. Alarm Device.** Any device which transmits a prerecorded message or other signal by telephone, radio, or other means to a central alarm station or telephone answering service or directly to the Squaw Valley Fire Department or other emergency dispatch room, or produces an audible or visible signal designed to notify person within audible or visual range of the signal.
- B. Alarm Installation.** Any alarm device or aggregation of alarm devices installed on or within a single building or on or within more than one building or area adjacently located on a common site or in or on an open area or fenced area.
- C. Alarm System.** All alarm devices and alarm installations located totally or partially within Squaw Valley Fire Department service boundary and owned, operated or maintained by a single individual, business, firm, corporation, or other commercial entity or any combination thereof.
- D. False Alarms.** Any signal or message produced in error or caused to be produced in error by an alarm system to which Squaw Valley Fire Department responds. As used herein "in error" includes willful and/or accidental human action. Included within the definition of false alarms are signals and messages from alarm systems received by telephone answering services and central alarm stations which are relayed directly to the Squaw Valley Fire Department.
- E. Smoke Detection System.** A device or combination of devices designed and installed to alert occupants of a building to the presence or smoke within the structure. A smoke detection system differs from an alarm system in that no signal is transmitted to an alarm monitoring service, telephone answering service, public safety answering point, public safety agency or any other location removed from the premises. [Added by Ord. 98-1]

Section 6.02 Structures Requiring Smoke Detection Systems

In addition to the requirements of the latest edition of the Uniform California Fire Code (U.F.C.) (CFC) the following requirements shall be added to Section 4007.2.9.1 of the Uniform- 907 of the California Fire Code:

The following categories shall have installed throughout the structure a smoke detection system installed in accordance with Uniform California Building Code Section 310.9.1 420.6:

1. New construction of a one (1) or two (2) family dwelling.
 - a. In addition to the requirements of UC.B.C. Section 310.9.1 420.5, the smoke detection system shall include an audible warning device on the exterior of the structure.
 - b. Carbon monoxide detectors shall be installed on each level where sleeping rooms

are provided. A detector shall be provided within twenty (20) feet of the entrance to each sleeping room. Carbon monoxide detectors shall be provided with battery back-up power with primary power provided by one of the following:

- i. Hard-wired to the building electrical system.
- ii. Installed in a non-switched, dedicated outlet.
- iii. Connected to a central alarm system that operates from line power with a battery powered back-up capability.

c. Carbon monoxide detectors shall be installed according to the manufacturer's instructions for placement on the wall or ceiling. [Added by Ord. 05-02]

2. Addition to an existing structure or remodel requiring a building permit for an existing one or two family dwelling.

a. A smoke detection system meeting the requirements of **the most current version of the U.C.B.C. Section 310.9.1 420.6** shall be installed throughout the dwelling. (Ord. 98-1)

b. Carbon monoxide detectors shall be installed on each level where sleeping rooms are provided. A detector shall be provided within twenty (20) feet of the entrance to each sleeping room. Carbon monoxide detectors may either be powered by the building electrical system with line power and battery back-up or by battery power with a low-battery alarm. [Added by Ord. 05-02]

Section 6.03 Access To Structures Having Alarm Systems

The owner of real property where an **sprinkler or** alarm system is installed shall be required to provide emergency access to Squaw Valley Fire Department by providing a set of keys to **be the property properly** housed in a lock-box meeting the specifications of Squaw Valley Fire Department at an approved location on the property. [Added by Ord. 98-1]

Section 6.04 Emergency Service Charge For False Alarms

A. Any owner of real property where alarm devices, installations or systems are installed, which alarm devices, installations or systems produce two or more false alarms within a thirty (30) day period shall pay the Squaw Valley Fire Department for responding to such false alarm the following:

1. First false alarm: A formal notice will be issued at no cost.
2. Second and all subsequent false alarms within thirty (30) days of first false alarm: total cost of manpower and equipment.

B. In the event that a false alarm is relayed to the Squaw Valley Fire Department by a telephone answering service or by a central alarm station, such answering service or alarm station shall be jointly and severally liable with the owner of the alarm device,

installation or system for the payment of any charges pursuant to this section if the owner establishes, by reasonable evidence, that the telephone answering service or central alarm station was negligent and that negligence caused the false alarm or contributed to the false alarm.

- C. In the event that the Squaw Valley Fire Department receives three (3) or more false alarms from the alarm device, installation or system within a thirty (30) day period, the Squaw Valley Fire Department will notify, in writing, the owner of such device, installation or system that they will apply to a court of competent jurisdiction for injunctive relief seeking immediate remedy of the system or a court order of this connection within ten (10) days of said notice. If such injunction is applied for, the Squaw Valley Fire Department shall be entitled to the reasonable value of attorney's fees incurred in such injunction and in all efforts to enforce said injunction and the owner shall be personally liable therefor as well as the telephone answering service and/or central alarm station if the court determines that to be appropriate.
- D. All charges pursuant to this section must be paid within ten (10) days after submittal of such charges by the Squaw Valley Fire Department.

Section 6.05 Remedies of Squaw Valley Fire Department in the Event of Nonpayment of Charges

- A. If any charge imposed pursuant to this Division remains outstanding for a period of sixty (60) days from date of submittal of the invoice date, the Squaw Valley Fire Department shall have all remedies available at law and may, as a cumulative remedy, request that water, garbage and other services provided by the Squaw Valley Public Service District be disconnected pursuant to proper notification under this Code.
- B. In the event of any discontinuance of service pursuant to subparagraph A above, such discontinued services shall not be restored until all reimbursement costs under this Division and those associated with the discontinuance of water, garbage or other services allowed under this Code are paid in full.

Section 6.06 Appeals

Any person may appeal any charge, disconnection order or refusal of reconnection privileges by petitioning the Board of Directors of the Squaw Valley Public Service District within ten (10) days of receipt of the charge, disconnection order or refusal of reconnection privileges.

DIVISION VII FIRE PROTECTION FEES

[Division VII added by Ord. 91-01]

Section 7.01 Definition

Fees for capital improvements for fire protection services, which fees shall be contributed by new development within the boundaries of the Squaw Valley Fire Department.

New development shall mean, but not necessarily be limited to, construction of residential improvements, original construction of commercial, industrial or other non-residential improvements, or additions to any existing improvements. [Added by Ord. 01-01]

Section 7.02 Fee Schedule

- A. New development shall contribute fees according to the following schedule:
 - 1. \$1,080 per one thousand (1,000) square feet of gross floor area of commercial space
 - 2. \$500 per bedroom for residential uses (including hotels). [Amended by Ord. 01-01]
- B. One hundred percent (100%) of such fees shall be paid prior to the issuance of building permits for any portion of the project.
- C. The fees required shall be paid to and collected by the Squaw Valley Public Service District (Squaw Valley Fire Department).
- D. A Fire Protection Fee shall be paid prior to the issuance of a building permit for new development and/or for any portion thereof, which lies within the boundaries of the Squaw Valley Fire Department. [Added by Ord. 01-01]

Section 7.03 Amendments

Amendments to this Division may be accomplished upon amendment to the Ordinance by the Board of Directors, as approved by the Supervisors of the County of Placer, following public hearing. [Amended by Ord. 01-01]

DIVISION VIII OUTDOOR OPEN FLAME DECORATIVE APPLIANCES

[Division VIII added by Ord. 2016-02]

Section 8.01 Fire Pits

Any outdoor, gas fired, open flame appliance, shall be installed with the following:

- A. Gas shut-off valve located at stub out.
- B. Timer device to regulate maximum operating time to three (3) hours.
- C. Ten (10) feet vertical and horizontal clearance to all combustibles measured from center of the flame ring.
- D. Gas shut-off valve accessible at fire pit.
- E. Two (2) feet maximum flame height.
- F. All parts/assemblies to be U.L. or ASME listed.
- G. Submit site plan showing location and design.
- I. Surface supporting fire pit system shall be non-combustible.

Section 8.02 Prohibited Open Burning

Prohibited Open Burning, Bonfires, Portable Outdoor Fireplaces and Recreational Fires: as defined in the most current version of the California Fire Code, shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous including when, in the judgment of the Fire Chief or his designee, the menace of destruction by fire to life, improved property, or natural resources is, or is forecast to become, extreme due to critical fire weather, fire suppression forces being heavily committed to control fires already burning, acute dryness of the vegetation, or other factors that may cause the rapid spread of fire such as high winds, low fuel moistures, Fire Weather or Red Flag Warnings, severe threat of wildland fire, or issuance of Fire Restrictions on lands adjacent to the District by the USFS or CalFire.

DIVISION IX SECURITY GATES

[Division VIII added by Ord. 2016-02]

Section 9.01 Fire Apparatus Access Road Gates

The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with U.L. 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Security gates shall meet the following additional standards:

- A. Minimum twelve (12) foot clear width to a height of fourteen (14) feet.
- B. Radio signal 'click to enter' system using "V-Fire 23" Tac. Channel Frequency. The frequency range may be up to fifty (5) feet maximum, the gate will remain open until the 'click to enter' using "V-Fire 23" is clicked again to put the system back into the normal operational mode.
- C. Closure delay range between thirty (30) and forty-five (45) seconds for normal operation.
- D. Reflectors on both sides of swing arms.
- E. Knox Key switch (#3502 Model) access for Squaw Valley Fire Department.
- F. Gate mechanical boxes to be protected from vehicle impact (Bollards or similar protection).
- G. Snow and ice protection shall be provided for all mechanical boxes and swing arm operations, to include heat tape, heated mats, and rubber gaskets.
- H. Maintenance contract with licensed contractor.
- I. "Fail Open" design, so that in the event of a failure, the gate will automatically to the open, not closed position.

Section 9.02 Fire Apparatus Access Road Gates Permit Application

Prior to approval of a building permit for a gate, an applicant must provide the following:

- A. Plan view drawing:
 - 1. Roadway/driveway including the last two hundred (200) feet of public road leading to the area to be gated and the first one hundred (100) feet of private road or driveway within the gated area.
 - 2. Location of the entrance and exit gates, including control loop locations, keypad/intercom location and areas elevated above roadway grade (an island, for example, on which the gate controls are located).
 - 3. All other traffic barriers designed to funnel traffic through the gate.
- B. Elevation drawing:
 - 1. Gate(s) and control structures with keypad/intercom location.
 - 2. All elevated traffic barriers, islands and other pertinent features.
- C. \$450 plan check and inspection fee.
- D. Hold-harmless agreement indemnifying Squaw Valley Public Service District and Squaw Valley Fire Department against:
 - 1. Damage to the gate from District vehicles in the event of a gate malfunction.
 - 2. Delay or inability to provide service to areas beyond the gate due to gate malfunction.
 - 3. Agreement to reimburse Squaw Valley Public Service District/Squaw Valley Fire Department for costs to repair damage to District or allied agency vehicles or equipment due to gate malfunction.

APPENDIX A

L.P.G. Supplier's Snow Stake Color Code:

Amerigas ————— Red

Bi-State Petroleum ————— Blue

Superior Propane ————— Brown

Suburban Propane ————— Orange

Truckee-Tahoe Propane ————— Black

[Added by Ord. 94-02]

DRAFT

ORDINANCE 2016-02

**AN ORDINANCE OF THE SQUAW VALLEY PUBLIC SERVICE DISTRICT
ADOPTING REVISIONS TO DISTRICT ADMINISTRATIVE CODE CHAPTER 5,
(FIRE PREVENTION CODE)**

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

1. The Board of Directors of the Squaw Valley Public Service District does hereby adopt revisions to the District's Administrative Code, Chapter 5, Fire Prevention Code as set out on Exhibit A, attached and incorporated herein, and said revisions shall become effective immediately upon adoption.
2. This ordinance shall be posted in two (2) conspicuous places located within the boundaries of the Squaw Valley Public Service District.
3. If any provision(s) of this ordinance or the application thereof to any person or circumstance is held invalid, no other provision of this ordinance shall be affected thereby.
4. To the extent that the terms and provisions of this ordinance may be inconsistent or in conflict with the terms and conditions of any prior District ordinances, resolutions, rules, regulations or policies governing the same subject, the terms of this ordinance shall prevail with respect to the subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, resolutions, rules, regulations and policies are hereby repealed.
5. Nothing herein contained shall be construed to limit the authority of the Board of Directors to amend, supplement, or change this ordinance or any regulations applicable thereto from time to time.

PASSED AND ADOPTED this 29th day of November, 2016 at a regular meeting of the Board of Directors of the Squaw Valley Public Service District by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Dale Cox, Board President

ATTEST:

Kathryn Obayashi-Bartsch, Secretary to the Board