



**Northstar Community Services District
Placer County, California**

BOARD OF DIRECTORS

Duane Evans

Jeann Green

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Mike Moll

Frank Seelig

MANAGEMENT

Mike Staudenmayer - General Manager

Ordinance 25-08

An Ordinance adopting the 2007 California Fire Code and an emergency response impact for fire suppression and emergency services; prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion; providing for the issuance of permits for hazardous uses or operations; and authorizing the establishment of a bureau of fire prevention and providing officers therefore and defining their powers and duties; and furthermore, adopting those amendments to the 2007 California Fire Code as stated herein.

Be it ordained by the Board of Directors of the Northstar Community Services District as follows:

SECTION 1. ADOPTION OF CALIFORNIA FIRE CODE

1.1 There is hereby adopted by the Board of Directors of the Northstar Community Services District for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain Code known as the 2007 edition of the California Fire Code, including all Appendices, published by the International Code Council, being the whole thereof, save and except such portions as are hereinafter deleted, modified or amended by this Ordinance. Three (3) copies of which have been and are now filed at the Headquarters of the Northstar Community Services District and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the jurisdiction of the Northstar Community Services District.

1.2 Pursuant to the California Fire Code Section 111.2 and Appendix Chapter 1, Section 104.1. General. The Chief is authorized to administer and enforce this Code. Under the Chief's direction, the Fire Department is authorized to enforce all Ordinances of the jurisdiction pertaining to:

1. The prevention of fire;
2. The suppression or extinguishments;
3. The storage, use and handling of hazardous materials;
4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire-extinguishing equipment;
5. The maintenance and regulation of fire escapes;
6. The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures and other property, including those under construction;
7. The maintenance of means of egress; and

8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.

SECTION 2. FINDING OF FACTS, TOPOGRAPHY, CLIMATIC AND GEOLOGICAL

- 2.1 **Topographical Factors.** The Northstar Community Services District is located high in the Sierra Nevada Mountain Range at the east end of Placer County, nestled on an east facing slope. The community of Northstar is a classic Urban/Wildland Interface Area, which adds the responsibility and demands of both structural firefighting and wildland firefighting. If several fires occur at the same time, the limited resources of the District would be severely taxed. County roads are, at times, closed due to snow clearing operations in the winter and road repairs in the spring and summer. Northstar is a popular tourist destination in both winter and summer, which causes traffic congestion and can impede the ability of the fire equipment to quickly travel to the source of a fire or medical emergency in a timely manner.
- 2.2 **Climatic Factors.** The east end of Placer County, specifically the community of Northstar and its surrounding neighbors, can experience in excess of 100 inches of snow in the winter with annual storms that bring rain, ice, snow and fog. The summers are typically hot and dry with regular thunderstorms that bring lightning and little rainfall. The likelihood and ease of combustion increases as the temperature increases and the humidity decreases. Wet winters encourage undergrowth of vegetation that dries out in the summer and creates hazardous fuel conditions.
- 2.3 **Geological Factors.** The Sierra Nevada Mountain Ranges were created by two primary factors: (1) plate tectonics, which are a collision of the North American Plate and the Pacific Plate; and (2) volcanic action, as noted by the numerous natural hot springs scattered throughout the Sierra Nevada Mountain Range. These two factors cause frequent small earthquakes and the occasional large temblor. While there is no prediction of a major or minor earthquake for this region, there is always a possibility that must be recognized.

SECTION 3. AMENDMENTS TO THE CODE

- 3.0 The California Fire Code Appendix Chapter 1, Section 104.7.2 is amended to read: **Technical Assistance.** To determine the acceptability of building design, Fire Department access, high technology processes, products, procedures, facility hazardous materials control, fire and life safety, material acceptability and uses relating to the design, operation, occupancy of a building or premises subject to the review and inspection of the Department, the Chief is authorized to require the owner or the person in possession or control of the building or premises to provide payment for services related to such review and inspection a monetary deposit. Such monetary deposit will be required by the Department, which will

cover any and all cost to the Department for the retention of a fire and life safety consulting or engineering firm for the purposes of plan review, inspections and or technical reports. Such deposits will be used to cover actual costs incurred by the Department for such services. The owner, or person in possession or control of the building or premises, prior to occupancy shall pay amounts for services, which are in excess of the deposit. Amounts of deposit in excess of service cost shall be refunded.

Such services shall be carried out by a qualified firm or organization with experience and expertise in fire protection engineering, hazard specific specialists, laboratories or fire safety consulting firms or organizations acceptable to the Chief. All work shall be carried out under the direction of the Chief and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes to the Chief.

The Chief is authorized to require design submittals to bear the stamp and signature of a professional engineer or licensed state contractor in the fields of fire alarm design and installation and/or fire sprinkler design and installation.

3.1 The California Fire Code Section **506.1** is amended to read: **Key Boxes.** Key Boxes, Key Locks and Electric Key Switches shall be mounted and installed on all gates, fences, main entry doors or lobbies as required, in an area approved by the Chief. The Chief shall determine the amount and location of key boxes for each structure.

3.2 The California Fire Code Section **901.7** has been amended to read: **Systems Out of Service.** The chief shall be notified when any required fire protection system is out of service and on restoration of service.

The owner or person in possession or control of any building or premises with a fire alarm system, fire sprinkler monitoring system or other fire alerting devices or systems that have failed or been taken out of service for maintenance or repairs will immediately notify the Fire Department of such out of service system and give the reason for out of service and the projected date and time the system will be returned to operation. The Fire Department will be notified when the system is placed back in service and may at the Chief's discretion conduct a verification inspection of such system. The property owner shall provide to the District the alarm monitoring company information. Additionally, the property owner shall inform the alarm monitoring company that if service is discontinued, the District shall be notified by said alarm company. The Chief may require a 24-hour fire watch, at the owners' expense, until the system is placed back in service.

3.3 The California Fire Code Section **901.7.7** is added to read: **False Alarms.** Any owner of a fire protection/alarm system which produces a false alarm shall be

liable for any and all charges for Fire Department response services at the formula rate prescribed in Ordinance 99-1 "An Ordinance Adopting a Fee Schedule for All Fire Suppression and Emergency Services".

- 3.4** The California Fire Code Section 901.6.3 is added to read: **Owner's Responsibility.** It is the property owners' responsibility to ensure all fire suppression systems, fire alarm systems, equipment and devices are maintained fully functioning and operational at all times. The property owner will provide to the District, on an annual basis, certification that an appropriate licensed contractor has inspected the fire protection systems, including the operation of any provided backflow preventer. The Fire Department will require the maintenance of such records and certifications of said systems, equipment and devices both during the normal course of operations and at such time the building and or property is sold or changes ownership.
- 3.5** The California Fire Code Section **901.6.4** is added to read: **Fire Department Right to Inspect Property.** The Fire Department has the right to inspect the fire protection systems at the property at such times and frequencies as is reasonable to verify satisfactory operation of the systems and that there has been no tampering or alterations to the systems.
- 3.6** The California Fire Code Sections **903.2.1** through **903.2.17** are deleted and section **903.2** is amended to read: **Automatic sprinkler systems** shall be installed throughout all occupancies. This requirement applies to all occupancies regardless of square footage. Application of this ordinance becomes effective where a building permit is applied for through the County Building Department for new construction after the effective date of this Ordinance. All fire sprinkler system plans shall be submitted to the Northstar Community Services District, Fire Department. Plans shall be approved and the systems installed and inspected in accordance with National Fire Protection Association Standard 13, 13D or 13R 2002 Edition, prior to occupancy. For the application of NFPA 13D, in one- and two-family dwellings, garages shall be provided with automatic sprinkler protection utilizing quick response or residential type sprinklers.

*Exceptions: (1) Single-family dwellings with addresses identified in Exhibit A are exempt from the requirement for automatic sprinkler protection.
(2) Low life safety hazard structures, such as stand alone public restrooms and ski lift operator structures, less than 200 sq. ft. shall be evaluated by the Fire Chief on a case-by-case basis.*

- 3.7** The California Fire Code Section **903.4** is amended to read: **Where required.** All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored for integrity.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined in NFPA 72, 2002 edition or, when approved by the Chief shall sound an audible signal at a constantly attended location.

Exception: Automatic sprinkler systems protecting one- and two-family dwellings.

3.8 The California Fire Code Section 907.2.8 is amended to read: **Group R-1, Group R-2, and Group R-4. Fire alarm systems shall be installed in Group R-1, Group R-2 and Group R-4 occupancies as required in Sections 907.2.8.1 through 907.2.8.4.**

3.9 The California Fire Code Section 907.2.9 is deleted and replaced with the following: **Group R-3 occupancies.** One- and two- family dwellings exempt from the requirements of automatic sprinkler protection in accordance with Ordinance 25-07, Section 3.6 and Exhibit A shall be provided with a complete monitored automatic fire detection and alarm system. Smoke detection shall be located in accordance with the spacing requirements of California Fire Code, Section 907.2.10.1.2, requirements of Placer County Building Department and NFPA 72, 2002 edition.

Heat detectors shall be provided in R-3 occupancies exempt from the requirements of automatic sprinkler protection in accordance with Ordinance 25-07, Section 3.6 and Exhibit A in garages, laundry rooms, water heater closets, mechanical rooms and similar rooms or areas in accordance with NFPA 72, 2002. Such devices will be interconnected with all other fire alarm devices and systems.

SECTION 4. EMERGENCY RESPONSE IMPACT

4.1 INFRASTRUCTURE REQUIREMENTS

4.1.1 The District shall evaluate its ability to provide safety services in accordance with Sections 4.1.2, 4.1.3, and 4.1.4 below. Should the District determine that additions to or modifications of facilities and/or equipment are required, the developer shall provide to the District said additions or modifications. Facilities and/or equipment shall be installed and made serviceable prior to start of construction.

4.1.2 Infrastructure demand on emergency services and the associated required response equipment and housing facilities will take into account the following: a) response time; b) response method; and c) equipment required.

- 4.1.3** Infrastructure demand will be determined by one or more of the following District guidelines and National Fire Protection Association (NFPA) standards/guides to determine the number and types of equipment and facilities necessary to provide a reasonable degree of emergency fire and medical protection response as determined by the Chief.
- a) Maintaining the District's 4-minute emergency response time goal.
 - b) NFPA 1201, Standard for Providing Emergency Services to the Public, 2004 Edition.
 - c) NFPA 1141, Standard for Fire Protection in Planned Building Groups, 2003 Edition.
 - d) NFPA 1971, Standard on Protective Ensemble for Structural Fire Fighting, 2000 Edition.
 - e) NFPA 1404, Standard for Fire Service Respiratory Protection Training, 2006 Edition.
 - f) NFPA 1931, Standard for Manufacturer's Design of Fire Department Ground Ladders, 2004 Edition.
 - g) NFPA 921, Guide for Fire and Explosion Investigations, 2004 Edition.
 - h) NFPA 1600, Standard on Disaster/Emergency Management, 2004 Edition.
 - i) NFPA 1999, Standard on Protective Clothing for Emergency Medical Operations, 2003 Edition.
 - j) NFPA 1221, Standard for the Installation, Maintenance and Use of Emergency Services Communication Systems, 2002 Edition.
 - k) NFPA 1402, Guide to Building Fire Service Training Centers, 2002 Edition.
 - l) NFPA 1901, Standard for Automotive Fire Apparatus, 2003 Edition.
 - m) NFPA 1710, Standard on Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations and Special Operations to the Public by Career Fire Departments, 2004 Edition.
 - n) Insurance Services Office (ISO) Fire Suppression Rating Schedule.
 - o) Master Community Fire Protection Plan recommendations.

- 4.1.4** When evaluating response times, necessary equipment and station locations, the Chief may confer with additional experts/consultants as to fire service practices. Consultant's fee may be assessed to owner, developer or contractor at no cost to the District.

4.2 REQUIREMENTS FOR FACILITIES AND/OR EQUIPMENT

- 4.2.1** Facts and evidence obtained from sources outlined in Section 4.1 above will form the basis for necessary services and shall be provided in writing to the owner, developer or contractor.
- 4.2.2** If the District determines that additional facilities, equipment, or outside services are required to meet the obligations of the District in accordance with 4.1, the owner/developer shall provide sufficient funds, in a timely manner, to permit the District to procure same for use prior to owner/developer beginning construction. In the case of a planned multi-phase development, a development agreement identifying the requirements and timing may be necessary.
- 4.2.3** Commercial occupancies shall be assessed required facilities and/or equipment for each building where the square footage exceeds 50,000 square feet.
- 4.2.4** The Chief may authorize occupancies to exceed the thresholds listed above, provided that unbreached fire rated walls meet at least four-hour fire resistance rating and extend 30 inches beyond all building projections, either vertical or horizontal.

4.3 OWNERSHIP

- 4.3.1** All equipment, buildings, property purchased by the District based on facilities and/or equipment assessed or outside services rendered and reports issued shall become the sole property of the District and is non-refundable, regardless of project funding, project start or completion dates or final occupancy.

SECTION 5. APPEALS

- 5.1** Whenever the Chief disapproves an application or refuses to grant a permit applied for, or wherein it is claimed that provisions of the Code or this Ordinance do not apply or that true intent and meaning of the Code or this Ordinance have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Chief to the Board of Directors of the Northstar Community Services District within 30 days from the date of the decision appealed.

SECTION 6. PENALTIES

- 6.1** Any person who violates any of the provisions of this Ordinance or the California Fire Code as adopted and amended herein, , or fails to comply therewith, or who violates or fails to comply with any order made there under, or who builds in violation of any detailed statement of specifications or plans submitted and approved there under, or any certificate or permit issued there under, and from which no appeal has been taken, or who fails to comply with such and order as affirmed or modified by the Board of Directors of the Northstar Community Services District or by a court of competent jurisdiction, within the required time, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine and or imprisonment as determined by the court having jurisdiction within the County of Placer. The imposition of one 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 days that prohibited conditions are maintained shall constitute a separate offense.
- 6.2** The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 7. REPEAL OF CONFLICTING ORDINANCES:

- 7.1** All former Ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the California Fire Code as adopted and amended herein are hereby repealed.

SECTION 8. VALIDITY

- 8.1** The Board of Directors of the Northstar Community Services District hereby declares that should any section, paragraph, sentence or word of this Ordinance or the California Fire Code as adopted and amended herein be declared for any reason to be invalid, it is the intent of the Board of Directors of the Northstar Community Services District 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. REPLACEMENT OF PRIOR ORDINANCE

- 9.1** The intention of this Ordinance 25-08 is to replace the provisions of Ordinance 17-04 in their entirety.

EXHIBIT A

[Addresses exempt from residential sprinkler systems]

Aspen Grove	3079 – 3180
Basque	100 – 292
Bear Trap	42 – 57
Beaver Pond	800 – 855
Bitter Brush	202 – 210
Conifer	701 – 744
Coyote Fork	4049 – 4144
Dear Path	1601 – 1632
Gold Bend Condos	5001 – 5127
Gold Bend Homes	1200 – 1231
Indian Hills	1300 – 1339
Lodge Pole	401 – 444
Logging Trail	1501 – 1513
Martis Landing	1001 – 1125
Mill Camp	6001 – 6041
North Village Dr.	2000 – 2100 - 2200
Oxen Run	1402 – 1412
Rocky Point	6058 – 6130
Sawmill Flat Rd.	120
Silver Strike	3001 – 3078
Ski View	4001 – 4048
Skidder Trail	300 – 399
Trimont Lane	50 - 51
Wagon Wheel	1223 – 1241
Whistle Plunk	226 – 234
White Fir	601 – 609
Wolf Tree	500 – 540

SECTION 10. DATE OF EFFECT

- 10.1** This Ordinance amendment shall take effect and be in full force on DATE. The Clerk of the District is directed to post or publish this Ordinance as required by law.

PASSED AND ADOPTED at a duly held meeting of the Board of Directors of the Northstar Community Services District by the following roll call vote:

AYES: Evans, Green, Ives, Moll, Seelig
NOES: None
ABSENT: None
ABSTAIN: None



Duane E. Evans, President of the Board

ATTEST:


Myra S. Tanner, Secretary of the Board