



# N·C·S·D

Northstar Community Services District  
908 Northstar Drive, Northstar, CA 96161

P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.com

#### Board of Directors

DUANE EVANS  
JEANN GREEN  
NANCY IVES  
MIKE MOLL  
FRANK SEELIG

#### General Manager

MICHAEL STAUDENMAYER

## Northstar Community Services District Placer County, California

### Ordinance 27-11

**An ordinance adopting the 2010 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; maintaining the Bureau of Fire Prevention, providing officers therefore and defining their powers and duties; and adopting amendments to the 2010 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 The complete 2010 California Fire Code ("California Fire Code") is hereby adopted by the Board of Directors of the Northstar Community Services District ("District") for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, including all Appendices, published by the International Code Council, except such portions as are hereinafter deleted, modified or amended by this Ordinance 27-11 ("Ordinance"). Three (3) copies of the California Fire Code have been and are now filed at the headquarters of the District and the same are hereby incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof, except as deleted, modified or amended by this Ordinance, shall be controlling within the jurisdiction of the District.

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

- 2.1 **Topographical Factors.** The 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 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 Range was 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 shown 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, which must be recognized.

### SECTION 3. AMENDMENTS TO THE CODE

**3.1** The California Fire Code 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 by the District, the Chief of the Northstar Fire Department (“Fire Chief”) is authorized to require the owner or the person in possession or control of the building or premises to provide payment to the District for services related to such review and inspection. Payment will cover any and all costs to the District for the retention of a fire and life safety consulting or engineering firm for the purposes of plan review, inspections and/or preparation or review of technical reports. Such payment will be used to cover actual costs incurred by the District for such services. The owner or person in possession or control of the building or premises shall pay amounts for services prior to occupancy. The Fire Chief is authorized to collect payment, in advance of services, as a monetary deposit. Any amount of deposit that exceeds 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 Fire Chief. All work shall be carried out under the direction of the Fire 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 Fire Chief.

The Fire Chief is authorized to require design submittals prepared by the property owner or the owner's representative to bear the stamp and signature of a California registered professional engineer or licensed California state contractor in the fields of fire alarm design and installation and/or fire sprinkler design and installation.

**3.2** Section **308.1.9** of the California Fire Code is added to read: **Outdoor Open Flame Decorative Appliances.** Fire pits shall be installed with the following:

- A.) Timer device to regulate maximum operating time to (2) two hours.
- B.) Starter module to regulate gas flow and shut-off should flame go out.
- C.) Gas shut-off valve accessible at unit or within 15 feet of appliance.
- D.) Two (2) foot maximum flame height.
- E.) All parts/assemblies to be U.L. listed.

**3.3** The California Fire Code Section **503.6** is amended to read: **Security 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 and 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 F 2200.

Security gates shall meet the following additional standards:

- A.) Radio signal 'click to enter' system using the 'white fire 3' Tac. Channel Frequency. The frequency range may be up to 70 feet maximum.
- B.) Closure delay range between 45 and 60 seconds.
- C.) Reflectors on both sides of swing arms.
- D.) Knox Box (3200 series).
- E.) Knox Pad Lock (#3753 Exterior Model) on meter box/electrical breaker box access.
- F.) Knox Key switch (#3502 Model) access for both Northstar Fire Department and Truckee Fire Protection District.

- G.) Gate mechanical boxes to be protected from vehicle impact (Bollards or similar protection).
- H.) Snow and ice protection for all mechanical boxes, including heat tape, heated mats and rubber gaskets.
- I.) Maintenance contract with licensed contractor.

**3.4** The California Fire Code Section **505.1** is amended to read: **Address Identification.** New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high (152.4 mm) with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

**3.5** The California Fire Code Section **506.1** addressing **Key Boxes** is amended to read: **Where Required.** Key boxes, key locks and electric key switches shall be mounted and installed on all gates, fences, main entry doors or lobbies in an area approved by the Fire Chief. The Fire Chief shall determine the number and location of key boxes for each structure. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Chief. Key boxes are required in the following locations:

- a. All new construction, residential and/or commercial structures.
- b. Residential renovation projects that add more than 500 square feet of new enclosed habitable construction.
- c. Existing commercial structures.

**3.6** [RESERVED]

**3.7** The California Fire Code Section **901.6.3** is added to read: **Owner's Responsibility.** It is the property owner's responsibility to ensure all fire suppression systems, fire alarm systems, equipment and devices are maintained fully functioning and operational at all times. If requested by the District, the property owner shall provide certification that an appropriate licensed contractor has inspected and tested the fire protection systems, including the operation of any provided backflow preventer. The owner shall provide requested information within 30 days.

**3.8** 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.”

- 3.9** The California Fire Code Sections **903.2.1** through **903.2.18** are deleted and section **903.2, regarding automatic sprinkler systems**, is amended to read: **Where required.** Approved automatic sprinkler systems shall be installed throughout all occupancies. This requirement applies to all occupancies regardless of square footage. Application of this requirement 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.

For the application of National Fire Protection Association (“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) Existing R-3 residential structures **without** sprinklers are not required to sprinkler protect additions.
- (2) Existing R-3 residential structures **with** sprinklers shall be required to sprinkler protect all additions and garages.
- (3) Low life safety hazard structures, such as stand-alone public restrooms and ski lift operator structures that are less than **300** square feet shall be evaluated by the Fire Chief on a case-by-case basis.

- 3.10** The California Fire Code Section **903.4** regarding **Sprinkler System Supervision and Alarms, Exception 1** is amended to read:

1. Automatic sprinkler systems protecting one- and two-family dwellings shall have all valves, including the flow switch, monitored by a local audible alarm to ensure that all valves remain in the open position.

[Remainder of Section 903.4, including exceptions remain unchanged and adopted.]

- 3.11** The California Fire Code Section **903.4.2** regarding **Alarms** is amended to add: An exterior bell shall be of 10-inch minimum size and/or the electronic audible notification device shall be measured at a minimum of 110 db, read at the street.

- 3.12** The California Fire Code **Appendix B, Section B105.2** is amended to read: **B105.2 Buildings Other than One- and Two-Family Dwellings.** The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exception:

A reduction in fire-flow of 50 percent is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5,678 L/min) for the prescribed duration as specified in Table B105.1.

**3.13** The California Fire Code, Appendix C, **Table C105.1** is amended to read: **Number and Distribution of Fire Hydrants.**

| <b>FIRE-FLOW REQUIREMENT (gpm)</b> | <b>MINIMUM NUMBER OF HYDRANTS</b> | <b>AVERAGE SPACING BETWEEN HYDRANTS<sup>a</sup></b> | <b>MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT</b> |
|------------------------------------|-----------------------------------|---|--|
| 1,750 or less                      | 1                                 | 300   | 250  |
| 2,000-2,250                        | 2                                 | 300   | 225  |
| 2,500-3,000                        | 3                                 | 300   | 225  |
| 3,500-4,000                        | 4                                 | 300   | 210  |

## **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 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 Fire Chief.

a) Maintaining the District's 4-minute emergency response time goal.

- b) NFPA 1201, Standard for Providing Emergency Services to the Public, 2010 Edition.
- c) NFPA 1141, Standard for Fire Protection Infrastructure for Land Development in Suburban and Rural Areas, 2008 Edition.
- d) NFPA 1971, Standard on Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting, 2007 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, 2010 Edition.
- g) NFPA 921, Guide for Fire and Explosion Investigations, 2008 Edition.
- h) NFPA 1600, Standard on Disaster/Emergency Management and Business Continuity Programs, 2010 Edition.
- i) NFPA 1999, Standard on Protective Clothing for Emergency Medical Operations, 2008 Edition.
- j) NFPA 1221, Standard for the Installation, Maintenance and Use of Emergency Services Communication Systems, 2010 Edition.
- k) NFPA 1402, Guide to Building Fire Service Training Centers, 2007 Edition.
- l) NFPA 1901, Standard for Automotive Fire Apparatus, 2009 Edition.
- m) NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments, 2010 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 Fire Chief may confer with additional experts/consultants as to fire service practices. The 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 Section 4.1, the owner, developer, or contractor shall provide sufficient funds, in a timely manner, to permit the District to procure the same for use prior to commencement of construction. In the case of a planned multi-phase development, the Fire Chief may require a development agreement identifying the requirements and timing.
- 4.2.3** Commercial occupancies shall be assessed for required facilities and equipment for each building where the square footage exceeds 50,000 square feet.
- 4.2.4** The Fire Chief may authorize occupancies to exceed the thresholds listed above, provided that unbreached fire rated walls meet at least a four-hour fire resistance rating and extend 30 inches beyond all vertical or horizontal building projections.

## **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 are non-refundable, regardless of project funding, project start or completion dates, or final occupancy.

## **SECTION 5. APPEALS**

- 5.1** Whenever the Fire Chief disapproves an application or refuses to grant a permit applied for, or if the applicant claims that a decision by the Fire Chief misconstrues, misapplies, or wrongly interprets the provisions of the California Fire Code or this Ordinance, the applicant may appeal the decision of the Fire Chief in writing to the Board of Directors of the District within 30 days from the date of the decision appealed.

## **SECTION 6. PENALTIES**

- 6.1** Any person who:
  - (1) violates any of the provisions of this Ordinance or the California Fire Code as adopted and amended herein,

(2) fails to comply with this Ordinance or the California Fire Code as adopted and amended herein or who violates or fails to comply with any order made hereunder,

(3) builds in violation of any detailed statement of specifications or plans submitted and approved hereunder or any certificate or permit issued hereunder and from which no appeal has been taken, or

(4) fails, within the required time, to comply with such an order as affirmed or modified by the Board of Directors of the District or by a court of competent jurisdiction, 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 a penalty for any violation shall not excuse the violation or permit it to continue. 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** Notwithstanding a declaration that any section, paragraph, sentence or word of this Ordinance or the California Fire Code as adopted and amended herein is for any reason invalid, all other portions of this Ordinance shall remain in full force and effect.

## **SECTION 9. REPLACEMENT OF PRIOR ORDINANCE**

**9.1** This Ordinance replaces Ordinance 25-08 in its entirety.

## **SECTION 10. DATE OF EFFECT**

**10.1** This Ordinance shall take effect and be in full force and effect upon ratification of the Placer County Board of Supervisors and submission of a copy of this Ordinance to the California Building Standards Commission, or \_\_\_\_\_, whichever is later. The Clerk of the District is directed to post or publish this Ordinance as required by law.

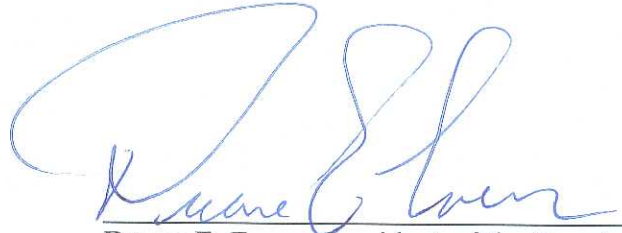
PASSED AND ADOPTED at a duly held meeting of the Board of Directors of the Northstar Community Services District on January 19, 2011 by the following roll call vote:

**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