

**Attachment C – Carpinteria-Summerland Fire Protection District Ordinance No 2025-02**

**ORDINANCE NO. 2025-02**

**AN ORDINANCE OF THE GOVERNING BOARD OF THE CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT ADOPTING BY REFERENCE AND AMENDING THE 2025 CALIFORNIA FIRE CODE AND CALIFORNIA WILDLAND-URBAN INTERFACE CODE AND APPENDIX CHAPTERS AND APPENDIX STANDARDS PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE, HAZARDOUS MATERIALS OR EXPLOSION; ADOPTING BY REFERENCE THE CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT DEVELOPMENT STANDARDS; PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS USES OR OPERATIONS; ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFORE AND DEFINING THEIR POWERS AND DUTIES WITHIN THE DISTRICT; AMENDING SECTION R309 OF THE 2025 CALIFORNIA RESIDENTIAL CODE AND REPEALING ORDINANCE NO. 2022-01.**

WHEREAS, the Carpinteria-Summerland Fire Protection District operates under the provisions of California's Fire Protection District Law of 1987, wherein the State Legislature declared that the local provision of fire protection services, rescue services, emergency medical services, hazardous material emergency response services and other services relating to the protection of lives and property is critical to the public peace, health and safety of the State of California and that local control over the types, levels and availability of these services is a long-standing tradition in California; and

WHEREAS, the State Legislature has also declared that its intent is to provide broad statutory authority for local fire protection districts, encouraging local officials to adopt powers and procedures set forth in the Fire Protection District Law of 1987 to meet their own circumstances and responsibilities; and

WHEREAS, Health and Safety Code Section 13869.7 expressly authorizes the Carpinteria-Summerland Fire Protection District to adopt building standards relating to fire and panic safety that are more stringent than those building standards contained in the California Fire Code.

NOW, THEREFORE, the Governing Board of the Carpinteria-Summerland Fire Protection District ordains as follows:

**Section 1. Repeal of Previous Ordinances.**

Ordinance No. 2022-01 of the Carpinteria-Summerland Fire Protection District is hereby repealed.

**Section 2. Adoption of California Fire Code and California Wildland-Urban Interface Code.**

There is hereby adopted by the Board of Directors ("Board") of the Carpinteria-Summerland Fire Protection District ("District"), by reference and incorporation, for the purpose of prescribing regulations governing conditions dangerous to life and property from fire, hazardous materials or explosion, the 2024 International Fire Code and Part 9 of Title 24 of the California Code of Regulations, known as the California Fire Code 2025 Edition ("CFC"), the 2024

International Wildland-Urban Interface Code and Part 7 of Title 24 of the California Code of Regulations, known as the California Wildland-Urban Interface Code 2025 Edition (“WUIC”), and the Carpinteria-Summerland Fire Protection District Development Standards (“Development Standards”), hereinafter collectively known as the Fire Code of the Carpinteria-Summerland Fire Protection District (“Code”). Adoption of the CFC includes Appendix Chapter 4 and Appendices B, BB, C, CC, E, F, G, H, K, N, and P published by the International Code Council, Inc., including necessary California amendments, save and except such portions as are hereinafter amended, deleted, or added by this Ordinance. Adoption of the WUIC includes Chapters 1-4, and 6-7, published by the International Code Council, Inc., including necessary California amendments, save and except such portions as are hereinafter amended, deleted, or added by this Ordinance. In the event of an inconsistency or conflict between the provisions and standards set forth in the Code and this Ordinance, the more restrictive provisions shall apply. The Development Standards are intended to establish regulations governing conditions dangerous to life and property from fire, and to supplement the District’s adoption of and amendments to the CFC, the WUIC, and the California Residential Code herein. Copies of the CFC, WUIC, and the Development Standards, certified to be true copies by the Clerk of the Board have been and are now filed in the office of the Clerk of the Board and the same are hereby adopted and incorporated as fully as if set out at length herein. From the date on which this Ordinance shall take effect, the provision thereof shall be controlling within the limits of the territory of the District.

**Section 3. Amendments to the California Fire Code.**

The California Fire Code is amended and changed in the following respects:

**I. Chapter 1, SCOPE AND ADMINISTRATION:**

Section 101.1, Title, is amended to read as follows:

“These regulations shall be known as the Fire Code of the Carpinteria-Summerland Fire Protection District, may be cited as such and will be hereinafter referred to (collectively with the Carpinteria-Summerland Wildland-Urban Interface Code) as the ‘Code’.”

Section 103.1, Creation of Agency, is amended to read as follows:

“The Code shall be enforced by the Fire Prevention Bureau of the Carpinteria-Summerland Fire Protection District which is hereby established and which shall be operated under the supervision of the Fire Code Official.”

Section 103.3, Deputies, is amended to read as follows:

“The Fire Code Official may recommend to the Board the employment of technical inspectors, who shall be selected through an examination to determine their fitness for the position. The examination shall be open to members and nonmembers of the District at the discretion of the Fire Code Official.”

Section 104.4, Right of Entry, is amended to read as follows:

“Whenever it is necessary to make an inspection to enforce the provisions of this Code, or whenever the *Fire Code Official* has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this Code which make the building or premises unsafe, dangerous or hazardous, the *Fire Code Official* shall have the authority to enter the building

or premises at all reasonable times to inspect or to perform the duties imposed upon the *Fire Code Official* by this Code. If such building or premises is occupied, the *Fire Code Official* shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the *Fire Code Official* shall first make a reasonable effort to locate the *owner* or other *person* having charge or control of the building or premises and request entry. If entry is refused, the *Fire Code Official* has recourse to every remedy provided by law to secure entry."

Section 104.10, Fire Investigations, is amended to read as follows:

"The District is authorized to promptly investigate the origin, cause, and circumstances of each and every fire, explosion, unauthorized release of hazardous materials, or any other hazardous condition within the jurisdiction of the District. If it appears to the Fire Prevention Bureau that such fire is suspicious in origin, it is authorized to take immediate charge of all physical evidence relating to the cause of fire and to pursue investigation to its conclusion."

Section 104.11.4, Financial responsibility, is hereby added as follows:

"Any person who personally, or through another, willfully, negligently, or in violation of law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him/her to escape from his/her control, allows any hazardous material to be handled, stored, disposed of or transported in a manner not in accordance with this Code, State law or nationally recognized standards, allows any hazardous material to escape from his/her control, or allows continuation of a violation of this Code shall be liable to the District for the expense of fighting the fire and for the expenses incurred during a hazardous materials incident."

Section 112, Means of Appeals, is deleted.

Section 113.5, Buildings or Property Damaged by Fire, is added to read as follows:

"The owner, occupant or other person having under his or her control any property or materials damaged by fire shall secure the property either by boarding up all openings, fencing, barricading or other appropriate measures as directed by the Fire Code Official. Such damaged property shall be secured within 48 hours or as specified by the Fire Code Official. Within 30 days of the date written notice to do so has been served, all debris and/or damaged materials shall be removed from the property or proof furnished that contract arrangements have been made assuring the removal of debris, demolition, replacement or repair of all fire damaged structures remaining on the property involved in fire within a period of time acceptable to the Fire Code Official."

II. Chapter 2, DEFINITIONS. The following terms in the Code shall be defined as follows:

- (a) "'Chief of police' shall mean the Sheriff of the County of Santa Barbara or his or her designee."
- (b) "'City' shall mean the City of Carpinteria."
- (c) "'County' shall mean the County of Santa Barbara."
- (d) "'Fire Code Official' shall mean the Fire Chief or designee."
- (e) "'Jurisdiction' shall mean the territory of the District."
- (f) "'Mixed-use building' shall mean any building or structure that includes both residential dwelling unit(s) and non-residential unit(s)."

(g) "Police officer" shall mean Sheriff's deputy."

### III. Chapter 5, FIRE SERVICE FEATURES.

Section 503.1, Where required, is amended to read as follows:

"Fire Apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.4, California Code of Regulations Title 14, and the most current version of the District's Private Road and Driveway Standards."

Section 503.1.1, Buildings and facilities, Exception 1.3 is deleted.

Section 503.1.4, Access road design, is added to read as follows:

"The Fire Code Official may evaluate access road design in terms of total response efficiency. The Fire Code Official is authorized to make modifications to access road network design, access road routes and inter-connectivity with new or existing roads so that response efficiency is maintained, consistent with California Code of Regulations Title 14, and the most current version of the District's Development Standards."

Section 503.6.1, Gate location and features, is added to read as follows:

"For any structure or area that is secured by a gate limiting access by vehicles, the opening for such gate shall be two feet wider than the minimum required access road width. In addition, all such gates shall be located at least 30 feet from the improved public road right-of-way and shall open inward allowing a vehicle to stop in front of the gate without obstructing traffic along the improved public road right-of-way, consistent with California Code of Regulations Title 14, and the most current version of the District's Development Standards. All motorized gates shall be equipped with auxiliary back-up power and a Fire District approved key operated switch."

Section 505.1, Address identification, is amended to read as follows:

"Approved address numbers and letters must be placed on all new and existing buildings and units in such a location as to be plainly visible and legible from the street or road fronting such buildings and units. Numbers and letters must be at least four (4) inches in height for residential, six (6) inches in height for commercial, and twelve (12) inches in height for industrial buildings and units and may not be located on doors or other areas that can be obstructed from view. The numbers and letters must be in a color that contrasts with their background and must be in the City's and County's approved numbering sequence. Residential, commercial and industrial buildings and units that are served by an alley or fire apparatus access road must also have approved address numbers and letters posted in a visible location near the primary door to the alley or fire apparatus access road. Address identification shall be maintained."

Section 505.1.1, Signage for complexes, is added to read as follows: "Complexes with large building(s) may be required to provide directories, premise maps and directional signs. The scale, design and location(s) shall be approved by the Fire Code Official."

Section 505.1.2, Mixed-use building, is added to read as follows:

“A notification system, which indicates the presence of residential dwelling units, shall be installed in a manner and location approved by the Fire Code Official.”

Section 505.1.3, Address Modifications, is added to read as follows:

“When deemed necessary by the Fire Chief, to provide for fire and life safety, an address assignment shall be modified.”

Section 506.1, Where required, is amended to read as follows:

“When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the Fire Code Official is authorized to require a key box or switch to be installed in an approved, accessible location. The key box or switch shall be of an approved type. The key box shall contain keys to gain necessary access as required by the Fire Code Official. Key switches installed for the purpose of overriding gate operators shall be wired such that gates remain open upon activation by the District.”

Section 510.4.2.10, Building conduit and pathway survivability, is added to read as follows:

“All new non-residential buildings shall be constructed with not less than a two inch (2") dedicated conduit raceway or other method approved by the fire code official for future expandability, or the installation of an Emergency Responder Radio Coverage System. The raceway shall meet pathway survivability requirements in NFPA 1221 and shall be installed from the lowest floor level to the roof.”

Section 510.4.2.9.11, Identification, is added to read as follows:

“The raceway and junction boxes shall be labeled “Emergency Responder Radio Coverage System use only.”

#### IV. Chapter 9, FIRE PROTECTION SYSTEMS

Section 901.4.8, Partial fire sprinkler systems, is added to read as follows:

“Where in this Code or the California Building Code a partial fire sprinkler system is required, the fire sprinkler system must be installed, modified or extended to protect the entire building or structure.”

Section 901.11, Problematic systems, is added to read as follows:

“In the event of a failure of a fire protection system or 2 or more alarms in a week where the Fire Code Official finds no evidence of a situation requiring a response, the Fire Code Official is authorized to require the building owner or occupant to provide a fire watch until the system is repaired. Fire watch personnel must be provided with at least one approved means for notification of the District and their only duty is to perform constant patrols of the protected premises and keep watch for fires.”

Section 903.2, Where required, is amended to read as follows:

“Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in sections 903.2.1 through 903.2.21. Approved automatic sprinkler systems in existing buildings and structures shall be provided in the locations described by section 903.2.22 and section 1103.5 as amended.”

Section 903.2.18, Group U private garages and carports accessory to Group R-3 occupancies. Exception, is amended to read as follows:

“An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic residential fire sprinkler system installed in accordance with this section. NOTE: This exception shall not apply if the alteration or addition includes modification such that a habitable space is created.”

Section 903.2.22, Automatic Fire Sprinkler Systems, is added to read as follows: “This section shall apply to all occupancies within the District’s jurisdiction except for townhouses and one- and two-family dwellings, which occupancies are governed by the California Residential Code as amended by the District. If any part of this Section is in conflict with any other part, the more restrictive provision shall govern.

Section 903.2.22.1, Locations Required, is added to read as follows:

Automatic fire sprinkler systems shall be installed in new and existing buildings and structures as follows:

1. New Buildings or Structures. New buildings or new structures (including prefabricated or relocated structures) for which application for building permits are filed or required to be filed with the County or City regardless of square footage.
2. Existing Buildings or Structures.
  - (i) Aggregate alterations, modifications, remodels and/or additions of 500 square feet or more, or 50% of existing legal square footage, to existing non-residential buildings or structures for which applications for building permits are filed or required to be filed with the County or City shall require the installation of an automatic fire sprinkler system throughout the entire non-residential building or structure. Square footage shall be measured cumulatively.
  - (ii) Aggregate alterations, modifications, remodels and/or additions of 1,000 square feet or more, or 50% of existing legal square footage, to existing residential buildings or structures (excluding townhouses and one- and two-family dwellings governed by the California Residential Code) for which applications for building permits are filed or required to be filed with the County or City shall require the installation of an automatic fire sprinkler system throughout the entire residential building or structure. Square footage shall be measured cumulatively.
  - (iii) The installation of an automatic fire sprinkler system throughout the entire building or structure shall be required for any additions or modification to an existing building or structure which is not served by water supplies

meeting Fire District Standards and for which an application for a building permit is filed or required to be filed with the County or City.

(iv) The installation of an automatic fire sprinkler system throughout the entire building or structure shall be required for any change of occupancy classification in an existing building or structure.

3. Cumulative Square Footage. For purposes of measuring cumulative square footage, the District shall include all additions or modifications occurring on or after January 1, 2011.

Exceptions:

1. Section 903.2.22 shall not apply to any greenhouses, as defined in the California Building Code, which would otherwise be included within the requirements of this section, provided that, whenever there is any change in the use or occupancy of such building so that it no longer meets the definition of a greenhouse, the building must have a sprinkler system installed prior to making such change of use or occupancy in all areas of the building which would have been required to have sprinklers.
2. Other detached Group U buildings, as defined by the California Building Code, may be exempted from Section 903.2.22 on a case-by- case basis in writing by the Fire Code Official (subject to the same occupancy change conditions as noted in "Exception 1" above).
3. Buildings classified as Group S-2, as defined by the California Building Code, may be exempted from Section 903.2.22 on a case-by- case basis in writing by the Fire Code Official in accordance with Sections 1.11.2.5 and 104.9 of the Code (subject to the same occupancy change conditions as noted in "Exception 1" above).

Section 903.2.22.2, Floor area computation. The total floor area of such buildings or structures shall be within the outside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. For all occupancies other than Group R, Division 3 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, floor above or awning. The gross floor area shall not include shafts with no openings or interior courts.

Section 903.2.22.3, Plan approval. No automatic sprinkler system required by this section shall be installed without prior approval, by the Fire Code Official, of the plans for the installation, testing and maintenance of the system.”

Section 907.2.30, Mixed-use buildings, is added to read as follows:

“Where residential occupancies are combined with commercial occupancies, a monitored fire alarm system shall be installed which notifies all occupants in the event of a fire. The system shall include automatic smoke detection throughout the commercial and common areas.”

Section 907.2.31 Carbon Dioxide, is added to read as follows:

“A gas detection system shall be provided in rooms or indoor areas in which the carbon dioxide enrichment process is located, in rooms or indoor areas in which container systems are located, and in other areas where carbon dioxide is expected to accumulate. This is required for new and existing system with over 100 lbs of CO<sub>2</sub>.”

Section 907.8.5, Annual Fire Alarm Maintenance, Inspection and Testing, is added to read as follows:

“Fire alarm systems must be certified by a fire alarm contractor holding a C-10 (electrical) and C-7 (low voltage) state contractor licenses and have service personnel that meet the qualification requirements of NFPA 72. Every owner of a fire alarm system subject to this subsection must provide the District with certification issued by said licensed fire alarm testing agency verifying that all components of the fire alarm systems are operative and have been tested according to National Fire Protection Association standards. Fire alarm systems shall be serviced whenever:

1. A false alarm occurs for an unknown reason or reasons;
2. The fire alarm is activated by fire;
3. The system is in "trouble" condition”

## V. Chapter 11, CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

Section 1103.5, Sprinkler Systems, is amended to read as follows:

“An automatic sprinkler system shall be provided in existing buildings in accordance with Sections 1103.5.1 through 1103.5.5 and in accordance with the provisions of Section 903.2”

## VI. Chapter 12, ENERGY SYSTEMS.

Section 1203.1.3.2, Signage for Electrical generators, wind generators or other power sources, is added to read as follows:

“All permanent installations of electrical generators, wind generators or other power sources shall be approved by the Fire Code Official. All provisions of the National Electrical Code, the Uniform Fuel Gas Code, the California Building Code and this Code shall be followed for any such installation. Permanent engraved and affixed signage, red in color, reading ‘Caution – Alternate Power Source’ in 1” tall letters shall be permanently installed on each electrical panel subject to back-feed from alternate power sources. Any and all power disabling switches shall be clearly labeled.”

Section 1205.2.1.2, Set Backs at Ridge, is amended as follows:

“Panels/modules installed on the roofs of residential buildings shall be located only on one side of any ridge in order to allow for District smoke and heat ventilation operations. The panel/module(s) shall be located no less than 3 feet from the ridge.

Exceptions: Where photovoltaic arrays are placed on both sides of any ridge, the photovoltaic arrays shall be spaced a minimum of 5 feet on one side and 3 feet on the other side of the ridge.”

Section 1205.2.1.4, **Flat and Alternative Roofs**, is added to read as follows: “Panels and modules shall be located in a manner that provides a minimum 3-foot-wide (968mm) clear perimeter around the edges of the roof. The panels and modules shall be installed in a way that smoke ventilation areas are created over common hallways and corridors to the approval of Fire Code Official.”

Section 1205.3.5, **Flat and Alternative Roofs**, is added to read as follows: “Panels and modules on R-1 and R-2 occupancies shall be located in a manner that provides a minimum 3-foot-wide (968mm) clear perimeter around the edges of the roof. The panels and modules shall be installed in a way that smoke ventilation areas are created over common hallways and corridors to the approval of Fire Code Official.”

## VII. Chapter 28, **LUMBER YARDS AND WOODWORKING FACILITIES**

Sections 2807.5 and 2808.10, **Emergency plan**, are amended to read as follows: “The owner or operator shall develop a Fire Protection Plan (FPP) for monitoring, controlling, and extinguishing spot fires and submit the plan to the Fire Code Official for review and approval. The FPP shall include the following:

- (i) Scaled and dimensioned site plan indicating property lines, buildings, access roads, fire hydrants, location of piles, and push out area.
- (ii) Available fire flow (if from water purveyor) or location and size of water tank (if stored water).
- (iii) Monitoring procedures for pile temperature and moisture content.
- (iv) Fire suppression methods, methods to reduce fire within piles and on-site equipment and resources available for fire suppression.
- (v) Methods to control contaminants and contaminant storage.
- (vi) Disposal procedures for contaminants
- (vii) Employee training
- (viii) Thresholds for calling 911.”

## VIII. Chapter 56, **EXPLOSIVES AND FIREWORKS**.

Section 5601.1, **Scope**, is amended to read as follows: “For explosives requirements, see Title 19 California Code of Regulations, Chapter 10. For fireworks requirements, see Section 5601.2 of this Code.”

Section 5601.1.3, **Fireworks**, is amended to read as follows: “The manufacture, possession, storage, sale, use or handling of fireworks is prohibited within the jurisdiction of the Carpinteria-Summerland Fire Protection District.

**Exception:** A permitted public display of fireworks, as defined in Health and Safety Code section 12524, may be conducted by a pyrotechnic operator licensed by the State Fire Marshal and

approved by the Fire Code Official. Public displays shall comply with Title 19 California Code of Regulations, Division 1, Chapter 6.”

## IX. Chapter 57, FLAMMABLE AND COMBUSTIBLE LIQUIDS

Sections 5704.2.9.6.1 and 5706.2.4.4, Locations where above-ground tanks are prohibited, are amended to read as follows:

“The storage of flammable or combustible liquids is prohibited within the jurisdiction of the Carpinteria-Summerland Fire Protection District, except that such storage is allowed subject to compliance with applicable zoning and other ordinances and laws, as follows:

- (1) In agricultural zones, where the minimum lot size is five acres or more and the particular zone encompasses a contiguous area of not less than 50 acres, and where the use will not unreasonably endanger adjoining property, as determined by the Fire Code Official.
- (2) In all other zones, where the written approval of the Fire Code Official is obtained subject to such reasonable conditions as the Fire Code Official may impose to protect life and property.”

## X. Chapter 61, LIQUEFIED PETROLEUM GASES

Section 6104.1.1, Location, is added to read as follows:

“The storage of liquefied petroleum gases is prohibited in the jurisdiction of the Carpinteria-Summerland Fire Protection District, except that such storage is allowed subject to compliance with applicable zoning and other ordinances and laws, in the hereinafter named zones, as follows:

- (1) In agricultural zones, where the minimum lot size is five acres or more and the particular zone encompasses a contiguous area of not less than 50 acres, and where the use will not unreasonably endanger adjoining property, as determined by the Fire Code Official.
- (2) In all other zones, where the written approval of the Fire Code Official is obtained subject to such reasonable conditions as the Fire Code Official may impose to protect life and property.”

## XI. Appendix B FIRE FLOW REQUIREMENTS FOR BUILDINGS

Section B103.3 Areas without water supply systems, is amended to read as follows:

“For information regarding water supplies for fire-fighting purposes in rural areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142.”

## XII. Appendix C FIRE HYDRANT LOCATION AND DISTRIBUTION

Section C103.1 Hydrant spacing, is amended to read as follows:

"Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 and CSFD Standards shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. When required by the fire code official, additional fire hydrants above those required by Section 102.1 shall be provided to provide a water supply for wildland fires."

**Section 4. Amendments to the California Wildland-Urban Interface Code.**

The California Wildland-Urban Interface Code is amended and changed in the following respects:

**I. Chapter 1, DIVISION II SCOPE AND ADMINISTRATION**

Section 101.1 **Title** is amended to read as follows:

These regulations shall be known as the Carpinteria-Summerland Wildland-Urban Interface Code, may be cited as such and will be hereinafter referred to (collectively with the Carpinteria-Summerland Fire Code) as the "Code".

Section 103.1 **Creation of agency** is amended to read as follows:

The Fire Prevention Bureau ("Bureau") is established in the jurisdiction of the District under the Fire Code Official. The function of the Bureau shall be the implementation, administration and enforcement of the provisions of the Code.

Section 104.6 **Notices and orders** is amended to read as follows:

The Fire Code Official is authorized to issue such notices or orders as are required to affect compliance with the Code in accordance with California Health & Safety Code Sections 13870 and 13872.5.

Section 104.6.1 **Citations** is added to read as follows:

The Fire Code Official and his or her authorized representatives shall have the authority to issue citations for violations of the Code in accordance with Section 7 of the Carpinteria-Summerland Fire Code, and California Health & Safety Code Section 13872.

Section 106.9.1 **Approved documents** is added to read as follows:

Construction documents approved by the Fire Code Official are approved with the intent that such construction documents comply in all respects with the Code. Review and approval by the Fire Code Official shall not relieve the applicant of the responsibility of compliance with the Code.

**SECTION 112- MEANS OF APPEALS** Section 112 "Means of Appeals" is deleted.

**II. Chapter 2, DEFINITIONS**

SECTION 202 Definitions is amended to add or amend the following definitions (amendments are identified with an \*asterisk):

**COMBUSTIBLE FENCING.** Any fencing material or installation that is not an ignition-resistant material. Combustible fencing includes wood, plastic, and other petroleum-based fence materials.

**COMBUSTIBLE MATERIAL.** Includes seasonal and recurrent weeds, stubble, brush, dry leaves, mulch, tumbleweeds, rubbish, recyclable material, litter or flammable materials of any kind that are readily ignitable and endanger the public safety.

**\*CRITICAL FIRE WEATHER.** As determined by the Fire Code Official, a set of weather conditions (usually a combination of low relative humidity, warmer temperatures and/or high winds) favorable to the ignition and the effect of which on fire behavior makes control of a fire difficult and threatens fire fighter and public safety. This includes "Red Flag Warnings" and "Fire Weather Watches" as issued by the National Weather Service.

**DECK.** A flat surface capable of supporting weight, similar to a floor, constructed outdoors and attached to or located within five (5) feet of a Structure, including porches, balconies, and stairs. A Patio on grade constructed of concrete, stone, or similar materials is not a deck.

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

**\*FUEL BREAK.** An area, strategically located for fighting anticipated fires, where the native vegetation has been modified or replaced so that fires burning into it can be more easily controlled. Fuel Breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for firefighting.

**\*FUEL MODIFICATION.** A method of modifying fuel load by reducing the amount of non fire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

**LADDER FUELS.** Vegetative fuels which provide vertical continuity, thereby allowing fire to carry from surface fuels into the crowns of trees or shrubs with relative ease.

**PUBLIC NUISANCE.** The presence of Combustible Material on a Parcel that the Fire Code Official determines creates a fire hazard.

**VEGETATION.** Means all plants, including trees, shrubs, grass, and perennial or annual plants.

### III. Chapter 4, WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

Section 402.1.1 Access is amended to read as follows:

New subdivisions, as determined by this jurisdiction, shall be provided with Fire Apparatus Access Roads in accordance with the California Fire Code; the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 2; access requirements in accordance with Section 403 of the Code, and the current CSFPD access standards.

Section 402.1.2 Water Supply is amended to read as follows:

New subdivisions, as determined by this jurisdiction, shall be provided with water supply in accordance with the Section 507 of the California Fire Code; California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Appendix B of the California Fire Code; and Section 404 of the Code, and the current CSFPD water standards.

Section 402.2.1 Access is amended to read as follows:

Individual structures hereafter constructed or relocated into or within the Wildland-Urban Interface Areas shall be provided with Fire Apparatus Access in accordance with the California Fire Code; the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Article 4; Subsection 1273, Section 403 of the Code, and the current CSFPD access standards.

Section 402.2.2 Water Supply is amended to read as follows:

Individual structures hereafter constructed or relocated into or within the Wildland-Urban Interface Areas shall be provided with a conforming water supply in accordance with the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 4; California Fire Code Section 507, Appendix B of the California Fire Code, Section 404 of the Code and the current CSFPD water standards.

Sections 403.1.1 through 403.1.10 are deleted.

Section 404.4 Hydrants is amended to read as follows:

Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the Fire Code Official. The number and spacing of fire hydrants shall be in accordance with the current CSFPD water standards.

Section 404.5 Adequate water supply is amended to read as follows:

Fire-flow requirements shall be determined in accordance with Appendix B or BB of the California Fire Code, and the current CSFPD water standards.

#### IV. Chapter 5, SPECIAL BUILDING CONSTRUCTION REGULATIONS

Chapter 5 is not adopted by the Carpinteria-Summerland Fire Protection District.

#### V. Chapter 6, FIRE PROTECTION REQUIREMENTS

Section 601.1 Scope is amended to read as follows:

This section provides provisions intended to identify fire hazard areas and contains minimum requirements to mitigate the risk to life and structures from intrusion of fire from wildland fire

exposures, fire exposures from adjacent structures, and to mitigate fires from spreading from a structure to wildland fuels, all of which may threaten to destroy life, overwhelm fire suppression capabilities, or result in large property loss. Requirements are based upon the California Health & Safety Code, California Public Resource Code (PRC), California Code of Regulations, California Government Code and the Carpinteria-Summerland Fire Protection District requirements.

Section 601.3 Definitions is deleted.

Section 602.1 General is amended to read as follows:

A fire protection plan shall be submitted to the Fire Code Official for any proposed subdivision of land, or building project, when located in a Wildland-Urban Interface area ("WUI area").

The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration and reducing the impact on the community's fire protection delivery system.

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist or similar specialist acceptable to the fire code official and shall analyze the wildfire risk of the building, project, premises or region to recommend necessary changes.

**Exception:** A single-family dwelling (Group R-3 Occupancy) when located on an existing legal parcel.

Section 602.2 Contents is amended to read as follows:

The fire protection plan shall be based on a project-specific wildfire hazard assessment that includes considerations of location, topography, aspect, and climatic and fire history. The plan shall identify conformance with all applicable state wildfire protection regulations, statutes and applicable local ordinances, whichever are more restrictive. The plan shall address fire department access, egress, road and address signage, water supply, in addition to fuel reduction, in accordance with PRC 4290, the Code, and the current CSFPD access standards; the defensible space requirements in accordance with PRC 4291, Government Code 51182; and the applicable building codes and standards for wildfire safety. The plan shall identify mitigation measures to address the project's specific wildfire risk. The plan must be submitted and approved by the District prior to the erection of combustible materials. The plan must describe all actions that will be taken to prevent fire from being carried toward or away from structures. The requirements of the plan shall be applicable for the life of the project or development. The plan shall include:

1. A copy of the site plan that includes a landscape plan, property line boundaries, and topographic reference lines.
2. The building envelope with all structures and improvements.
3. Designated Fuel Modification Zones in compliance with defensible space standards.
4. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species
5. Methods and timetables for controlling, changing, or modifying areas on the property.
6. Requirements for vegetation reduction around emergency access and evacuation routes.
7. Legally binding statements regarding community responsibility for maintenance of Fuel Modification Zones.

8. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

Section 603.1 General is amended to read as follows:

Planting of vegetation for new and replacement landscaping shall be selected to minimize vegetation in proximity to a structure so as to reduce the risk to life and property from wildfire.

Section 603.2 Application is amended to read as follows:

All new plantings of vegetation in State Responsibility Areas (SRA) and Local Responsibility Areas (LRA) designated as a Fire Hazard Severity Zone, and WUI areas identified by the Fire Code Official, shall comply with the current CSFPD Vegetation Management Standard.

Section 603.4 Vegetation is amended to read as follows:

All new or replaced vegetation shall exclude species on the undesirable plant list and be in accordance with this section and the requirements of the Defensible Space Standards as issued and approved by the Fire Code Official.

Section 603.4.1 Shrubs is deleted.

Section 603.4.2 Trees is deleted.

Section 603.4.2.1 Nonfire-smart vegetation is deleted.

Section 604.1 General is amended to read as follows:

Vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations. Defensible Space and plants and other vegetation shall be in accordance with the requirements of the Defensible Space Standards as issued and approved by the Fire Code Official and the current CSFPD Vegetation Management Standard.

Section 604.2 Application is amended to read as follows:

Buildings and structures located in the following areas shall maintain the required defensible space:

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).
2. Land designated as a Very High Fire Hazard Severity Zone by the Director.
3. Land designated in ordinance by local agencies as a High or Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.
4. Other land designated by the Fire Code Official.

Section 604.3 Requirements is amended to read as follows:

Vegetation and fuels around all buildings and structures shall be maintained and spaced at all times in accordance with the following laws and regulations.

1. Public Resources Code, Section 4290 & 4291.
2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article

- 3, Section 1299.03.
3. California Government Code, Section 51182.
4. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
5. The requirements of the Vegetation Management Standards as issued and approved by the Fire Code Official.

Section 604.4 Outbuildings is deleted.

Section 604.5 Disposal of Flammable Vegetation and Fuels is amended to read as follows:

All Fuels and vegetation cut and/or removed to provide the required Defensible Space, including clearing of land for a new building, access roads and driveways, shall be disposed of in accordance with all applicable Federal, State, and Local Laws and Regulations. Cut and/or removed Fuels and vegetation shall not be relocated outside the required Defensible Space zone. Burning of Fuels and vegetation for disposal is prohibited.

Section 604.6 Correction of Condition is added to read as follows:

The Fire Code Official is authorized to give notice to the owner of the property on which conditions regulated by Section 4907.1 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such conditions exist.

Section 604.7 Roadway Vegetation Clearance is added to read as follows:

Property owners are responsible for vegetation maintenance along private roadway / driveways and in most cases along public roads which front their property. The Fire Code Official is authorized to cause areas within 10 feet on each side of portions of highways, streets, and private roads and/or driveways which are improved, designed or ordinarily used for vehicular traffic to be cleared of flammable vegetation and other combustible growth.

**Exception:** Single specimen trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire. A minimum 13 feet 6 inches of vertical clearance shall be maintained above the full width of the required roadway or driveway to allow for effective response of emergency vehicles. The Fire Code Official is authorized to enter upon private property to do so. Property owners shall remove dead trees, plants and other vegetative materials within 100 feet of any driveway, road, or as determined necessary by the Fire District.

Section 604.8 Dumping is added to read as follows:

Waste material, ashes, refuse, trash or rubbish shall not be placed, deposited or dumped in the WUI area, or upon hazardous fire areas or in, upon or along trails, roadways or highways in hazardous fire areas.

Section 604.9 Fire Hazard Determination is added to read as follows:

Cut or uncut weeds, grass, vines, dead trees, and other vegetation shall be removed when determined by the Fire Code Official to be a fire hazard. Section 4906 and Health and Safety Code section 13879 shall be utilized by the Fire Code Official to effect abatement.

Section 604.10 Alternative Measures is added to read as follows:

If the Fire Code Official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the clearance of vegetation provisions of Section 4907 or impractical, enforcement thereof may be suspended and reasonable alternative measures may be provided.

## VI. APPENDICES

Appendices A through I are deleted.

**Section 5.** The California Residential Code is amended and changed as follows:

I. Chapter 3, Section R313 is amended and changed as follows:

Section R309.1, Exception, is deleted in its entirety and replaced with the following: "Any existing townhouse for which an application for building permits is filed or required to be filed with the County or City for any alteration, modification, remodel and/or addition that exceeds 50% of the existing square footage of the building floor area, shall be required to install automatic fire sprinklers throughout the entire building. Square footage shall be measured cumulatively. The provisions of this Section shall be applicable within the District's jurisdiction. If any part of this Section is in conflict with any other part, the more restrictive shall be controlling. For purposes of measuring cumulative square footage, the District shall include all additions or modifications occurring on or after January 1, 2011."

Section R309.2, Exception 1, is deleted in its entirety and replaced with the following: "Any existing one- and two-family dwellings for which an application for building permits is filed or required to be filed with the County or the City for any alteration, modification, remodel and/or addition that exceeds 50% of the existing square footage of the building floor area shall be required to install automatic fire sprinklers throughout the entire building. Square footage shall be measured cumulatively. The provisions of this Section shall be applicable within the District's jurisdiction. If any part of this Section is in conflict with any other part, the more restrictive shall be controlling. For purposes of measuring cumulative square footage, the District shall include all additions or modifications occurring on or after January 1, 2011."

Section R313.3.1.2, Exception (4), is deleted.

**Section 6.** Appeals.

Whenever the Fire Code Official disapproves an application or refuses to issue a permit applied for, or when it is claimed that the provisions of this Ordinance do not apply or that the true intent and meaning of this Ordinance have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Fire Code Official to the Board of the District within 30 days from

the date of the decision of the Fire Code Official. All decisions of the Board shall be final. The Board shall cause to be kept accurate written minutes and shall deliver or cause to be delivered written findings and decisions on all appeals considered by the Board to the appellant upon request.

**Section 7. Enforcement and Penalties.**

(a) Any person who violates any of the provisions of this Ordinance or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds 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 fails to comply with such an order as affirmed or modified by the District Board of Directors or by a court of competent jurisdiction, within the required time, shall severally for each and every such violation and non-compliance, respectively, be guilty of an infraction punishable by a fine of not more than \$250. 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.

(b) The application of the above penalties shall not be held to prevent the enforced removal of prohibited conditions. If a violation is determined to exist or to be impending, the Fire Code Official is authorized to take such measures as are deemed necessary or expedient to secure compliance. In carrying out such measures, the Fire Code Official and designees may request, and shall receive, the assistance and cooperation of the County Building Official or other appropriate officials of the County, or the City Building Official or other appropriate officials of the City.

(c) When the Fire Code Official determines that any person has engaged in, is engaged in, or is about to engage in any act(s) or practice(s) which constitute or will constitute a violation of any provision of this Ordinance or the Code hereby adopted, the District Attorney or District Counsel may make application to the Superior Court of Santa Barbara County for an order restraining or enjoining such act(s) or practice(s), a permanent or temporary injunction, restraining order or other corrective order may be granted.

(d) In the event that any person, firm or corporation, whether as a principal, agent, employee or other type of representative shall fail to abate or correct a violation of any provision of this Ordinance or the Code hereby adopted after notice and opportunity to correct or end same, the District Attorney or District Counsel may apply to the Superior Court of the County for an order authorizing the District to undertake actions necessary to abate the violation and to require the violator to pay for the cost of such undertaking.

(e) In the event that any person, firm or corporation, whether as a principal, agent, employee or other type of representative shall fail to abate or correct a violation of any provision of this Ordinance or the Code hereby adopted after notice and opportunity to correct or end same, the District Attorney or District Counsel may apply to the Superior Court of the County for an order authorizing the District to undertake actions necessary to abate the violation and to require the violator to pay for the cost of such undertaking.

(1) Any violation of any provision of this Ordinance or the Code and any amendment thereto may, in the discretion of the District Attorney for the County, be prosecuted as a misdemeanor.

#### Section 8. Liability.

It is the intent of the Board to establish minimum standards for the protection of the public health, safety and welfare. This Ordinance shall not be construed to establish standards of performance, strength, or durability other than those specified. Neither this Ordinance nor any services rendered in connection with or pursuant to its terms by District officers, agents or employees, are intended as nor shall be construed to be the basis for any express or implied warranties or guarantees to any person concerning any structure or portion thereof or appurtenance thereto constructed, repaired, replaced or removed pursuant to this Ordinance or the Code hereby adopted.

#### Section 9. Findings.

The Board, following due consideration, hereby finds and determines that all the amendments, deletions, and additions to the foregoing Codes are reasonably necessary due to local climatic, geological, and topographical conditions existing in the District. The District hereby finds and declares that:

The area within which the District is located regularly experiences strong, hot, dusty, and down canyon winds referred to locally as "Sundowners" or "Santa Anas". Such wind conditions increase fire danger by significantly contributing to the spread and intensity of fires, and significantly increase the difficulty of effective fire suppression within the District. If a fire involving a single structure cannot be immediately extinguished, such wind conditions can rapidly spread flames to adjacent structures, significantly endangering lives and/or millions of dollars in property value. Such winds can spread existing flames from a structure or natural fuel to structures and natural fuel significant distances away, even jumping over fire breaks and freeways, resulting in significant property damage and/or loss of life.

Areas of the District are also densely populated, and the close proximity of structures significantly increases the risk of "exposure fires," which emanate from a fire initiated within one structure and can rapidly spread to other nearby structures to generate a conflagration, endangering entire neighborhoods. The installation of automatic fire sprinklers in existing buildings upon any addition, alteration, or repair—i.e. when they are modernized so as to extend their expected useful life—will minimize the risk of exposure fires and provide more time efficient fire suppression actions.

Much of the jurisdiction of the District is within heavy brush and chaparral. It is generally known to take approximately 25 years to build up extremely dangerous combustible brush conditions, and the District contains areas where combustible flora has built up for 50 to 100 years.

The District is in an area prone to extensive drought conditions, significantly increasing the already natural combustibility of the chaparral, brush and ornamental shrubbery in the District. Such fuels can rapidly transform a small manageable fire into an uncontrollable conflagration, compromising

the lives and safety of District personnel and residents. The reduction of such fuels provides a direct correlation to the safety of the lives and property within the District, and will substantially reduce the risk of injury or death to District personnel.

The District is geographically situated such that extreme solar exposure (south, southwest, and west facing slopes) continually results in critically low live fuel moisture levels, further rendering most brush, chaparral and ornamental shrubbery highly combustible. Due to these conditions even non-structural fires can pose a massive threat to the lives and structures located in the District.

The District is located in close proximity to several active earthquake faults. During and after an earthquake, there is a high potential for fires and other emergencies threatening the lives of District residents, generally requiring the commitment of all available resources.

Geographic and topographic conditions delay response times for fire apparatus (these conditions include remote structures; narrow, winding roads which hamper the access of modern fire suppression apparatus; and extremely sloping roads which tend to slow fire apparatus response). Water can be in short supply in the District, and fires in areas with structures with noncombustible roofing typically consume far lesser quantities of water than those not complying with the Plan, allowing greater fire suppression coverage, and preventing unnecessary loss of life and/or property within the District.

The amendments provide a means of ensuring that safe and efficient firefighting operations are conducted in buildings with rooftop photovoltaic systems during periods of low humidity and high winds, potential seismic activity, or in areas of restricted access present in the City and County.

U.S. Highway 101 traverses the District, and is a transportation route for hazardous materials and some traffic accidents on Highway 101 require the presence of all available fire apparatus, leaving the District with fewer resources to combat structural fires elsewhere in the District.

The Union Pacific Railroad line also traverses the District. A train accident or derailment could immediately deplete the District's resources, limiting the District's ability to furnish fire protection for the balance of the District.

The Carpinteria-Summerland Fire Protection District is in the mutual aid plan and is committed to supply personnel and equipment for serious fires outside the District and which can reduce the personnel and equipment available for response to possible emergencies within the District.

Further, in many instances because of the extra hazardous conditions, a defensible space protection zone around buildings and structures of only one hundred feet is not sufficient to provide for tenable wildland firefighting operations around such buildings and structures. These conditions are common upon lands within the rural areas with slopes exceeding 25% and are covered with old age class chaparral and dense vegetation, creating conditions that are dangerous to fire fighters.

The increase in population and traffic within the Carpinteria-Summerland Fire Protection District has hampered and obstructed response routes and has increased response times for fire apparatus, especially during peak hours of mornings and evenings. On-site fire protection appliances will tend to reduce the amount of fire spread should a delay exist. Additionally, the continued

residential growth and spread into undeveloped remote wildland areas has increased the demands on firefighting resources and response times

The Governing Board expressly finds and declares that the findings contained herein are needed to properly protect the health, safety, and welfare of existing and future residents and provide the basis for the amendment, deletions, and additions to the Code contained in this Ordinance.

**Section 10. Severability.**

If any article, section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. The Board hereby declares that it would have passed this Ordinance and each article, section, subsection, sentence, clause, phrase or word thereof irrespective of the fact that any one or more articles, sections, subsections, sentences, clauses, phrases or words may be unconstitutional or invalid.

**Section 11. Effective Date and Publication.**

(a) **Effective Date.** This Ordinance was introduced for first reading on November 5, 2025, and passed on December 3, 2025 and shall take effect 30 days after final passage.

(b) **Publication.** In accordance with Government Code section 25124, this Ordinance shall be published once, with the names of the members of the Board voting for and against it in a newspaper of general circulation in the District within 15 days after its adoption.

PASSED, APPROVED AND ADOPTED by the Governing Board of the CARPINTERIA SUMMERLAND FIRE PROTECTION DISTRICT on this 3rd day of December, 2025, by the following vote:

AYES: Cawthon, Qualls, Jenkins, McGlade

NAYS: none

ABSTAIN: none

ABSENT: Collins



President

ATTEST:



Grace Rampton, Secretary

STATE OF CALIFORNIA )

) ss.

COUNTY OF SANTA BARBARA )

I, Grace Rampton, Secretary of the Governing Board of the Carpinteria Summerland Fire Protection District, DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of the California Fire Code hereby adopted Ordinance No. 2025-02 of said District, adopted at a regular meeting of the Governing Board, held on the 3rd day of December, 2025, at which meeting a quorum of the Governing Board was present and acting throughout, and that the same has not been amended or repealed.

DATED: This 3rd day of December, 2025.



Grace Rampton

Grace Rampton, Secretary of Board