

CITY OF HEALDSBURG

ORDINANCE NO. 1252

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG REPEALING ORDINANCE NO. 1218 AND ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA FIRE CODE, AS AMENDED, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING, AND USE OF HAZARDOUS SUBSTANCES, MATERIALS, AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF HEALDSBURG; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR

WHEREAS, the State of California adopts a new edition of the California Building Standards Code, Title 24 of the California Code of Regulations, every three years, which includes the California Fire Code (Part 9) and the California Wildland–Urban Interface Code (Part 2.5), published by the California Building Standards Commission and the International Code Council, and which will become effective statewide on January 1, 2026; and

WHEREAS, the California Fire Code and the California Wildland–Urban Interface Code establish minimum requirements for safeguarding life and property from fire and explosion hazards, and for protecting buildings and structures within fire-prone areas; and

WHEREAS, the California Wildland–Urban Interface Code applies to new buildings and structures located within Moderate, High, and Very High Fire Hazard Severity Zones, as designated by the California Department of Forestry and Fire Protection (CAL FIRE) and the City of Healdsburg within the Local Responsibility Area (LRA) and State Responsibility Area (SRA); and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7, and 18941.5 establish the authority for a city to adopt and make local amendments and modifications to the building standards contained in the California Building Standards Code in order to establish more restrictive building standards than those adopted by the State; and

WHEREAS, these same Health and Safety Code sections permit a city to make such local amendments and modifications as the City determines are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7, and 18941.5 further require that, before making any amendments and modifications to the California Building Standards Code, a city must make express findings that such amendments and modifications are reasonably necessary due to such local conditions; and

WHEREAS, Government Code Section 50022.2 permits enactment of city ordinances that adopt by reference the provisions of codes or statutes, including those of the State of California; and

WHEREAS, notice of this Ordinance was published in accordance with Government Code Sections 50022.3 and 6066, and such notice was sufficient to provide notice to interested persons of the purpose of the ordinance and the subject matter thereof; and

WHEREAS, the City Council hereby finds and declares that this ordinance does not introduce any new or more restrictive local amendments beyond those previously adopted by the City under the 2022 California Fire Code, but instead serves solely to reaffirm and carry forward those existing amendments, updating cross-references, section numbering, and statutory citations to reflect the adoption of the 2025 California Fire Code and California Wildland–Urban Interface Code.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Healdsburg does ordain as follows:

**SECTION 1 – REPEAL OF PRIOR ORDINANCE**

Ordinance No. 1218 and all ordinances or parts thereof inconsistent with this ordinance are hereby repealed as of the effective date of this ordinance.

**SECTION 2. FINDINGS**

The City Council finds that, in order to best protect the health, safety, and welfare of the citizens of Healdsburg, the City Council should adopt the 2025 California Fire Code Standards. The Council further finds that, based upon the materials presented and the recommendations of the Fire Chief, it is necessary to make these revisions in order to clarify procedural issues and to provide fire personnel with a better ability to protect the public.

Under the provisions of Section 17958.5 of the California Health and Safety Code, local amendments must be based on climatic, geological, and topographical conditions. The following Findings of Fact address each of these situations and present the local conditions which, either singularly or in combination, justify the amendments to be adopted. As such, the City Council finds and declares that the following local conditions exist:

**A. CLIMATE**

The City, on average, experiences an approximate annual rainfall of 40 inches. This rainfall normally occurs between October and April. During the winter months, the City may experience periods of heavy rain that cause localized flooding. Winter storms are often accompanied by high winds that uproot trees and damage power lines. The City has also experienced periods of heavy fog, which delay responding fire apparatus and prevent early discovery of structure fires.

During the dry season, temperatures range from 70 to over 100 degrees and are often accompanied by light to gusty winds. When combined with highly flammable vegetation and neighborhoods

located in the wildland–urban interface, these conditions create extreme fire danger. With increased development spreading into brush-covered foothill areas, wind-driven fires could have severe consequences, as has been demonstrated on several occasions throughout the State.

## **B. GEOLOGICAL**

The City is susceptible to seismic hazards resulting from movement along several known faults in the region. The most serious direct earthquake hazard threat is from the damage or collapse of buildings and other structures due to ground movement. In addition to structural damage, there is the possibility of earthquake-induced fires caused by ruptured gas lines, downed power lines, damaged heat-producing appliances, and loss of water supply due to broken mains.

Unstable slopes have also been identified within City limits, presenting potential for landslides. In the event of a major earthquake or landslide, many areas of the City could be inaccessible to emergency equipment, and damaged bridges or roads could isolate the community from outside assistance.

## **C. TOPOGRAPHICAL**

The City borders include hilly terrain on the north, east, and northwest portions of the community. Roadway systems in these hills were designed to follow the natural terrain, resulting in narrow, winding, and steep access routes. Grades sometimes exceed 25 percent, and road widths of less than 12 feet are not uncommon.

The City is bordered by Highway 101 to the west, the Russian River to the south and east, and divided by a railroad right-of-way. These features all create barriers that obstruct traffic patterns and delay response times for fire apparatus.

The water supply within the City is directly affected by topography. The distribution system consists of multiple pressure zones that carry water by gravity from various reservoirs. Water flow within the City can vary from less than 250 gallons per minute to over 4,000 gallons per minute. This wide variation poses challenges to development and to fire suppression efforts.

## **D. SUMMARY**

The above local climatic, geological, and topographical conditions increase the magnitude, exposure, accessibility problems, and fire hazards presented to the Healdsburg Fire Department. A fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself.

The majority of the City's industrial areas are located in the highest seismic risk zones and contain the largest concentrations of hazardous materials. Hazardous materials—particularly toxic gases—could pose the greatest threat to the largest number of persons should a significant seismic event occur. The Department's resources would have to be prioritized to mitigate the greatest threats and may be unavailable for simultaneous vegetation or structure fires.

Other variables that may intensify emergency conditions include:

1. The extent of damage to the water system;
2. The extent of isolation caused by bridge and/or freeway overpass collapse;
3. The extent of roadway damage and debris blocking access routes;
4. Climatic conditions (hot, dry weather with high winds);
5. Time of day, influencing traffic volumes and risk to life during normal business hours; and
6. The availability and timeliness of mutual-aid or State assistance.

#### **E. CONCLUSION**

Local climatic, geological, and topographical conditions directly affect fire-prevention efforts and influence the frequency, spread, intensity, and size of fires involving buildings and vegetation in this community. These same conditions also increase potential damage to all structures from earthquakes and subsequent fires.

Therefore, the City Council finds it reasonably necessary that the International Fire Code, the 2025 California Fire Code, the California Building Code, and the California Building Standards Code be amended and locally modified to mitigate the effects of these conditions and to provide enhanced protection for the residents and property of the City of Healdsburg.

### **SECTION 3 – ADOPTION OF CODES**

#### **Sections:**

15.08.010 Codes Adopted

15.08.020 California Fire Code (CFC) Amendments

#### **15.08.010 Codes Adopted**

The City of Healdsburg adopts by reference the 2025 Edition of the California Fire Code (hereinafter “Fire Code”), known as California Code of Regulations, Title 24, Part 9, thereof and the whole thereof including Appendix Chapters 4, B, BB, C, CC, D, E, F, G, H, N, and O as published by the International Code Council, save and except such portions as are hereinafter added, deleted, modified, or amended by Section 15.08.020 of this ordinance. This ordinance is adopted pursuant to Section 13869 of the California Health and Safety Code 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 limits of the City of Healdsburg Fire Department. As adopted and amended herein, the 2025 California Fire Code becomes the Fire Code of the City of Healdsburg.

No additional local amendments or new regulatory provisions are adopted as part of this ordinance. The local amendments previously adopted by the City of Healdsburg under the 2022 California Fire Code remain in effect, having been reviewed and reaffirmed as reasonably necessary due to local climatic, geological, and topographical conditions. This ordinance serves solely to update statutory and code section references to align with the 2025 California Fire Code and does not create any standards more restrictive than those contained in the 2022 ordinance.

## **15.08.020 California Fire Code (CFC) Amendments**

**CFC Chapter 1, Section 101.1** is amended to read as follows:

### **101.1 Title.**

These regulations shall be known as the Fire Code of the City of Healdsburg, hereinafter referred to as “this code.”

**CFC Chapter 1, Subsection 103.1** is added to read as follows:

### **103.1 Creation of Agency.**

The Healdsburg Fire Prevention Division is hereby created and the official in charge thereof shall be known as the Fire Code Official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

**CFC Chapter 1, Subsection 103.4** is added to read as follows:

### **103.4 Supplemental rules, regulations, and standards.**

The Fire Code Official is authorized to render interpretations of this code, to enforce rules and supplemental regulations, and to develop Fire Prevention Standards to carry out the application and intent of its provisions.

**CFC Chapter 1, Subsection 104.13.2** (*formerly 104.12.4 in the 2022 Code*) is added to read as follows:

### **104.13.2 Charges.**

The expense of securing any emergency that is within the responsibility for enforcement of the Fire Chief as given in Section 104 is a charge against the person who caused the emergency. Damages and expenses incurred by any public agency having jurisdiction or any public agency assisting the agency having jurisdiction shall constitute a debt of such person to the City and shall be collectable by the Fire Chief for proper distribution in the same manner as in the case of an obligation under an express or implied contract. Expenses as stated above shall include, but not be limited to, equipment and personnel committed and any payments required by the public agency to outside business firms requested by the public agency to secure the emergency, monitor remediation, and clean up the site.

**CFC Chapter 1, Section 105.2** is amended to read as follows:

### **105.2 Application for permit; fees.**

All applications for a permit required by this code shall be made to the Healdsburg Fire Department or the Certified Unified Program Agency (CUPA) in such form and detail as it shall prescribe. Application for permits shall be accompanied by such plans as required by the Fire Department. The City Council may establish fees by resolution, from time to time, for permit applications.

**CFC Chapter 1, Section 107.7** is added to read as follows:

**107.7 Cost recovery.**

Fire suppression, investigation, or emergency medical costs are recoverable in accordance with Health and Safety Code Sections **13009 and 13009.1**, as may be amended from time to time. Additionally, any person(s) who negligently, intentionally, or in violation of law within the scope of Government Code Section **53150 et seq.** causes an emergency response, including, but not limited to, a traffic accident or spill of toxic, flammable, or combustible fluids or chemicals, is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section **53150 et seq.**, as may be amended from time to time. Any expense incurred by the Healdsburg Fire Department for securing such emergency shall constitute a debt of such person(s) and shall be collectable by the City of Healdsburg in the same manner as in the case of an obligation under contract, expressed or implied.

**CFC Chapter 1, Section 112.4** is amended to read as follows:

**112.4 Violation penalties.**

(a) In accordance with the provisions of the Healdsburg Municipal Code Section **1.12** and this code, any person who violates a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certification issued under provisions of this code, or any person operating or maintaining any occupancy, premises, or vehicle subject to this code, or allowing any fire hazard to exist on premises under their control, or who shall fail to take immediate action to abate a fire hazard when ordered or notified to do so by the Fire Code Official or authorized designee, shall be guilty of a misdemeanor and shall severally for each and every violation and noncompliance respectively, be punishable by a fine of not more than \$1,000 or by imprisonment not exceeding six months, or both such fine and imprisonment.

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 day that a violation continues after due notice has been served shall be deemed a separate offense.

(b) In addition to any other enforcement remedies available to the City under any applicable state or federal statute, or pursuant to any other lawful power the City may possess, any violation of this chapter may be prosecuted or enforced as a nuisance pursuant to Healdsburg Municipal Code Section **1.12**, as may be amended from time to time. The City may also prosecute or enforce violations of this chapter as a criminal offense or by civil court action, prosecuted by the City Attorney in the name of the City or in the name of the People of the State of California, by seeking the appointment of a receiver, or in any other manner provided by law.

**CFC Chapter 1, Section 112.5** is added to read as follows:

**112.5 Authority to issue citations.**

The Fire Chief and Fire Code Officials who have the discretionary duty to enforce a statute or ordinance may, pursuant to Section **836.5 of the California Penal Code** and subject to the provisions thereof, arrest a person without a warrant whenever the Chief or Fire Code Official has reasonable cause to believe that the person to be arrested has committed a violation in the presence of the Chief or Fire Code Official which he or she has the discretionary duty to enforce, and to issue a notice to appear and to release such person on his or her written promise to appear in court, pursuant to the provisions of Section **853.5 et seq.** of the California Penal Code.

**CFC Chapter 1, Section 113.4** is amended to read as follows:

**113.4 Failure to comply.**

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine in accordance with the adopted fee schedule which shall be established by Council through resolution, subject to the penalty provisions of the Healdsburg Municipal Code Section **1.12**, or State law.

**CFC Chapter 2, Section 202 – General Definitions** is amended to read as follows:

*[(All definitions remain as written in your provided 2022 text — no changes required except internal cross-reference corrections to reflect renumbering from 2025 CFC)]*

**ALTERATION OF FLOOR AREA.**

For the purpose of this definition, the following criteria shall be considered in determining the percentage of “alteration of floor area.” The 50% referred to under “Substantial Remodel” applies to the entire building’s gross floor area in plan view. The entire room or space where the remodel is taking place will be considered in the calculation, either alone or in combination with any of the following:

1. Removing wall finishes and exposing framing of:
  - a. Interior wall (where finishes are removed from one side only, the room or space to which the framing is exposed will be included in the calculation).
  - b. Perimeter exterior wall (one or both sides).
2. New wall construction, removing, or repositioning, either interior or perimeter exterior walls, the rooms or spaces on both sides of the wall will be included in the calculation.
3. Removal of the ceiling in any room or space to expose rafter trusses, beams, purlins, or floor joists. The floor joists must be within a floor/ceiling assembly.
4. Removal of the roof structure (only rooms or spaces that are directly below the removed roof structure will be included in the calculation).

5. In the non-residential portion of multi-tenant buildings, individual tenant space improvements in which the space is reduced to a “shell” condition shall require that the future tenant improvement comply with these fire sprinkler requirements.
6. Other alterations considered substantial by the Fire Code Official (**see DSA-AC definition of “Alteration” in the 2025 California Building Code**).

Items 7, 8, and 9 are not to be included in the alteration of floor area calculation:

7. Partial removal of wall finishes necessary for repair due to flooding.
8. Removal of floor finishes which exposes floor framing and/or the removal of concrete slab, unless part of a floor/ceiling assembly.
9. Relocating plumbing fixtures in bathrooms and/or kitchen.

**NUISANCE ALARM.**

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

**SUBSTANTIAL ADDITION.**

An existing building or structure not classified as Group R-3 occupancy which undergoes any addition of floor area that is greater than twenty-five percent (25%) of the existing gross floor area.

**SUBSTANTIAL ADDITION, Group R-3.**

An existing Group R-3 building or structure which undergoes any addition of floor area that exceeds fifty percent (50%) of the existing gross floor area.

**SUBSTANTIAL ALTERATION.**

An existing building or structure which undergoes any combination of substantial remodel, addition, or both that equals fifty percent (50%) of the existing gross floor area.

**SUBSTANTIAL REMODEL.**

In all existing buildings or structures, any alteration of floor area that is greater than fifty percent (50%) of the existing gross floor area or meets the definition of a substantial improvement as defined by the **2025 California Building Code** (**see ALTERATION OF FLOOR AREA**).

**CFC Chapter 3, Section 311.3.1 – Removal of Debris After Fire**

**311.3.1 Removal of debris after fire.**

All rubble, waste, rubbish, and other materials lying upon any premises within the jurisdictional area, having been accumulated thereon by reason of a fire and having been rendered useless thereby, shall be removed within ten (10) days after notice has been given to do so in writing by

the Fire Chief or Fire Code Official to the owner, lessee, or other person in charge or control of the premises.

**CFC Chapter 3, Section 319 – Trespassing on Posted Property**

**319.1 General.**

When the Fire Chief determines that a specific area within a hazardous fire area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures, or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

**319.2 Signs.**

Approved signs prohibiting entry by unauthorized persons and referring to Section 319 shall be placed on every closed area.

**319.3 Trespassing.**

Entering and remaining within areas closed and posted is prohibited.

**Exception:** Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state, and federal public officers and their authorized agents acting in the course of duty.

**CFC Chapter 4, Subsection 401.3.2.1** is added to read as follows:

**401.3.2.1 Nuisance alarm notification.**

Notification of emergency responders based on a nuisance alarm may be punishable by a fine in accordance with the adopted fee schedule, which shall be established by Council through resolution from time to time. In addition, the responsible party may be liable for the operational and administrative costs incurred from the emergency response or mitigation procedures resulting from a nuisance alarm notification.

**CFC Chapter 4, Subsection 401.3.2.2** is added to read as follows:

**401.3.2.2 Multiple nuisance alarm activations.**

Any occupancy that has more than two nuisance alarms causing an emergency response within a 12-month period may be required to modify, repair, upgrade, or replace their system and/or monitoring station as determined by the Fire Code Official.

**CFC Chapter 4, Section 402.1** is amended to read as follows:

**NUISANCE ALARM.**

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

**CFC Chapter 4, Sections 403.3 through 403.4** are deleted.

**CFC Chapter 4, Subsection 403.10.2.1** is deleted.

**CFC Chapter 4, Subsections 403.10.2.1.2 through 403.11.5** are deleted.

**CFC Chapter 5 – Fire Service Features**

**CFC 503.1.1 Buildings and facilities.**

**Exception:**

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Chapter 903 of the 2025 California Fire Code and City of Healdsburg Fire Department Standards.

**CFC 503.2.1 Dimensions.**

Fire apparatus access roads serving four or more parcels (minor/major subdivision) shall have an unobstructed width from curb to curb consistent with the Healdsburg General Plan or no less than 20 feet, exclusive of shoulders. Driveways serving three or fewer structures may have the following widths: three structures – 16 feet; two structures – 12 feet; and one structure – 10 feet, with an unobstructed vertical clearance of not less than 13 feet 6 inches. In areas designated as Wildland Urban Interface (WUI) as shown in the Healdsburg General Plan, access roads shall have an ignitable-vegetation-clearance area on each side of the road or driveway of not less than ten (10) feet unless otherwise authorized by the Fire Chief due to extenuating circumstances.

**CFC 503.2.3 Surface.**

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Roadways or driveways in excess of 15 percent grade shall have a concrete surface with a thickness and aggregate base approved by the Fire Code Official and City Engineer.

**CFC 503.2.6.1 Evaluation and maintenance.**

All existing private bridges and elevated surfaces that are part of the fire-department access roadway shall be evaluated by a California-licensed civil engineer experienced in structural engineering or a California-licensed structural engineer for safety and weight rating in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Manual for Bridge Evaluation, 2nd Edition, or other approved standard. Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire-department access shall be routinely maintained in accordance with Section 503.2.6 or when directed by the Fire Code Official or authorized designee.

**CFC 503.2.7 Grade.**

No road or driveway shall have a maximum grade in excess of fifteen percent (15%) unless approved by the Fire Code Official, which may require additional fire-protection measures. To accommodate unusual access constraints, a road or driveway may include grades up to 20 percent for distances not exceeding three hundred (300) feet.

**CFC 503.3 Marking.**

Where required by the Fire Code Official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE, in accordance with the California Vehicle Code, shall be provided for fire-apparatus access roads to identify such roads or prohibit obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility.

**CFC 503.4 Obstruction of fire apparatus access roads.**

Fire-apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Vehicles found to be parked in public or private areas identified as Fire Lanes, Hydrant Zones, or any other fire-department access way identified by this code may be immediately towed if, in the opinion of the Fire or Police Department, the vehicle would hinder or impede access to the property, area, or fire-protection device.

**CFC 505.1 Address identification.**

New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position visible from the street or road fronting the property. Address identification characters shall contrast with their background and shall consist of Arabic numerals or alphabetic letters (numbers shall not be spelled out). Character size and stroke shall conform to Sections 505.1.1 through 505.1.2. Where required by the Fire Code Official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way, or when determined by the Fire Code Official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.

**CFC 505.1.1 Numbers for one- and two-family dwellings.**

Each address-identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

**CFC 505.1.2 Numbers for other than one- and two-family dwellings.**

Each address-identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

Exception: These requirements may be modified with the approval of the Fire Code Official.

**CFC 505.1.3 Complex directory.**

Where two or more buildings cannot be viewed from the public way, or when determined by the Fire Code Official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.

**CFC 506.1 Key boxes.**

When access to or within a structure or area is determined to be unduly difficult by the Fire Code Official because of secured openings (doors or gates), or due to the presence of hazardous materials or fire-protection systems, a key box shall be required at an accessible location. The key box shall be of an approved type and contain those keys necessary to gain access.

**CFC 507.5.1 Where required.**

Where a portion of a facility or building hereafter constructed or moved into or within the jurisdiction is more than 250 feet from a hydrant on a fire-apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and fire mains shall be provided where required by the Fire Code Official.

**Exception: Deleted.**

**CFC 507.5.1.1 Hydrant for fire department connection.**

Buildings equipped with a water-based fire-protection system installed in accordance with Sections 903 through 905 shall have a fire hydrant within 100 feet of the fire-department connection, or as approved by the Fire Code Official (see Section 912.2).

**CFC 507.5.7 Fire hydrant size and outlets.**

Fire-hydrant size and outlets shall be in accordance with City of Healdsburg standards or as approved by the Fire Code Official.

**CFC 507.5.8 Fire hydrant street marker.**

Fire-hydrant locations shall be visually indicated in accordance with City of Healdsburg standards or as approved by the Fire Code Official, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer, or person responsible for the removal or damage.

**CFC 510.1 Exception 1 – Deleted.**

**CFC 510.3 – Deleted.**

**CFC Chapter 9 – Fire Protection Systems**

**CFC Section 902.1 is amended to add the following definitions:**

ALTERATION OF FLOOR AREA

SUBSTANTIAL ADDITION

SUBSTANTIAL ADDITION, Group R-3

SUBSTANTIAL ALTERATION

**SUBSTANTIAL IMPROVEMENT** (*see California Building Code, Chapter 2*)

**SUBSTANTIAL REMODEL**

**CFC Section 903.2 paragraph one is amended to read as follows:**

**903.2 Where required.**

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.20. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Detached Group U occupancies 1,000 sq. ft. or less.
2. Agricultural buildings and private riding arenas as approved by the Fire or Building Code Official.
3. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
4. Detached non-combustible motor vehicle fuel dispensing canopies classified as Group M occupancy.
5. Detached carports of non-combustible construction with no habitable space above.

**CFC 903.2.1 Group A.**

An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy.

**CFC 903.2.1.1 through 903.2.1.5 are deleted.**

**CFC 903.2.1.6 Assembly occupancies on roofs.**

Where an occupied roof has assembly occupancy, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2. *(Exception deleted.)*

CFC 903.2.1.7 is deleted.

**CFC 903.2.2 Ambulatory care facilities.**

An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

**CFC 903.2.3 Group E.**

An automatic sprinkler system shall be installed throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12th grade, see Sections 903.2.19 through 903.2.20.

**CFC 903.2.4 Group F.**

An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy.

**CFC 903.2.4.1 is deleted.**

**CFC 903.2.5.1 General.**

An automatic sprinkler system shall be provided throughout buildings containing Group H occupancies.

**CFC 903.2.6.1 is deleted.**

**CFC 903.2.6.2 Group I-3.**

Every building where inmates or persons are in custody or restrained shall be protected throughout by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve(s) and all other control valves in the system shall be locked in the open position and electronically supervised so that at least an audible and visual alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.

**CFC 903.2.7 Group M.**

An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where the gross floor area exceeds 500 square feet.

**CFC 903.2.8.1 Group R-3.**

An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. An automatic sprinkler system shall be installed in all mobile homes, manufactured homes, and multifamily manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

**CFC 903.2.9 Group S.**

An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy.

**CFC 903.2.9.1 through 903.2.9.2 are deleted.**

**CFC 903.2.10 Group B.**

An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where the gross floor area exceeds 500 square feet.

**CFC 903.2.10.1 is deleted.**

**CFC 903.2.11 Specific building areas and hazards.**

In all occupancies other than detached Group U occupancies not greater than 1,000 square feet, an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.

**CFC 903.2.11.3 Exceptions #1 and #2 are deleted.**

**CFC 903.2.11.7 High-piled storage.**

An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

**CFC 903.2.11.8 Undetermined use design.**

Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of 0.33 gpm per square foot over a minimum design area of 3,000 square feet.

**CFC 903.2.18 Exception is deleted.**

**CFC 903.3 Installation requirements.**

Sprinkler systems shall be installed in accordance with NFPA 13, NFPA 13R (if approved by the Fire Code Official), and NFPA 13D, as adopted by this code and City Standards.

**CFC 903.3.7 Fire department connections.**

The location of fire department connections (FDCs) shall be approved by the Fire Code Official. Approved locking caps shall be provided on all newly installed FDCs and on any existing FDCs found to be vandalized.

**CFC 903.3.9 Floor control valves.**

Floor control valve and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. The floor level of the highest story is located more than 30 feet above the lowest level of fire department access.
2. The building is three or more stories in height.
3. The building is two or more stories below the highest level of fire department access.

Exception: Group R-3 and R-3.1 occupancies are exempt.

**CFC 903.4.2 Alarms.**

One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

**CFC 903.6 Where required in existing buildings and structures.**

An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Sections 903.6.1 through 903.6.3 and Chapter 11.

**903.6.1 Substantial remodel.**

An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial remodel or substantial improvement.

Exceptions:

1. Detached Group U occupancies 1,000 sq. ft. or less.
2. Agricultural buildings and private riding arenas as approved by the Fire or Building Code Official.
3. Detached pool houses up to 1,000 sq. ft. within 50 feet of the pool and limited to a single bathroom.
4. Detached non-combustible motor vehicle fuel dispensing canopies classified as Group M occupancy.
5. Detached carports of non-combustible construction with no habitable space above.
6. Alterations or additions made solely for ADA compliance or as contained in CBC Exception #4 of Section 11B-204.2.
7. Partial removal of wall or floor finishes necessary for repair due to flooding.
8. When practical difficulties exist, the Fire Code Official may approve modifications that do not lessen health, life, or fire safety requirements under Section 104.8.

**903.6.2 Substantial addition.**

An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial addition.

**903.6.3 Substantial alteration.**

An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial alteration.

**CFC 905.3.1 Height.**

(Standpipe requirements retained exactly as provided in your version—no changes required for 2025 alignment.)

**CFC 905.9 Exception 2 is deleted.**

**CFC 907.6.6 Monitoring.**

New and upgraded fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved central station in accordance with NFPA 72 and this section.

Exceptions:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies as per Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings.

**CFC 912.2 Location.**

Fire department connections shall be located so that fire apparatus and hose connected to supply the system will not obstruct access to the building for other fire apparatus. The fire department connection shall be within 100 feet of a fire hydrant or as approved by the Fire Code Official. (*See Section 507.5.1.1.*)

**CFC Chapter 26 – Deleted.**

**CFC Chapter 33 – Fire Safety During Construction and Demolition**

**3314.5 Where required.**

In buildings of combustible construction required to have automatic sprinkler systems per Section 903, the system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access and extended upward as construction progresses to within one floor of the highest secured decking or flooring.

**3315.4 Buildings being demolished.**

Where a building is being demolished and contains an existing automatic sprinkler system, the system shall be maintained operable for fire department use and demolished only as each floor is removed, but not more than one floor below the active demolition level.

**CFC Section 3901.4 Technical Assistance Report.**

A Technical Assistance Report (TAR) shall be required for all new extraction and processing facilities as set forth in Section 104.8.2. Additional Technical Reports are required for extraction equipment not listed to UL 1389 as set forth in Section 3904.2.

**CFC 3903.2 through 3903.6.2.1.** No renumbering in 2025 CFC.

**CFC Section 3903 – Processing and Extraction**

**3903.2 Prohibited occupancies.**

Extraction processes utilizing flammable gases or flammable liquids shall not be located in a building containing a Group A, E, I, or R occupancy.

**3903.3 Location.** *(amended)*

The extraction equipment and extraction processes utilizing hydrocarbon solvents shall be located in a room or area dedicated to extraction. For other than CO<sub>2</sub> and nonhazardous extraction process, the extraction equipment and process shall be located in a room of noncombustible construction dedicated to the extraction process, and the room shall not be used for any other purpose.

**3903.5 Use of flammable and combustible liquids.** *(amended)*

The use of flammable and combustible liquids for liquid extraction processes shall be located within one of the following:

1. A chemical fume hood provided with mechanical exhaust in accordance with the California Mechanical Code.
2. A dedicated room with an approved exhaust system installed in accordance with the California Mechanical Code.

Electrical equipment used within the chemical fume hood or extraction room shall be classified for use in hazardous atmospheres in accordance with the California Electrical Code. Heating of flammable or combustible liquids over an open flame is prohibited.

**Exceptions:**

1. The use of a heating element not rated for flammable atmospheres, where documentation from the **manufacturer**, or an approved testing laboratory, indicates the element is rated for heating of flammable liquids.
2. Unheated processes at atmospheric pressure using less than 16 oz (473 ml) of flammable liquids shall not be required to comply with Sections 3903.5(1) or 3903.5(2).

**3903.5.1 Electrical components.** *(added)*

All electrical components within the chemical fume hood or exhausted enclosure shall be approved permanent wiring, interlocked such that the exhaust system shall be in operation for lighting and components to be used.

**3903.6 Liquefied petroleum gas.** *(added)*

Liquefied petroleum gases (LPG) shall not be released to the atmosphere except where released in accordance with Section 7.3 of NFPA 58. LPG liquid piping systems shall be in compliance with CFC Chapter 61.

**3903.6.1 Exhaust.** *(added)*

An approved exhaust system shall be provided for LPG extractions.

**3903.6.1.1 Installation.** *(added)*

The exhaust systems shall be installed and maintained in accordance with the California Mechanical Code.

**3903.6.1.2 Processes.** *(added)*

All LPG extraction operations, including processes for off-gassing spent plant material and oil retrieval, shall be conducted within a chemical fume hood, enclosure, or room in compliance with the California Mechanical Code.

**3903.6.2 Electrical bonding and grounding.** *(added)*

All conductive equipment and conductive objects within the exhaust room shall be bonded and grounded with a resistance of less than  $1.0 \times 10^6$  ohms in accordance with the California Electrical Code.

**3903.6.2.1 Classified areas.** *(added)*

The area within a hood or enclosure used for LPG extractions shall be classified as a **Class I, Division 1** hazardous location in accordance with the California Electrical Code. Areas adjacent to Class I, Division 1 locations shall be classified in accordance with the California Electrical Code.

**3903.6.2.2 Interlock.** *(added)*

All electrical components within the extraction room shall be interlocked with the hazardous exhaust system such that room lighting and other extraction room electrical equipment will only operate when the exhaust system is in operation.

**3903.6.2.3 Emergency power.** *(added)*

An automatic emergency power system shall be provided for the following items, when installed:

1. Extraction room lighting
2. Extraction room ventilation system
3. Solvent gas detection system

**3903.6.2.4 Gas detection systems.** *(added)*

Gas detection systems shall be provided with constant, non-interlocked power.

**3903.7 Carbon dioxide extraction.** *(added)*

Carbon dioxide extraction shall comply with Sections 3903.7.1, 3903.7.2, and 3903.7.3.

**3903.7.1 Storage and handling.** *(added)*

All CO<sub>2</sub> compressed gas cylinders shall be secured by an approved method to prevent falling.

**3903.7.2 CO<sub>2</sub> gas detection.** *(added)*

An approved, listed CO<sub>2</sub> detection system complying with CFC Section 5307.4.3 shall be installed in the CO<sub>2</sub> extraction room. Auto-calibrating and self-zeroing devices or detectors shall be prohibited.

**3903.7.3 CO<sub>2</sub> discharge.** *(added)*

The extraction equipment pressure relief devices and blow-off valves shall be piped to the exterior of the building.

**3903.8 Means of egress.** *(added)*

For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.
2. The door shall be provided with a self-closing or automatic-closing device.
3. The door shall be equipped with panic or fire exit hardware.
4. The exit access travel distance shall **not** be increased as allowed in CFC Section 1017.2.2 for extraction/cultivation facilities.

**3903.9 Signage.** *(added)*

The NFPA 704 hazard rating diamond sign, minimum 10 inches in size, and **NO SMOKING** signs shall be posted on the exterior of the extraction room door.

**3903.9.1 Safety data sheets.** *(added)*

All applicable Safety Data Sheets (SDS) shall be posted in the approved location.

**3903.9.2 Warning signage.** *(added)*

Applicable hazard warning signage shall be posted throughout the facility as applicable for emergency equipment.

**CFC Section 3904 – Systems and Equipment**

**3904.2.2.3 Site inspection.** *(amended)*

Prior to the operation of the extraction equipment, the engineer of record or approved professional, as approved in Section 3904.2, shall inspect the site of the extraction process once equipment has been installed for compliance with the technical report and the building analysis. The engineer of record or approved professional shall provide a report of findings and observations to the fire code official prior to the approval of the extraction process. The field inspection report authored by the engineer of record shall include the serial number of the equipment installed and confirmation that it is the same model and type of equipment identified in the technical report.

**3904.5 Change of extraction medium.** *(added)*

Where the medium of extraction or solvent is changed from the material indicated in the technical report or as required by the manufacturer, the technical report shall be revised at the cost of the facility owner and submitted for review and approval by the fire code official prior to the use of the equipment with the new medium or solvent.

**CFC Chapter 49 – Requirements for Wildland-Urban Interface Fire Areas**

**4902.1 Definitions.** *(amended – add definition)*

**Wildland-Urban Interface Fire Area** is a geographical area located within any Moderate, High, or Very High Fire Severity Zone in accordance with Public Resources Code Sections 4201–4204, and Government Code Sections 51175–51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires in a Moderate or High Fire Severity Zone as identified by the Healdsburg General Plan, as amended from time to time.

**4906.2 Application.** *(amended)*

Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA), including:
  2. 1.1. Moderate Fire Hazard Severity Zones. 1.2. High Fire Hazard Severity Zones.
  - 1.3. Very-High Fire Hazard Severity Zones.
3. Land designated as Very-High Fire Hazard Severity Zone by cities and other local agencies.

4. Land designated as Wildland-Urban Interface Fire Areas by cities and other local agencies.

**4907.1 General.** *(amended)*

Defensible space will be maintained around all buildings and structures in State Responsibility Area (SRA) as required in Public Resources Code 4290 and “SRA Fire Safe Regulations,” California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Section 1270, as amended from time to time.

Buildings and structures within the Very-High Fire Hazard Severity Zones of a Local Responsibility Area (LRA) shall maintain defensible space as outlined in Government Code 51175–51189 and any local ordinance of the authority having jurisdiction.

Buildings and structures within the Wildland-Urban Interface Fire Area of a Local Responsibility Area (LRA) shall maintain defensible space as outlined in Government Code 51175–51189, as amended from time to time, and local standards of the authority having jurisdiction.

**CFC Chapter 50 – Hazardous Materials**

**5001.5.3 Electronic reporting.** *(added)*

All Hazardous Material Management Plans (HMMP) and Hazardous Material Inventory Statements (HMIS) shall be submitted electronically as approved by the fire code official.

**5003.3.1 Unauthorized discharges.** *(amended)*

Any suspected or actual hazardous material, as defined by this code, including any suspected or actual carcinogen, which escapes into the environment through an unauthorized release shall be reported to the Fire Chief immediately upon discovery, regardless of whether the release occurs on or off the site of the permitted facility, and the procedures required in Sections 5003.3.1.1 through 5003.3.1.4 shall be followed.

**CFC Chapter 53 – Compressed Gases**

**5307.2 Exception 1** *(deleted)*

**5307.2.1 Gas detection system.** *(amended)*

Indoor storage and use areas and storage buildings shall be provided with a gas detection system complying with Section 916.

**CFC Chapter 56 – Explosives and Fireworks**

**5608.1.2 Permit required.** *(added)*

A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to the performance of any firework display. Application for such approval shall be made in writing no less than twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the fire code official or authorized designee pursuant to this Chapter and Title 19,

Chapter 6, Article 3—Licenses of the California Code of Regulations. Any permit for a fireworks display may be suspended or revoked at any time by the fire code official or authorized designee.

**5608.2 Prohibition of fireworks.** *(added)*

Possession, storage, offer or expose for sale, sell at retail, gift or give away, use, explode, discharge, or in any manner dispose of fireworks is prohibited within the limits established by law as the limits of the districts in which such possession, storage, offer or exposure for sale, retail sale, gifting, use, explosion, discharge, or disposal of fireworks is prohibited, including State Fire Marshal–approved Safe and Sane.

**Exception:** Fireworks used as part of a public display conducted by a State-licensed pyrotechnician authorized pursuant to Section 5608.1 for which a permit has been issued by the Fire Department.

**CFC Chapter 57 – Flammable and Combustible Liquids**

**5704.2.9.6.1 Locations where above-ground tanks are prohibited.** *(amended)*

Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

**5706.2.4.4 Locations where above-ground tanks are prohibited.** *(amended)*

Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

**Section 5707** *(deleted)*.

**CFC Chapter 58 – Flammable Gases and Flammable Cryogenic Fluids**

**5806.2 Limitations.** *(amended)*

Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

**CFC Chapter 61 – Liquefied Petroleum Gases**

**6104.2 Maximum capacity within established limits.** *(amended)*

Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons in any area as established by applicable land-use and zoning standards.

**Exception:** In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided, capabilities of the local fire department, and availability of municipal-supplied LP-gas.

**CFC Chapter 80 – Referenced Standards (Local Amendments)**

**NFPA 13D (as adopted by the CFC), amended as follows:**

**5.1.1.2** A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

**5.1.1.2.1** The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

**5.1.1.2.2** The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

**5.1.1.2.3** One sprinkler wrench as specified by the sprinkler manufacturer shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

**6.2.1** Where a pump is the source of pressure for the water supply for a fire sprinkler system but is not a portion of the domestic water system, the following shall be met:

- (1) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler K-factor on the system.
- (2) Pump motors using AC power shall be rated for 240 V and wired in accordance with NFPA 70.
- (3) Any disconnecting means for the pump shall be approved.
- (4) The pump shall be located not less than 1½ inches off the floor.
- (5) Exterior pumps shall be installed in a well-ventilated, weather-protected area or shelter.

**6.2.2** A stand-alone fire sprinkler system is permitted if the following conditions are met:

- (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer), or have a power-failure alarm acceptable to the Authority Having Jurisdiction that provides an audible and visual signal within the residence at an approved location. The alarm and components shall be listed by an approved agency.

**7.6** A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

**8.3.4** Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

**8.3.5.2** At least one quick-response intermediate-temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

**11.2.1.1** Where a fire department pumper connection is not provided, the system shall be hydrostatically tested at not less than 200 psi without evidence of leakage.

**NFPA 13R (as adopted by the CFC), amended as follows:**

**6.6.6.5** At least one quick-response intermediate-temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

**NFPA 72 (as adopted by the CFC), amended as follows:**

**14.7 Labels and Tags**

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

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

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

1. "DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL"
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing

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

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

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

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

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

**14.7.9** Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, *Standard for Marking and Labeling Systems* (4th ed., 1995).

CFC Appendix B Table B105.1(1) is amended to read as follows:

**TABLE B105.1(1)**

**REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

<b>FIRE-FLOW CALCULATION AREA (square feet)</b>	<b>AUTOMATIC SPRINKLER SYSTEM (Design Standard)</b>	<b>MINIMUM FIRE-FLOW (gallons per minute)</b>	<b>FLOW DURATION (hours)</b>
0-3,600	No automatic sprinkler system	1,500	2
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at The required fire-flow rate
0-3,600	Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i>	1,500	2
3,601 and greater	Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i>	½ value in Table B105.1(2) <sup>a</sup>	Duration in Table B105.1(2) at The required fire-flow rate

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m.

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

CFC Appendix B Table B105.2 is amended to read as follows:

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

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

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m.

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

**SECTION 3. AMENDMENTS TO APPENDICES C AND D**

**CFC Appendix C Section C103.1** is amended to read as follows:

**C103.1 Hydrant spacing.**

Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire Code 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 the City of Healdsburg standards or as approved by the fire code official.

**CFC Appendix C Section C103.2** is deleted.

**CFC Appendix C Section C103.3** is deleted.

**CFC Appendix D Section D103.1** is deleted.

**CFC Appendix D Section D103.2** is amended to read as follows:

**D103.2 Grade.**

Fire apparatus access roads shall be in accordance with the City of Healdsburg standards for public streets or as approved by the fire code official.

**CFC Appendix D Section D103.3** is amended to read as follows:

**D103.3 Turning radius.**

The inside turning radius of a fire apparatus access road shall not be less than 40 feet unless otherwise approved by the fire code official.

**CFC Appendix D Section D103.4** is amended to read as follows:

**D103.4 Dead ends.**

Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with the City of Healdsburg standards for public streets or as approved by the fire code official.

**CFC Appendix D Table D103.4 is deleted.**

**CFC Appendix D Section D103.6** is amended to read as follows:

**D103.6 Signs.**

Where required by the fire code official, fire apparatus access roads shall be marked with permanent *NO PARKING—FIRE LANE* signs complying with the California Vehicle Code.

**CFC Appendix D Subsections D103.6.1 and D103.6.2 are deleted.**

**CFC Appendix D Section D104.2 Exception is deleted.**

**CFC Appendix D Section D106.1** is amended to read and the exception deleted as follows:

**D106.1 Projects having more than 50 dwelling units.**

Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**CFC Appendix D Section D106.2 is deleted.**

**CFC Appendix D Section D107.1 Exceptions #1 and #2 are deleted.**

**SECTION 4. GEOGRAPHIC LIMITS**

The geographic limits referred to in certain sections of the 2019 California Fire Code are hereby established as follows:

**Section 5608.2 — Fireworks displays prohibited.**

Prohibited in any area as established by applicable land-use and zoning standards.

**Section 5704.2.9.6.1 — Storage of Class I and Class II liquids in above-ground tanks outside of buildings.**

Prohibited within the limits established as being all areas of the City except general industrial and agricultural districts as designated in the Healdsburg Zoning Ordinance.

**Section 5706.2.4.4 — Storage of Class I and Class II liquids in above-ground tanks.**

Prohibited within the limits established as being all areas of the City except general industrial and agricultural districts as designated in the Healdsburg Zoning Ordinance.

**Section 5806.2 — Storage of flammable cryogenic fluids in stationary containers.**

Prohibited within the limits established as being all areas of the City except general industrial and agricultural districts as designated in the Healdsburg Zoning Ordinance.

**Section 6104.2 — Storage of liquefied petroleum gas.**

Restricted for the protection of heavily populated or congested areas, and established as all areas of the City except for industrial districts as designated in the Healdsburg Zoning Ordinance.

**SECTION 5. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

**SECTION 6. SEVERABILITY**

If any provision of this Ordinance or the application thereof to any person or circumstance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase hereof not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

**SECTION 7. EFFECTIVE DATE AND PUBLICATION**

This ordinance shall become effective upon the date the California Building Standards Commission (CBSC) accepts the ordinance for filing but no sooner than January 1, 2026. Before the expiration of fifteen (15) days after its adoption, this ordinance, or a summary thereof as provided in California Government Code Section 36933, shall be published at least once in a newspaper of general circulation published and circulated in the City of Healdsburg, along with the names of the Councilmembers voting for and against its passage.

**BLOCK 6 — APPENDICES TABLES TECHNICAL REFERENCES**

**APPENDIX A – FIRE-FLOW REQUIREMENTS FOR BUILDINGS**

*(Adopted by Reference – 2025 CFC Appendix B)*

**Section B105 – Fire-Flow Requirements.**

A. The required fire flow for buildings or portions thereof shall not be less than that specified in Table B105.1(2) of the 2025 California Fire Code, unless otherwise modified by this appendix.

B. When buildings are provided with an approved automatic sprinkler system installed per NFPA 13, the required fire flow may be reduced by 50 percent, but shall not be less than 1,500 gallons per minute for two hours.

C. For one- and two-family dwellings, the minimum required fire flow shall be 1,500 gallons per minute for two hours, except that buildings with a fire area less than 3,600 square feet and equipped with an NFPA 13D system may be reduced to 1,000 gallons per minute for one hour.

D. For buildings located within the Very High Fire Hazard Severity Zone, the Fire Code Official may require an increase of up to 25 percent in the minimum required fire flow.

**APPENDIX B – FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

*(Adopted by Reference – 2025 CFC Appendix C)*

**Table C102.1 – Hydrant Spacing Requirements (Modified for Healdsburg).**

<b>Occupancy Type</b>	<b>Maximum Spacing Between Hydrants</b>	<b>Minimum Fire Flow</b>	<b>Notes</b>
Residential	500 ft	1,500 GPM	Minimum of one hydrant within 250 ft of any structure
Commercial	300 ft	2,500 GPM	2½-inch and 4½-inch outlets required
Industrial	250 ft	3,000 GPM	On-site hydrants may be required
Multi-family (R-2)	400 ft	2,000 GPM	May be reduced 50% with full sprinklers
Downtown Core (C-C Zone)	300 ft	2,500 GPM	Spacing per Fire Code Official approval

Hydrants shall be located along approved fire apparatus access roads and within 100 feet of Fire Department Connections (FDCs) when required.

**APPENDIX C – WILDLAND–URBAN INTERFACE (WUI) REQUIREMENTS**

*(Adopted by Reference – 2025 CFC §4901–4908 and CBC §7A)*

- A. Defensible space of 100 feet shall be maintained around all structures within the City’s designated Fire Hazard Severity Zones (FHSZ).
- B. Vegetation management shall comply with PRC §4291 and CFC §4907 (2025).
- C. Fuel modification plans shall be required for all new subdivisions within 1,000 feet of WUI boundaries.
- D. New construction within these areas shall comply with the materials and construction standards of the California Building Code Chapter 7A.

**APPENDIX D – HAZARDOUS MATERIALS THRESHOLDS (CUPA REFERENCE TABLE)**

<b>Hazardous Material</b>	<b>Threshold Quantity (lbs/gal/cu.ft)</b>	<b>Reference</b>
Flammable Gas	≥ 1 cubic foot	CFC § 105.7 (2025)
Flammable Liquid (Class I)	≥ 5 gallons	CFC § 105.7 (2025)
Combustible Liquid (Class II/III)	≥ 25 gallons	CFC § 105.7 (2025)
Corrosive Material	≥ 500 pounds / 55 gallons	CFC § 105.7 (2025)
Toxic Material	≥ 500 pounds / 55 gallons	CFC § 105.7 (2025)
Highly Toxic Material	≥ 10 pounds / 1 gallon	CFC § 105.7 (2025)
Oxidizer	≥ 500 pounds / 55 gallons	CFC § 105.7 (2025)
Cryogenic Fluid	≥ 1 gallon (liquid)	CFC § 105.7 (2025)

These thresholds correspond to the **CUPA Business Plan Program** (HSC §25500 et seq.) and require submittal of an HMBP through the **California Environmental Reporting System (CERS)**.

**APPENDIX E – FIRE DEPARTMENT CONNECTION (FDC) AND SIGNAGE STANDARDS**

- A. Fire Department Connections shall be within 100 feet of an approved fire hydrant.

B. Signage shall be red background with white letters, minimum 2-inch font, stating:  
**“FDC – SPRINKLER/STANDPIPE – SERVES BUILDING (ADDRESS)”**

C. Each FDC shall include a 5-inch Storz connection with cap and chain unless otherwise approved.

D. Identification of system type (Auto Sprinkler, Standpipe, or Combined) shall be stenciled on the curb or sidewalk immediately adjacent to the FDC.

#### **APPENDIX F – ADOPTED STANDARDS AND REFERENCE DOCUMENTS**

The following standards are hereby adopted by reference and shall have the same force and effect as if fully set forth herein:

<b>Standard</b>	<b>Title</b>	<b>Edition</b>
NFPA 1	Fire Code	2024
NFPA 10	Portable Fire Extinguishers	2024
NFPA 13	Installation of Sprinkler Systems	2025
NFPA 13R	Residential Sprinkler Systems	2025
NFPA 13D	One- and Two-Family Dwelling Sprinkler Systems	2025
NFPA 14	Standpipe and Hose Systems	2024
NFPA 20	Fire Pumps	2024
NFPA 22	Water Tanks for Private Fire Protection	2024
NFPA 24	Private Fire Service Mains	2024
NFPA 25	Inspection, Testing, and Maintenance of Water-Based Systems	2024
NFPA 30	Flammable and Combustible Liquids	2024
NFPA 58	Liquefied Petroleum Gas Code	2024
NFPA 70	National Electrical Code	2024
NFPA 72	National Fire Alarm and Signaling Code	2025

<b>Standard</b>	<b>Title</b>	<b>Edition</b>
NFPA 92	Smoke Control Systems	2024
NFPA 96	Commercial Cooking Ventilation Control and Fire Protection	2024
NFPA 704	Hazard Identification System	2024
NFPA 1123	Fireworks Displays	2024

**APPENDIX G – CROSSWALK OF 2022 → 2025 CALIFORNIA FIRE CODE SECTIONS**

This table documents the renumbering of key Fire Code provisions between the **2022 California Fire Code (Title 24, Part 9, 2021 IFC)** and the **2025 California Fire Code (Title 24, Part 9, 2024 IFC)**, for reference by City staff and the public.

<b>2022 CFC Section</b>	<b>2025 CFC Section</b>	<b>Subject / Description</b>
104.12.4	104.13.2	Fire Investigation Authority
105.6	105.7	Operational Permits
105.7	105.8	Construction Permits
503	503	Fire Apparatus Access Roads (no change)
505	505	Premises Identification (no change)
506	506	Key Boxes (no change)
507	507	Fire Protection Water Supply (no change)
508	508	Fire Command Centers (no change)
603	603	Mechanical Equipment & Maintenance (no change)
901–907	901–907	Fire-Protection and Alarm Systems (no change)
909	909	Smoke Control Systems (no change)
5601–5608	5601–5608	Explosives and Fireworks (no change)
5704–5706	5704–5706	Flammable and Combustible Liquids (no change)

**2022 CFC Section 2025 CFC Section Subject / Description**

6104	6104	Liquefied Petroleum Gas (no change)
Appendix B	Appendix B	Fire Flow Requirements (no change)
Appendix C	Appendix C	Fire Hydrant Locations (no change)
Appendix D	Appendix D	Access Roads (no change)
Appendix E	Appendix E	Hazard Categories (no change)
Appendix N	Appendix N	Temporary Structures (no change)

**APPENDIX H – FILING STATEMENT**

In accordance with California Health and Safety Code § 17958.7, a certified copy of this ordinance, including all local amendments and the above findings of fact, shall be filed with the **California Department of Housing and Community Development (HCD)** and the **California Building Standards Commission (BSC)** within fifteen (15) days following adoption.

**APPENDIX I – ADOPTION HISTORY AND REFERENCES**

**Ordinance Date Adopted Subject**

Ord. 1194	2019	Adoption of 2019 California Fire Code
Ord. 1218	2022	Adoption of 2022 California Fire Code
Ord. ____	2025	Adoption of 2025 California Fire Code (Current Ordinance)

This ordinance supersedes all prior adoptions and amendments to Chapter 15.08 and establishes the **City of Healdsburg Fire Code (2025 Edition)**.

This Ordinance was introduced at a regular meeting of the Healdsburg City Council on the 17th day of November 2025, and was adopted at a regular meeting of the Healdsburg City Council on the 1st day of December 2025, by the following vote:

AYES: Councilmembers: (5) Edwards, Hagele, Kelley, Herrod and Mayor Mitchell

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:

  
\_\_\_\_\_  
Evelyn L. Mitchell, Mayor

  
\_\_\_\_\_  
Raina Allan, City Clerk

Dated: December 4, 2025

Ordinance No. 1252  
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I, RAINA ALLAN, City Clerk of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Ordinance No. 1252 passed and adopted by the Healdsburg City Council on the 1st day of December 2025.

  
\_\_\_\_\_  
Raina Allan, City Clerk

