

**RESOLUTION NO. 2077**  
**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS**  
**VALLEY RATIFYING THE 2025 CALIFORNIA FIRE CODE AND**  
**AMENDMENTS ADOPTED BY THE SCOTTS VALLEY FIRE**  
**PROTECTION DISTRICT**

**WHEREAS**, approximately every three years, new model building code standards relating to fire and panic safety are reviewed, modified and adopted by the State Fire Marshal, and thenceforth mandated for local jurisdiction enforcement within 180 days of publication; and

**WHEREAS**, the Scotts Valley Fire Protection District is a fire protection district organized pursuant to Part 2.7 (commencing with Section 13800) of Division 12 of the California Health and Safety Code which jurisdiction includes the City of Scotts Valley; and

**WHEREAS**, pursuant to Section 13869.7 of the California Health and Safety Code, a fire protection district may adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal; and

**WHEREAS**, on November 12, 2025, the Scotts Valley Fire Protection District adopted Ordinance No. 2025-2 adopting building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshall; and on December 10, 2025, the Scotts Valley Fire Protection District adopted Ordinance No. 2025-3 to amend Section 25.903.2.4 of Ordinance No. 2025.2; and

**WHEREAS**, pursuant to Section 13869.7 of the California Health and Safety Code, a city within the boundaries of a fire protection district may ratify, modify, or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination; and

**WHEREAS**, the City Council desires to ratify the adopted ordinances of the Scotts Valley Fire Protection District.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** by the City Council of the City of Scotts Valley that the City Council hereby ratifies the adoption of the 2025 California Fire Code and Local Amendments by the Scotts Valley Fire Protection District by Ordinance No. 2025-2 and Ordinance No. 2025-3.

**NOW, THEREFORE, BE IT FURTHER RESOLVED AND ORDERED** that the City Clerk is hereby directed to notify the Scotts Valley Fire Protection District of such ratification and request that the Scotts Valley Fire Protection District file a copy of the findings of the District, together with the adopted ordinance expressly marked and identified to which each finding refers, with the Department of Housing and Community Development.

The above and foregoing resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a meeting held on the 17<sup>th</sup> day of December 2025, by the following vote:

AYES: Timm, Lind, Clark, Jett, Wimp

NOES:  $\emptyset$

ABSENT:  $\emptyset$

ABSTAIN:  $\emptyset$

Approved:   
Derek Timm, Mayor

Attest:   
Cathie Simonovich, City Clerk

**Scotts Valley Fire Protection District  
Fire Code**

**ORDINANCE NO. 2025-2**

**An ordinance of the Scotts Valley Fire Protection District adopting the 2025 edition of the California Fire Code, 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 Scotts Valley Fire Protection District providing for the issuance of permits and collection of fees therefore; repealing the Previous Adoption of the 2025 California Fire Code and all other ordinances and parts of the ordinances in conflict therewith.**

**PART 1**

**The Scotts Valley Fire Protection District Fire Code does ordain as follows:**

That portion of the 2025 California Fire Code that imposes substantially the same requirements as are contained in the International Fire Code, 2024 Edition published by the International Code Council and the California Building Standards Commission with Errata, together with those portions of the International Fire Code, 2024 Edition, including Appendices D, I, N and O as published by the International Code Council not included in the California Fire Code, and Appendix P as published by the California Building Standards Commission as modified and amended by this ordinance, are adopted by this reference into this code, and are hereby collectively declared to be the Fire Code of the Scotts Valley Fire Protection District, in the State of California 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 as herein provided; providing for the issuance of permits and collection of fees for same; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Scotts Valley Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Part 2 of this ordinance.

**PART 2**

**Ordinance No. 2022-1 of the Scotts Valley Fire Protection District is hereby repealed and replaced with Ordinance 2025-2 to read as follows:**

**California Fire Code Adopted.**

That portion of the 2025 California Fire Code that imposes substantially the same requirements as are contained in the International Fire Code, 2024 Edition published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the International Fire Code, 2024 Edition, including Appendices D, I, N and O published by the International Code Council not included in the 2025 California Fire Code, and Appendix P as published by the California Building Standards Commission as modified and amended by this ordinance, are adopted by this reference into code, and are hereby collectively declared to be the Fire Code of the Scotts Valley Fire Protection District for the purpose of regulating and governing the safeguarding of life, property and public welfare to a reasonable degree from the hazards of fire, hazardous materials release and explosion arising from the storage, use and handling of dangerous and hazardous materials, substances and devices, conditions hazardous to life or property in the occupancy and use of buildings and premises, the operation, installation, construction, location, safeguarding and maintenance of attendant equipment, the installation and maintenance of adequate means of egress not provided for by the building code, and providing for the issuance of permits and collection of fees for same.

**Section 25.101.1 is amended – Title.**

Section 101.1 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.101.1 - Title.** These regulations shall be known as the Fire Code of the Scotts Valley Fire Protection District, hereinafter referred to as “this code.”

**Section 25.102.1 is amended – Construction and design provisions.**

Section 102.1 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.102.1 - Construction and design provisions.** The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions where required in Chapter 11.
4. Existing structures, facilities and conditions that, in the opinion of the fire code official, constitute a distinct hazard to life or property.
5. Existing Structures, Alterations and Repairs. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

**Section 25.102.9 is amended - Matters not provided for.**

Section 102.9 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.102.9 - Matters not provided for.** Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

The fire chief is authorized to render interpretations of this code and to make and enforce rules, supplemental regulations and standards in order to carry out the application and intent of its provisions. Such interpretations, rules, regulations and standards shall be in conformance with the intent and purpose of this code and shall be available to the public during normal business hours. Those standards promulgated by the Santa Cruz County Fire Chiefs Association shall be deemed as prima facie evidence of compliance with this code.

**Section 25.103.5 is added – Law enforcement powers.**

Section 103.5 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.103.5 - Law enforcement powers.** The fire code official and his/her deputies shall have the powers of law enforcement officers in performing their duties under this code. When requested to do so by the fire code official, the chief of police or county sheriff of the jurisdiction is authorized to assign such available law enforcement as necessary to assist the fire code official with enforcing the provisions of this code.

**Section 25.105.1 is amended – General.**

Section 105 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.105.1 - General.** Permits shall be in accordance with Sections 105.1.1. through 105.6.25 or other provisions of this code as required by the jurisdiction having authority. When required by the fire code official, a permit shall be obtained. Permit fees, if any, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.

**Sections 112.1 through 112.4 are deleted and replaced – Means of Appeals.**

Sections 112.1 through 112.4 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District are deleted and replaced to read as follows:

**Section 25.112.1 is added - Board of appeals established.**

Section 112.1 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.112.1—Board of appeals established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be:

1. For the Santa Cruz County Fire Department, the Board of Supervisors of Santa Cruz County, or a sub-committee as appointed by the Board of Supervisors of Santa Cruz County; or,
2. For the independent Fire Districts in Santa Cruz County, the Board of Directors of the Fire District, or a sub-committee as appointed by the Board of Directors of the Fire District.

The fire code official shall be an ex-officio member of said board but shall have no vote on any matter before the board. The board may adopt additional rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

**Section 25.112.2 is added – Limitations on Authority.**

Section 112.2 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.112.2 Limitations on Authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

**Section 25.112.3 is added - Qualifications.**

Section 112.3 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.112.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems, and are not employees of the jurisdiction.

**25.112.4 is added – Appeals process.**

112.4 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.112.4.1 - Initiating appeal.** Any beneficially interested party has the right to appeal the order served by the fire code official by filing a written "NOTICE OF APPEAL" with the office of the fire code official within

fourteen (14) days after service of such order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is made.

**25.112.4.2 - Stay of order.** The filing of a properly completed notice of appeal shall have the effect of staying the implementation of the order appealed from, until the final decision of appeal.

**Exception:** Orders affecting acts or conditions which in the opinion of the fire code official, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion, or release.

**25.112.4.3 - Hearing of appeal.** Following is the process for establishing and hearing appeals:

1. The Board of Appeals, or the secretary thereof, shall set the matter to be heard at a date within thirty days of receipt of such notice of appeal. Written notice of the time and place set for hearing shall be served on the appellant by first class mail to the mailing address given in the notice of appeal at least five days prior to the date set for the hearing. The fire code official shall transmit to the Board of Appeals all records related to the appeal.
2. At the hearing on the appeal, the appellant shall, in the first instance present evidence in support of the grounds enumerated in her/his notice of appeal. The fire code official shall next present evidence in support of her/his order. The appellant and the fire code official shall each have one opportunity to rebut the evidence presented by the other. The hearing shall be de novo in all respects.

**25.112.4.4 - Decision of the board of appeals.** Upon hearing the appeal, the Board of Appeals may issue a decision affirming, modifying or vacating the order of the fire code official. The decision shall be in writing and shall be served upon the appellant by first class mail to the mailing address given in the notice of appeal.

**25.112.4.5 - Time of decision.** The Board of Appeals shall have the power to continue any hearing and may, in its discretion, take the appeal under submission. The Board of Appeals shall render a decision not later than the seventh day following the date the matter was taken under submission, and forthwith notify the interested parties as previously set forth.

**Section 25.113.4 is amended – Violation penalties.**

Section 113.4 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.113.4 - Violation penalties.** Persons who shall violate 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 of a permit or certificate used under provisions of this code, shall be guilty of an infraction.

Acts denominated as infractions shall not be punishable by imprisonment. Every violation determined to be an infraction is punishable by:

1. A fine not exceeding one hundred dollars for a first violation;
2. A fine not exceeding two hundred dollars for a second violation of the same provision of this code within one year;
3. A fine not exceeding five hundred dollars for each additional violation of the same provision of this code within one year.

A person charged with an infraction shall not be entitled to a trial by jury. A judgment that a person convicted of an infraction be punished by fine may also provide for the payment to be made within a specified time or in specified installments, contingent upon the person giving his written promise to either pay the fine as provided or to appear in court on the due date. Any person who willfully violates any such written promise is guilty of a misdemeanor.

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

**Section 25.113.4.1 is amended – Abatement of violation.**

Section 113.4.1 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.113.4.1 - Abatement of violation.** In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. Any violation of this code shall be deemed a public nuisance pursuant to Santa Cruz County Code Section 1.12.050 and/or the County of Santa Cruz Fire Code. In the event that a public nuisance is not abated in accordance with the fire code official's order or the order of the Board of Appeals, if any, the fire code official may, upon securing approval of the Board of Supervisors of the County of Santa Cruz, or if violation is in a fire district, the Board of Directors of said District, proceed to abate the nuisance by force account, contract, or any other method deemed most expedient by the Board. The cost of such abatement may be charged to the owner of record or assessed to the property in a manner provided in Sections 1.14.040 through 1.14.080 of the County of Santa Cruz Fire Code.

**Section 25.113.4.2 is added – Enforcement.**

Section 113.4.2 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.113.4.2 - Enforcement.** The fire code official and her/his delegated subordinates, pursuant to the provisions of Section 836.5 of the Penal Code of the State of California, are hereby authorized to arrest a person without a warrant whenever they have reasonable cause to believe that the person has committed a violation of any of the provisions of this Code in their presence.

Upon making such an arrest, the fire code official or her/his delegated subordinate shall prepare a citation and release the person arrested pursuant to Section 853.6 of the Penal Code of the State of California, the provisions of which are hereby adopted by reference as part of this Section.

**Section 25.114.4 is amended – Failure to comply.**

Section 114.4 of Chapter 1 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.114.4 - Failure to comply.** It is unlawful for any person, firm or corporation to violate or fail to comply with any lawful order of the fire code official; fail to comply with an order by the Board of Appeals; or, fail to comply with an order of the court of competent jurisdiction within the time fixed therein. Every such violation shall be deemed a misdemeanor and shall be punishable by a fine of not more than \$500.00 plus court assigned fees or by imprisonment not exceeding 1 year in the county jail, or both such fine and imprisonment.

**Section 25.202 is amended – Definition of All-Weather Surface.**

Definition of All-Weather Surface in Section 202 of Chapter 2 of the Fire Code of Scotts Valley Fire Protection District is added after Alcohol-Blended Fuels to read as follows:

**ALL WEATHER SURFACE.** An all-weather surface shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%. No grade shall be allowed to exceed 16% in State Responsibility Area (SRA) or 20% in Local Responsibility Area (LRA).

**Section 25.202 is amended – Definition of Bridge.**

Definition of Bridge in Section 202 of Chapter 2 of the Fire Code of the Scotts Valley Fire Protection District is added after Breakout to read as follows:

**BRIDGE.** A bridge shall be defined as a structure designed to carry a roadway over a depression or obstacle.

**Section 25.202 is amended – Definition of De Novo.**

Definition of De Novo in Section 202 of Chapter 2 of the Fire Code of the Scotts Valley Fire Protection District is added after Deluge System to read as follows:

**DE NOVO.** adj. Latin for "anew," which means starting over, as in a trial de novo. For example, a decision in a small claims case may be appealed to a local trial court, which may try the case again, de novo.

**Section 25.202 is amended – Definition of Greenhouse.**

Definition of Greenhouse in Section 202 of Chapter 2 of the Fire Code of the Scotts Valley Fire Protection District is added after Grandstand to read as follows:

**GREENHOUSE.** A greenhouse is a structure with walls and roof made chiefly of a non-combustible, transparent material, such as glass, in which plants requiring regulated climatic conditions are grown. Construction within the greenhouse is also of a non-combustible nature.

**Section 25.202 is amended – Definition of Local Responsibility Area (LRA).**

Definition of Local Responsibility Area (LRA) in Section 202 of Chapter 2 of the Fire Code of the Scotts Valley Fire Protection District is added after Listed to read as follows:

**LOCAL RESPONSIBILITY AREA (LRA).** Shall mean lands on which neither the state nor the federal government has any legal responsibility for providing fire protection. Local responsibility areas include incorporated cities and cultivated agriculture lands. Local responsibility area fire protection is typically provided by city fire departments, fire protection districts, special districts, counties, and by CAL FIRE under contract to local government.

**Section 25.202 is amended – Definition of Stage.**

Definition of Stage in Section 202 of Chapter 2 of the Fire Code of the Scotts Valley Fire Protection District is added after Sprinkler Express Riser to read as follows:

**STAGE.** A space within a building utilized for entertainment or presentations, which includes overhead hanging curtains, drops, scenery or stage effects other than lighting and sound. Stage area shall be measured to include the entire performance area and adjacent backstage and support areas not separated from the performance area by fire-resistance rated construction. Stage height shall be measured from the lowest point on the stage floor to the highest point of the roof or floor deck above the stage.

**Section 25.202 is amended – Definition of State Responsibility Area (SRA).**

Definition of State Responsibility Area (SRA) in Section 202 of Chapter 2 of the Fire Code of the Scotts Valley Fire Protection District is added after Standpipe System, Classes Of to read as follows:

**STATE RESPONSIBILITY AREA (SRA).** Shall mean lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125-4127; and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 1, Sections 1220-1220.5 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the State of California.

**Section 25.202 is amended – Definition of Turnaround.**

Definition of Turnaround in Section 202 of Chapter 2 of the Fire Code of the Scotts Valley Fire Protection District is added after Tube Trailer to read as follows:

**TURNAROUND.** A roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Maximum grade in all directions may not exceed 5% and maximum distance from the structure is 150 feet (45,720 mm) or as approved by the fire code official. Design of such area may be found in Santa Cruz County Fire Prevention Officers Standards.

**Section 25.202 is amended – Definition of Turnout.**

Definition of Turnout in Section 202 of Chapter 2 of the Fire Code of the Scotts Valley Fire Protection District is added after Turnaround to read as follows:

**TURNOUT.** A widening in a roadway to allow vehicles to pass. Design of such area may be found in Santa Cruz County Fire Prevention Officers Standards.

**Section 25.304.1.3 is amended - Vegetation.**

Section 304.1.3 of Chapter 3 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.304.1.3 - Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be maintained around and adjacent to buildings and structures. A firebreak shall be made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.

When required by state law, or local ordinance, rule or regulation, an additional fire protection zone or firebreak may be made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. This does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure.

Vegetation clearance requirements in the wildland-urban interface areas shall be in accordance with Part 7 of Title 24 California Code of Regulations (California Wildland-Urban Interface Code).

**Section 25.305.4 is amended – Deliberate or negligent burning**

Section 305.4 of Chapter 3 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.305.4 Deliberate or negligent burning.** It shall be unlawful to deliberately or through negligence set fire to or cause the burning of combustible material in such a manner as to endanger the safety of persons or property. Any person or entity violating this section is guilty of a misdemeanor; however, any violation of this section may, in the discretion of the district attorney, be charged and prosecuted as an infraction.

**Section 25.307.2 is amended – Permit required.**

Section 307.2 of Chapter 3 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.307.2 - Permit required.** When required by the CAL FIRE Fire Chief for the San Mateo-Santa Cruz Unit, a permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval permit shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled. In addition, open burning is not allowed within the Local Responsibility Area of Santa Cruz County without the approval of the local fire chief having jurisdiction over that property.

The open burn season for Santa Cruz County unless otherwise declared shall be December 1<sup>st</sup> through April 30<sup>th</sup> of the calendar year. Within areas designated State Responsibility Area, open burn season shall not be declared between May 1<sup>st</sup> and the date CAL FIRE declares, by proclamation, that hazardous fire conditions have been abated for that year.

During the open burn season pile burning is allowed under CAL FIRE permits provided that all conditions specified in the permits are followed. Monterey Bay Area Unified Air Pollution Control District (MBARD) permits may also be required given the location, time of year, and type of burn. Responsibility for obtaining the proper MBARD permit rests with the applicant.

**Section 25.311.5 is amended – Placards.**

Section 311.5 of Chapter 3 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.311.5 – Placards.** When required by the fire code official, Any any building or structure determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards shall be marked as required by Sections 311.5.1 through 311.5.5.

**Section 25.501.3 is amended – Construction documents.**

Section 501.3 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.501.3 – Construction documents.** Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. When grading work is needed for the access road(s) within the jurisdiction of Santa Cruz County, application for a grading permit shall be made with the Santa Cruz County Planning Department pursuant to the Santa Cruz County Grading Ordinance. Such Permits shall be reviewed by the Santa Cruz County Environmental Coordinator as required.

**Section 25.503 is added – Fire Apparatus Access Roads.**

Section 503 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is added and amended below.

**Section 25.503.2.1 is amended – Dimensions.**

Section 503.2.1 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.503.2.1 – Dimensions.** Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) except for approved security gates in accordance with Section 503.7, and an unobstructed vertical clearance of not less than 15 feet. In addition, areas within 10 feet (3048 mm) on each side of portions of highways, public and private streets and roads which are ordinarily used for vehicular traffic shall be cleared of flammable vegetation and other combustible growth.

Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, are exempt provided that they do not form a means of readily transmitting fire.

**EXCEPTIONS:**

1. Outside of the Urban Services Line as established by the County of Santa Cruz, access roads shall be a minimum of 18 feet wide for all access roads or driveways serving more than two habitable structures, and 12 feet for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, tree removal or other environmental impacts), a 12-foot wide all-weather surface access road with

12-foot wide by 35-foot long turnouts located approximately every 500 feet may be provided with the approval of the fire code official.

2. Inside of the Urban Services Line, private access roads extending from a public road shall be a minimum of 18 feet wide for all access roads or driveways serving more than two habitable structures, and 12 feet for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, tree removal or other environmental impacts), a 12-foot wide all-weather surface access road with 12-foot wide by 35-foot long turnouts located approximately every 500 feet may be provided with the approval of the fire code official.

3. Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved by the fire code official.

**Section 25.503.2.1.1 is added – Vegetation clearance along access roads.**

Section 503.2.1.1 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.503.2.1.1 – Vegetation clearance along access roads.** Areas within 10 feet (3048 mm) horizontal and 15 feet (4572 mm) vertical on each side of portions of highways, public and private streets, roads and driveways which are ordinarily used for vehicular traffic shall be cleared of flammable vegetation and other combustible growth. Design of such area may be found in Santa Cruz County Fire Prevention Officers Standards.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, are exempt provided they do not form a means of readily transmitting fire at the discretion of the fire code official.

**Section 25.503.2.3 is amended – Surface.**

Section 503.2.3 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.503.2.3 - Surface.** An all-weather surface shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%. No grade shall be allowed to exceed 16% in State Responsibility Area (SRA) or 20% in Local Responsibility Area (LRA).

**Section 25.503.2.4 is amended – Turning radius.**

Section 503.2.4 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.503.2.4 – Turning radius.** In the State Responsibility Area (SRA) no roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet. In the Local Responsibility Area (LRA) the minimum centerline radius shall be 35 feet.

**Section 25.503.2.5.1 is added – New dead-end access roads.**

Section 503.2.5 of Chapter 5 of the Fire Code of the County of Scotts Valley Fire Protection District is amended to read as follows:

**25.503.2.5.1 – New dead-end access roads.** New dead-end roads are prohibited, without secondary access, serving more than one parcel in new minor land divisions or subdivisions which exceed the following distances from an adequate through road unless approved by the applicable fire protection agency, the Department of Public Works, and by the Planning Commission; in no case shall a new dead-end road exceed ½ mile in length.

Urban & Suburban General Plan and LCP Land Use Plan designation	500'
Rural General Plan and LCP Land Use Plan designation	1000'
Mountain General Plan and LCP Land Use Plan designation	1500'

**Section 25.503.2.6.1 is added – Width.**

Section 503.2.6.1 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.503.2.6.1 - Width.** All bridges shall be a minimum of 20 feet of clear width. The fire code official may allow the width to be reduced for access to U or R-3 occupancies in accordance with Objective 6.5 – Fire Hazards of the Santa Cruz County General Plan.

**Section 25.503.2.6.2 is added – Certification.**

Section 503.2.6.2 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.503.2.6.2 - Certification.** Every private bridge hereafter constructed shall be engineered by a licensed civil or structural engineer and approved by the fire code official. Certification shall be provided by the licensed engineer in writing that the bridge complies with the design standard required by this section to the fire code official.

**Section 25.503.2.6.3 is added – Recertification.**

Section 503.2.6.3 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.503.2.6.3 - Recertification.** Every private bridge shall be recertified every ten years or whenever deemed necessary by the fire code official. Such recertification shall be in accordance with the requirements of 503.2.6.2.

**Section 25.503.2.6.4 is added – Existing private bridges.**

Section 503.2.6.4 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.503.2.6.4 - Existing private bridges.** An existing private bridge not conforming to these regulations may be required to conform when in the opinion of the fire code official, such repairs are necessary for public safety.

**Section 25.503.2.6.5 is added – Fees.**

Section 503.2.6.5 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.503.2.6.5 - Fees.** All fees charged for the purpose of certification or recertification shall be at the owner's expense.

**Section 25.503.2.7 is amended – Grade.**

Section 503.2.7 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.503.2.7 – Grade.** The grade for all roads, streets, private lanes and driveways shall not exceed 16% in State Responsibility Area (SRA) and 20% in Local Responsibility Area (LRA).

**Section 25.503.6 is added – Gates.**

Section 503.6 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

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

All Gates providing access from a road to a driveway, or within any access road, shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least 2 (two) feet wider than the access road being secured, but in no case shall the width be less than 14 (fourteen) feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 (fifteen) feet. When gates are to be locked, the installation of a key box or other acceptable means for immediate access may be required as in Section 506.1

**Section 25.505.2 is amended – Street and road signs.**

Section 505.2 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.505.2 - Street and road signs.** Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs. Posting of any road names and numbers not authorized by the Office of Street Naming and Numbering of the County of Santa Cruz, and the fire code official is prohibited.

**Section 25.507.3 is amended – Fire flow.**

Section 507.3 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.507.3 – Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method, Appendix B, or Appendix BB (for school buildings as scoped in BB 101.1)

Parcels not within the boundaries of a public or private water purveyor shall have a minimum water supply capable of supplying a flow of 500 gallons per minute for 20 minutes (10,000 gallons) for all new fire sprinklered (NFPA 13D) dwellings, residential additions in excess of 500 square feet, and other structures classified as a residential accessory uses such as garages, storage buildings, barns, etc..

Privately owned water that is not supplied by a licensed water purveyor shall:

1. serve no more than two dwellings and no more than 10,000 square feet of habitable dwelling space, and;
2. be provided pursuant to a recorded covenant that runs with the land if the water supply originates from another parcel. If a water purveyor supplies the water, the applicant must submit with the building plan written verification from the licensed purveyor that the water supply meets the flow requirement.

Exception: A 2% reduction will be allowed for flow supplied by approved stationary water tanks, to account for the nominal standardized capacity of such tanks.

**Section 25.507.5.7 is added – Painting.**

Section 507.5.7 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.507.5.7 – Painting.** When required by the fire code official, fire hydrants shall be painted in accordance with NFPA 291 and Santa Cruz County Fire Prevention Officers Standards.

**Section 25.509.1.2 is added – Alternate power sources.**

Section 509.1.2 of Chapter 5 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.509.1.2. - Alternate power sources.** All permanent installations of electrical generators, wind generators, solar photovoltaic cells, or other power sources shall be approved by the building code official. In addition to all applicable provisions of Title 24 CCR for any such installation, a sign reading:

"WARNING – This premise is provided with an Alternate Power Source. Disconnection of commercial power may not disable the electrical power source"

shall be permanently affixed. Sign shall be red in color with a minimum of ½" tall contrasting lettering and shall be permanently affixed on each electrical panel subject to back-feed from alternate power sources. Any and all power disabling switches shall be clearly labeled.

**CFC Sections 903.2 through 903.2.10.2 are deleted and replaced – Automatic Sprinkler Systems.**

Sections 903.2 through 903.2.10.2 of Chapter 9 of the Fire Code of Scotts Valley Fire Protection District are deleted and replaced to read as follows:

**25.903.2 - Where required.** Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

**25.903.2.1 - New structures.** An automatic fire sprinkler system shall be provided in all new occupancies as defined in Chapter 3 of the California Building Code, regardless of type of construction and/or floor area, unless otherwise pre-empted by the California Health and Safety Code. Any occupancy not specifically mentioned shall be included in the group that it most nearly resembles based on the proposed life and fire hazard:

**Exceptions:**

1. Private garages, carports, sheds not more than 1,000 square feet (93 m2) of total floor area shall not require fire sprinklers where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code.
2. Sheds exceeding 1,000 square feet. (93 m2) but not exceeding 3,000 square feet (278 m2) shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates that the applicant's proposal does not increase the fire hazard or fire load.
3. Agricultural buildings as defined in Appendix Chapter C, of the California Building Code having a clear unobstructed side yard exceeding 60 feet (18,280 mm) in all directions, not exceeding 25 feet (7620 mm) in height and located within an Agricultural zoned district, as defined in the Santa Cruz County Planning Code.
  - a. Not exceeding 2,000 square feet (186 m2) or as exempted by the fire chief, shall not require fire sprinklers.
  - b. Exceeding 2,000 square feet (186 m2) but not exceeding 5,000 square feet, shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates the applicant's proposal does not increase the fire hazard or fire load.
  - c. Greenhouses of non-combustible construction shall not require fire sprinklers.
4. Group B and Group M Occupancies not more than 500 square feet (46.5 m2) shall not require fire sprinklers where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code, Table 508.3.3.
5. For public school state-funded construction projects see CFC Section 903.2.19.

**25.903.2.1.4 - Group R.** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

**Exceptions:**

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with section 425.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code Section 13113 occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code Section 13143.6 occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over). When not used in accordance with Section 504.2 or 506.3 of the California Building Code an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

**25.903.2.1.5 - Group R-3 congregate residences.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 congregate living facilities with 16 or fewer residents.

**25.903.2.1.6 - Care facilities.** An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with 5 or fewer individuals in a single-family dwelling.

**25.903.2.2 - Existing buildings and structures except for one- and two-family dwellings.** An automatic sprinkler system shall be installed in existing buildings and structures, except One- and Two-Family Dwellings, after the effective date of this code, when a building permit is issued to allow additions to be made, as follows:

1. For existing buildings less than 6,000 square feet in gross floor area when an addition to the building causes the structure to exceed 6,000 square feet, the entire structure shall be provided with an automatic sprinkler system.
2. For existing buildings larger than 6,000 square feet in gross floor area when an addition is equal to or greater than 10% of the existing square footage or when extensive renovation or remodeling is done to more than 50% of the gross floor area, the entire structure shall be provided with an automatic sprinkler system.

For the purposes of this section, extensive renovation or remodeling shall be defined as any change, addition or modification in construction or occupancy or structural repair or change in primary function to an existing structure made by, on behalf of or for the use of a public accommodation or commercial facility that affects or could affect the usability of the building or facility or part thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions.

All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

**Exceptions to Section 25.903.2.2 (1 and 2)**

- (a) **Group A2.** An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
  - 1. The fire area exceeds 5,000 square feet (464 m<sup>2</sup>).
  - 2. The fire area has an occupant load of 100 or more.
  - 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
  - 4. The structure exceeds 5,000 square feet (465 m<sup>2</sup>), contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of not less than 4-hour fire-resistance rating without openings.
- (b) **Group A-5.** Occupancies exceeding 1,000 square feet in the following areas: concession stands, retail areas, press boxes and other accessory use areas shall have an automatic sprinkler system installed.
- (c) **Assembly occupancies on roofs.** Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.  
**Exception:** Open Parking garages of Type I or Type II construction.
- (d) **Multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 300 or more.**
- (e) **Group B.** Regardless of square footage, an automatic sprinkler system shall be provided for Group B occupancies as follows:
  - 1. **Ambulatory Care Facilities.** An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:
    - a. Four or more care recipients are incapable of self-preservation.
    - b. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

**Exception:** Floors classified as an open parking garage are not required to be sprinklered.
  - 2. **Laboratories involving research and development or testing.** An automatic sprinkler system shall be installed throughout the fire areas utilized for the research and development or testing of lithium-ion or lithium metal batteries.
- (f) **Group F-1 occupancies.** An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
  - 1. A Group F-1 fire area exceeds 6,000 square feet (1115 m<sup>2</sup>).

2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 5,000 square feet (2230 m<sup>2</sup>).

**Group F-1 Woodworking Operations.** An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet (232 m<sup>2</sup>) in area that generate finely divided combustible waste or use finely divided combustible materials. [SFM] A fire wall of less than 4-hour fire-resistance rating without openings, or any fire wall with openings, shall not be used to establish separate fire areas.

**Group F-1 Distilled Spirits.** An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits.

**Group F-1 Upholstered Furniture or Mattresses.** An automatic sprinkler system shall be provided throughout a Group F-1 fire area that exceeds 2,500 square feet (232 m<sup>2</sup>) used for the manufacture of upholstered furniture or mattresses.

- (g) **Group H occupancies shall be provided with an automatic sprinkler system.**
- (h) **Group I occupancy fire areas shall be provided with an automatic sprinkler system.**

**Exceptions:**

- (1) Those areas exempted by Section 407.6 of the California Building Code.
  - (2) Group I-2 occupancies, or any alterations thereto, located in Type IA construction in existence on or before March 4, 1972 as required in California Health and Safety Code Section 13113(d).
- (i) **Group I-2 occupancies.** An existing, unsprinklered Group I-2, nurses' stations open to fire-resistive exit access corridors shall be protected by an automatic sprinkler system located directly above the nurses' station. It shall be permitted to connect the automatic sprinkler system to the domestic water service.
  - (j) **Group I-3 occupancies.** Every building, or portion thereof, where inmates or persons are in custody or restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electrically 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.
  - (k) **Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.**
  - (l) **Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:
    1. A Group M fire area exceeds 12,000 square feet (1115 m<sup>2</sup>).
    2. A Group M fire area is located more than three stories above grade plane.
    3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).
    4. [SFM] The structure exceeds 24,000 square feet (465 m<sup>2</sup>), contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of not less than 4-hour fire-resistance rating without openings.

- (m) Group S-1 occupancies used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.
  - (n) Group S-1 occupancies exceeding 2,500 square feet used for the storage of upholstered furniture or mattresses shall have an automatic sprinkler system installed.
  - (o) Group S-1 fire areas exceeding 5,000 square feet used for the repair of commercial motor vehicles.
  - (p) Structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.
  - (q) Group U occupancies exceeding 1,000 square feet shall have an automatic sprinkler system installed. Group U occupancies not exceeding 1,000 square feet are exempt where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code.
  - (r) Sheds exceeding 1,000 square feet but not exceeding 3,000 square feet shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates that the applicant's proposal does not increase the fire hazard or fire load.
  - (s) Agricultural buildings as defined in Appendix Chapter C, of the California Building Code having a clear unobstructed side yard exceeding 60 feet (18.280 mm) in all directions, not exceeding 25 feet (7620 mm) in height and located within an Agricultural zoned district, as defined in the Santa Cruz County Planning Code.
    - i. Not exceeding 2,000 square feet (186 m2) or as exempted by the fire chief, shall not require fire sprinklers.
    - ii. Exceeding 2,000 square feet (186 m2) but not exceeding 5,000 square feet, shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates the applicant's proposal does not increase the fire hazard or fire load.
    - iii. Greenhouses of non-combustible construction shall not require fire sprinklers.
3. Any alteration and/or repair within a building that contains an automatic fire sprinkler system requires that the automatic fire sprinkler system be extended/modified to the area of proposed work, thus, creating fire sprinkler protection throughout the entire building.
4. Any change in use or occupancy creating a more hazardous fire/life safety condition, as determined by the Fire Chief, requires that the entire structure be provided with an automatic sprinkler system.
5. Any combination of addition, alteration, repair and/or change of use shall comply with Sections 903.2.11 through 903.6.

**Exceptions to Section 25.903.2.2:**

- (a) Seismic or Accessibility improvements.
- (b) Any exemption otherwise allowable under the Fire Code, if in the discretion of the Fire Chief, the safety of the public is not compromised.

- (c) Exterior improvements and work not requiring permits as provided in the Building Code.
- (d) Work requiring only a mechanical, electrical, plumbing and/or demolition permit.

**25.903.2.3 - Existing one- and two-family dwellings.** An automatic sprinkler system shall be installed in existing one- and two-family dwellings, after the effective date of this code, when a building permit is issued to allow additions to be made, as follows:

- 1. Any addition is made which increases the total existing square footage by 50% or more.

Exception: Construction for the purpose of either an ADU or JADU

- 2. The proposed total floor area exceeds the available fire flow as specified in Section 507.1 or APPENDIX B.
- 3. Any addition to a one- or two-family dwelling that contains an automatic fire sprinkler system requires that the automatic fire sprinkler system be extended/modified to the area of proposed work, thus, creating fire sprinkler protection throughout the entire dwelling.

**Exceptions to Section 25.903.2.3:**

- (a) Additions of 500 square feet or less when the proposed total floor area does not exceed the available fire flow are exempt from fire sprinklers unless the dwelling is already protected by a fire sprinkler system.

**Section 25.903.2.4 – is added – Accessory Dwelling Unit (ADU)**

Section 903.2.4 of Chapter 9 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**Accessory Dwelling Unit(s).** The following is included for clarification of the requirements for newly constructed accessory dwelling units. All newly constructed ADUs are required to comply with the standards for fire protection such as water supply and fire department access contained in Chapter 5 of this code.

- 1. Accessory Dwelling Units constructed on lots with an existing sprinklered primary residence:
  - a) Attached to main residence – fire sprinklers required.
  - b) Detached from main residence, fire sprinklers required.
- 2. Accessory Dwelling Units constructed on lots with an existing non-sprinklered primary residence:
  - a) Attached to main residence and is less than or equal to 50% of the existing sq-ft. of the primary residence – fire sprinklers not required.
- 3. Accessory Dwelling Units are required to comply with the standards for fire protection such as water supply and fire department access set forth in Chapter 5 of this code.
  - a) Water supply for fire protection shall be a minimum of 1,000 gpm for 60 minutes as required in §507.3 and Appendix B Table 105.1(1) of this code.
  - b) Access for new ADUs and JADUs shall be within 150 feet of all portions of the structure in accordance with §503.1.1 of this code.

Where a newly constructed accessory dwelling unit does not meet these fire protection standards, an automatic residential sprinkler system may be utilized as an alternative to items 3(a) and, or 3(b) above.

**Section 25.903.3.1.3 is amended – NFPA 13D sprinkler systems.**

Section 903.3.1.3 of Chapter 9 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.903.3.1.3 - NFPA 13D sprinkler systems.** Automatic sprinkler systems installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses, non-habitable structures classified as accessory to a residential use and not intended for commercial usage or mercantile, shall be permitted to be installed throughout in accordance with NFPA 13D and installation guidelines as promulgated by the Santa Cruz County Fire Chiefs Association.

**Section 25.903.3.7 is amended – Fire department connections.**

Section 903.3.7 of Chapter 9 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.903.3.7 - Fire department connections.** Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Buildings equipped with a fire sprinkler system in accordance with this chapter shall have a fire department connection located within 100 feet (183m). The location of the fire department connections shall be approved by the fire code official.

**Exception:** Single- and two-family dwellings protected by a fire sprinkler system in accordance with Section 903.3.1.3.

**Section 25.3905.1.3 is amended – Operation**

Section 3905.1.3 of Chapter 39 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.3905.1.3 – Operation.** Activation of the gas detection system shall result in all of the following:

1. Initiation of distinct audible and visual alarm signals in extraction room.
2. Deactivation of all heating systems located in the extraction room.
3. Activation of the mechanical ventilation system, where the system is interlocked with gas detection.
4. De-energize all light switches and electrical outlets.
5. For detection levels at or exceeding 25% of the LEL/LFL shall result in the activation of the building's fire alarm system.

**Section 25.5303.5.3 is amended – Securing compressed gas containers, cylinders and tanks.**

Section 5303.5.3 of Chapter 53 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.5303.5.3 - Securing compressed gas containers, cylinders and tanks.** Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods:

1. Securing containers, cylinders and tanks to a fixed object with ~~one~~ two or more non-combustible restraints. The object used to anchor the restraint shall be capable of withstanding the anticipated load(s) imposed. Anchor(s) shall be attached to a structural framing member or similar.
2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.
3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress.
4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.

**Exception:** Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

**CHAPTER 56 is amended - EXPLOSIVES AND FIREWORKS.**

Chapter 56 of the Fire Code of the Scotts Valley Fire Protection District is amended to read as follows:

**25.5601.1.3 – Fireworks.** The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the County of Santa Cruz.

**Exception:** The use of fireworks for fireworks displays, pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

**25.5601.2 – Permit required.** Permits shall be required as set forth in 105.5 and regulated in accordance with this section. Permits for explosives as contained within this chapter, with the exception of display fireworks, shall be obtained by the Law Enforcement Agency of Jurisdiction.

**25.5601.2.2 - Sale and retail display.** Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks ~~on highways, sidewalks, public property or in Group A or E occupancies.~~ within Santa Cruz County.

**CHAPTER 90 is added – SUPPRESSION AND CONTROL OF FIRE IN WILDFIRE RISK AREAS.**

Chapter 90 of the Fire Code of the Scotts Valley Fire Protection District is added to read as follows:

**25.9001 - SCOPE.** The unrestricted use of grass-, grain-, brush- or forest-covered land in wildfire risk areas is a potential menace to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities shall be in accordance with Chapter 90.

**25.9002 - RESTRICTED ENTRY.** The fire code official shall determine and publicly announce when wildfire risk areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of wildfire risk areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the wildfire risk area is closed to entry, is prohibited.

**Exceptions:**

1. Residents and owners of private property within wildfire risk areas and their invitees and guests going to or being upon their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

**25.9003 - TRESPASSING ON POSTED PROPERTY.**

**25.9003.1 - General.** When the fire code official determines that a specific area within a wildfire risk 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.

**25.9003.2 - Signs.** Approved signs prohibiting entry by unauthorized persons and referring to §9002 shall be placed on every closed area.

**25.9003.3 - 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.

**25.9004 - USE OF FIRE ROADS AND FIREBREAKS.** Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner which obstructs the entrance to a fire road or firebreak.

**Exception:** Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or firebreaks unless located 16 feet (4877 mm) or more above such fire road or firebreak.

**25.9005 - USE OF MOTORCYCLES, MOTOR SCOOTERS AND MOTOR VEHICLES.** Motorcycles, motor scooters and motor vehicles shall not be operated within wildfire risk areas, without a permit by the fire code official, except upon clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

**25.9006 - LIABILITY FOR DAMAGE.** The expenses of fighting fires which result from a violation of this chapter shall be a charge against the person whose violation caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the fire code official in the same manner as in the case of an obligation under a contract, expressed or implied.

### **PART 3**

The geographic limits referred to in certain sections of the Fire Code of the Scotts Valley Fire Protection District are hereby established as follows:

**Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited.** The limits referred to in Sections 5704.2.9.6.1 and 5706.2.4.4 of the Fire Code of the County of Santa Cruz in which the storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is restricted are hereby established as the incorporated area of the political boundary of the Scotts Valley Fire Protection District.

**Exceptions:** Such use is allowed in the following zoning districts:

1. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in A or A-1 Zones;
2. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in M-1, M-2 or M-3 Zones;
3. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in NR Zones.

**Establishment of limits of districts in which storage of flammable cryogenic fluids in stationary containers is to be prohibited.** The limits referred to in Section 5806.2 of the Fire Code of the Scotts Valley Fire Protection District in which storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as the political boundary of the County of Santa Cruz.

**Exceptions:**

1. The storage of flammable cryogenic fluids in stationary containers is allowed in an M-2 Zone with a Conditional Use Permit issued by the Planning Department.
2. The storage of flammable cryogenic fluids in stationary containers is allowed in an M-3 Zone.

**Establishment of limits for storage of Liquefied Petroleum Gas.** The limits referred to in Section 6104.2 of the Fire Code of the County of Santa Cruz are hereby limited to a maximum of 2,000 gallons water capacity within the political boundary of the County of Santa Cruz.

### **PART 4**

Ordinance No. 2025-2 of the Scotts Valley Fire Protection District entitled "2025 Fire Code", and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

### **PART 5**

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Directors of the Scotts Valley Fire Protection District hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**PART 6**

That nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Part 4 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**PART 7**

That the Clerk of the Board is hereby ordered and directed to cause a notice of this ordinance to be published in a newspaper in general circulation in accordance with Section 6066 of the California Government Code.

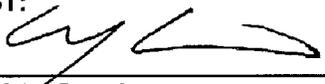
**PART 8**

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2026 pursuant to Health and Safety Code Section 18941.5. This Ordinance shall remain in full force and effect until a subsequent superseding ordinance becomes effective.

**PASSED AND ADOPTED** this 12th day of November 2025, by the Board of Directors of the Scotts Valley Fire Protection District by the following vote:

YES:   5    
NOES:         
ABSENT:         
ABSTAIN:       

  
\_\_\_\_\_  
Chairperson of the Scotts Valley Fire Protection District Board of Directors

ATTEST:   
\_\_\_\_\_  
Clerk of the Board

**APPROVED AS TO FORM:**

\_\_\_\_\_  
District Council

DISTRIBUTION:       Board of Supervisors  
                          Scotts Valley City Council

RATIFIED X

DENIED \_\_\_\_\_

MODIFIED \_\_\_\_\_

this 17<sup>th</sup> day of December, 2025, by the Scotts Valley City Council by the following vote:

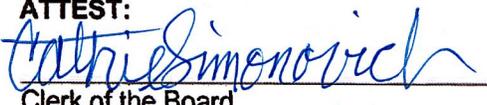
AYES: 5 CITY COUNCIL

NOES: 0 CITY COUNCIL

ABSENT: 0 CITY COUNCIL

ABSTAIN: 0 CITY COUNCIL

  
\_\_\_\_\_  
City Council signature  
Derek Timm, Mayor

ATTEST:  
  
\_\_\_\_\_  
Clerk of the Board  
Cathie Simonovich,  
City Clerk

DISTRIBUTION:  
General Services Department/O.E.S.  
State of California Housing & Community Development  
Office of the California State Fire Marshal

**Scotts Valley Fire Protection District  
Fire Code**

**ORDINANCE NO. 2025-3**

**AN ORDINANCE OF THE SCOTTS VALLEY FIRE PROTECTION DISTRICT AMENDING ORDINANCE NO. 2025-2 TO CORRECT AND CLARIFY ACCESSORY DWELLING UNIT (ADU) SPRINKLER REQUIREMENTS**

WHEREAS, the Board of Directors adopted Ordinance No. 2025-2 on November 12, 2025, establishing the Fire Code of the Scotts Valley Fire Protection District with local amendments; and

WHEREAS, Section 25.903.2.4 of Ordinance No. 2025-2 establishes automatic fire sprinkler requirements for newly constructed accessory dwelling units (ADUs); and

WHEREAS, one sentence within that section created an unnecessary size-based condition for attached ADUs on parcels with non-sprinklered primary residences and did not accurately reflect current requirements; and

WHEREAS, correction of this language clarifies proper application of existing ADU sprinkler standards and does not impose a new requirement or fee.

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the Scotts Valley Fire Protection District:

**Section 1. Amendment to Section 25.903.2.4 of Ordinance No. 2025-2**

Section 25.903.2.4 of Ordinance No. 2025-2 is amended to read as follows:

**25.903.2.4 – Accessory Dwelling Unit (ADU)**

Accessory Dwelling Unit(s). The following is included for clarification of the requirements for newly constructed accessory dwelling units. All newly constructed ADUs are required to comply with the standards for fire protection such as water supply and fire department access contained in Chapter 5 of this code.

1. Accessory Dwelling Units constructed on lots with an existing sprinklered primary residence:
  - a) Attached to main residence – fire sprinklers required.
  - b) Detached from main residence – fire sprinklers required.
2. Accessory Dwelling Units constructed on lots with an existing non-sprinklered primary residence:
  - a) Fire sprinklers not required.
3. Accessory Dwelling Units are required to comply with the standards for fire protection such as water supply and fire department access set forth in Chapter 5 of this code.
  - a) Water supply for fire protection shall be a minimum of 1,000 gpm for 60 minutes as required in §507.3 and Appendix B Table 105.1(1) of this code.
  - b) Access for new ADUs and JADUs shall be within 150 feet of all portions of the structure in accordance with §503.1.1 of this code.

**Exception:**

Where a newly constructed accessory dwelling unit does not meet these fire protection standards, an automatic residential sprinkler system may be utilized as an alternative to items 3(a) and/or 3(b) above.

**Section 2. Continuation of Ordinance 2025-2**

Except as amended herein, Ordinance No. 2025-2 remains in full force and effect.

**Section 3. Effective Date**

This ordinance shall take effect on January 1, 2026, consistent with Ordinance No. 2025-2 and Health and Safety Code Section 18941.5.

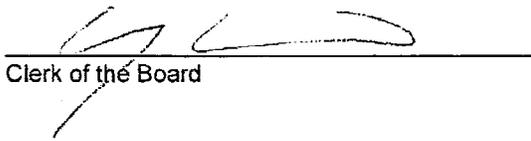
**PASSED AND ADOPTED** this 10<sup>th</sup> day of December 2025, by the Board of Directors of the Scotts Valley Fire Protection District by the following vote:

<b>YES:</b>	<u>5</u>
<b>NOES:</b>	<u>0</u>
<b>ABSENT:</b>	<u>0</u>
<b>ABSTAIN:</b>	<u>0</u>



Chairperson of the Scotts Valley Fire Protection District Board of Directors

**ATTEST:**

  
Clerk of the Board

**DISTRIBUTION:** Board of Supervisors  
Scotts Valley City Council

RATIFIED   X  

DENIED \_\_\_\_\_

MODIFIED \_\_\_\_\_

this   17<sup>th</sup>   day of   December  , 2025, by the Scotts Valley City Council by the following vote:

AYES:   5   CITY COUNCIL

NOES:   0   CITY COUNCIL

ABSENT:   0   CITY COUNCIL

ABSTAIN:   0   CITY COUNCIL

  
City Council signature  
Derek Timm, Mayor

ATTEST:  
Cathie Simonovich  
Clerk of the Board  
Cathie Simonovich,  
City Clerk

DISTRIBUTION:  
General Services Department/O.E.S.  
State of California Housing & Community Development  
Office of the California State Fire Marshal