ORDINANCE NO. 23

AN ORDINANCE RELATING TO FIRE PREVENTION AND ADOPTING THE "CALIFORNIA FIRE CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 9"

Adoption of California Fire Code. There is hereby adopted by the Board of Directors of the Cosumnes Community Services District ("District") for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code published by the International Code Council known as the 2025 California Building Standards Code, Title 24, California Code of Regulations, Part 9 (California Fire Code), in its entirety including, without limitation, Appendix Chapter 4, Appendix B, Appendix BB, Appendix C, Appendix CC, Appendix H, Appendix K, Appendix M, Appendix N, Appendix O, Appendix P, and such portions as hereinafter added, deleted, or amended, and excepting Section 112. Not less than one (1) copy of such code has been and now is filed with the Clerk of the Community Services District. From the effective date of this ordinance, the provisions thereof shall be controlling within the boundaries of the District's fire department, known as the Cosumnes Fire Department.

Enforcement. The division of authority for enforcement of this chapter shall be as follows:

(a) The Chief of District or their designated representatives shall have authority to enforce this chapter and issue citations for violations.

Findings. The Findings of Fact are filed with the California Building Standards Commission and the State Department of Housing and Community Development.

Definitions.

(a) Wherever the word "Chief' is used in the California Fire Code, it shall mean the Chief or fire code official of the District or their designated representatives.

SECTION 1
Amendments to the 2025 Edition of the California Fire Code.

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 105.5.5 "CARNIVALS AND FAIRS" IS AMENDED AS FOLLOWS:

Section 105.5.5 Carnivals, fairs, festivals, or exhibitions. An operational permit is required to conduct a carnival, fair, festival, or exhibition.

SECTION 113.4 "VIOLATION PENALTIES" IS AMENDED AS FOLLOWS:

Section 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 directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction or a misdemeanor punishable by a fine of not less than one hundred dollars ($100) and not more than one thousand dollars ($1,000), or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

CHAPTER 2
DEFINITIONS

SECTION 202 "ALL-WEATHER DRIVING SURFACE" IS ADDED AS FOLLOWS:

ALL-WEATHER DRIVING SURFACE. A roadway with a minimum surface finish of one layer of asphalt or concrete that is designed to carry the imposed weight loads of fire apparatus.

Exception: R-3 occupancies located on Agricultural or Agricultural-Residential zoned lots.

SECTION 202 "FALSE ALARM" IS AMENDED AS FOLLOWS:

FALSE ALARM. The willful and knowing or negligent initiation or transmission of a signal, message, or other notification of an event of fire when no such danger exists.

SECTION 202 "SUPERVISING STATION" IS AMENDED AS FOLLOWS:

SUPERVISING STATION. An approved UL listed, Type A, Full Service Central Station facility that receives signals and at which personnel are in attendance at all times to respond to these signals. The approved supervising station shall have the ability to relay the alarm to the Sacramento Regional Fire/EMS Communications Center.

CHAPTER 5
FIRE SERVICE FEATURES

SECTION 503.1.2.1 "ONE OR TWO-FAMILY DWELLING RESIDENTIAL DEVELOPMENTS" IS ADDED AS FOLLOWS:

Section 503.1.2.1 One or Two-Family Dwelling Residential Developments. All subdivisions of forty (40) or more lots shall have at least two (2) fire apparatus access roads unless otherwise approved by both the city/county engineer and the fire code official.

SECTION 503.6.1 "ELECTRIFIED SECURITY FENCES" IS ADDED AS FOLLOWS:

Section 503.6.1 Electrified security fences. Installation of an electrified security fence, where the fence is permitted by the Municipal Code of the local jurisdiction, the installer must, prior to installation, provide written notice to the fire code official of the location of the electrified security fence.

SECTION 505.1 "PREMISES IDENTIFICATION" IS AMENDED AS FOLLOWS:

Section 505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers. Address numbers shall not be spelled out. Each character shall be not less than 6 inches (152.4 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.

SECTION 505.1.1 "ILLUMINATION" IS ADDED AS FOLLOWS:

Section 505.1.1 Illumination. Address identification shall be internally or externally illuminated on all new buildings and on existing buildings undergoing alterations requiring a building permit. An illuminated directory board shall be required at every entrance where deemed necessary by the fire code official.

SECTION 507.1.1 "CONNECTION" IS ADDED AS FOLLOWS:

Section 507.1.1 Connection. When required by the fire code official, buildings without a public water supply shall be connected to the public water supply once the public water connectivity becomes available.

Exception:
1.1 Group R-3 and Group U occupancies.
1.2 Properties exempt from connection in the rural area so long as provided for in the General Plan.

SECTION 507.5.1 "WHERE REQUIRED" IS AMENDED AS FOLLOWS:

Section 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (91.4 m) 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 mains capable of supplying the required fire flow shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, *equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3,* the distance requirement shall be 600 feet (183 m).

SECTION 507.5.1.1 "HYDRANT FOR STANDPIPE SYSTEMS" IS AMENDED AS FOLLOWS:

Section 507.5.1.1 Hydrant for standpipe systems. Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 40 feet (12.192 m) of the fire department connection.

Exception: The distance shall be permitted to be increased up to 100 feet (30.480 m) where approved by the fire code official.

SECTION 510.4.1.1 "MINIMUM SIGNAL STRENGTH INTO THE BUILDING" IS AMENDED AS FOLLOWS:

Section 510.4.1.1 Minimum signal strength into the building. The minimum download signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The downlink signal level shall be sufficient to provide not less than a Delivered Audio Quality (DAQ) of 3.4 throughout the coverage area using either narrowband analog, digital or wideband LTE signals or an equivalent bit error rate (BER), or signal-to-interference-plus-noise ratio (SINR) applicable to the technology for either analog or digital signals.

SECTION 510.4.1.2 "MINIMUM SIGNAL STRENGTH OUT OF THE BUILDING" IS AMENDED AS FOLLOWS:

Section 510.4.1.2 Minimum signal strength out of the building. The minimum uplink signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The uplink signal level shall be sufficient to provide not less than a DAQ of 3.4 using either narrowband analog, digital or wideband LTE signals or an equivalent bit error rate (BER), or signal-to-interference-plus-noise ratio (SINR) applicable to the technology for either analog or digital signals.

CHAPTER 6
BUILDING SERVICES AND SYSTEMS

SECTION 606.5 "COMMERCIAL COOKING EQUIPMENT AND SYSTEMS" IS ADDED AS FOLLOWS:

Section 606.5 System activation notification. Commercial cooking fire protection systems, located in buildings equipped with a fire alarm control unit, shall be connected to the fire alarm control panel so that actuation of the extinguishing system will automatically send a signal to the supervising station.

CHAPTER 9
FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 901.4.7 "PUMP AND RISER ROOM SIZE" IS AMENDED AS FOLLOWS:

Section 901.4.7 Pump and riser room size. Approved fire pump rooms, fire control rooms, and automatic sprinkler system riser rooms shall be provided in all new buildings protected by an automatic sprinkler system. Fire pump rooms, fire control rooms, and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair, or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump, fire control rooms, and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.

Exception: Group R-3 Occupancies.

SECTION 901.4.7.2 "MARKING ON ACCESS DOORS" IS AMENDED AS FOLLOWS:

Section 901.4.7.2 Marking on access doors. Access doors for automatic sprinkler system riser rooms, fire control rooms, and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 4 inches (101.6 mm) with a minimum stroke of ½-inch (12.7 mm).

SECTION 901.4.7.4 "LIGHTING" IS AMENDED AS FOLLOWS:

Section 901.4.7.4 Lighting. Permanently installed artificial illumination and emergency illumination shall be provided in automatic sprinkler system riser rooms, fire control rooms, and fire pump rooms.

SECTION 903.2 "WHERE REQUIRED" IS AMENDED AS FOLLOWS:

Section 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 903.2.12 *and Sections 903.2.14 through 903.2.21*. For the provisions of this section, portions of buildings separated by firewalls shall not be considered separate buildings.

Exception:

1. Detached non-combustible canopies open on four sides not exceeding the basic allowable square footage in CBC Table 506.2 used exclusively for any of the following:

1.1 Parking or storage of private or recreational vehicles.
1.2 Noncombustible storage.
1.3 Fuel islands.

2. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code, or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.

SECTION 903.2.1.1 "GROUP A-1" IS AMENDED AS FOLLOWS:

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,599 square feet (334.36 m^2).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.

SECTION 903.2.1.2 "GROUP A-2" IS AMENDED AS FOLLOWS:

Section 903.2.1.2 Group A-2. 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 3,599 square feet (334.36 m^2).
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 3,599 square feet (334.36 m^2).*

SECTION 903.2.1.3 "GROUP A-3" IS AMENDED AS FOLLOWS:

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,599 square feet (334.36 m^2).
2. The fire area has an occupant load of 300 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 3,599 square feet (334.36 m^2).*

SECTION 903.2.1.4 "GROUP A-4" IS AMENDED AS FOLLOWS:

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,599 square feet (334.36 m^2).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

SECTION 903.2.2.1 "GROUP B" IS ADDED AS FOLLOWS:

Section 903.2.2.1 Group B. An automatic sprinkler system shall be provided for Group B occupancies, throughout stories containing Group B occupancies, and throughout all stories from the Group B occupancy to and including the levels of exit discharge serving that occupancy where the fire area exceeds 3,599 square feet (334.36 m^2) and as required in Sections 903.2.2.1 and 903.2.2.2.

SECTION 903.2.3 "GROUP E" IS AMENDED AS FOLLOWS:

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 3,599 square feet (334.36 m^2) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

   Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.
3. The Group E fire area has an occupant load of 300 or more.
4. *In rooms or areas with special hazards such as laboratories, vocational shops, and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.*
5. *Throughout any Group E structure greater than 3,599 square feet (334.36 m^2).*
6. *For public school state-funded construction projects see Section 903.2.19.*
7. *For public school campuses, Kindergarten through 12th grade, see Section 903.2.20.*

SECTION 903.2.4 "GROUP F-1" IS AMENDED AS FOLLOWS:

Section 903.2.4 Group F-1. 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 3,599 square feet (334.36 m^2).
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 3,599 square feet (334.36 m^2).
4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.
5. A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

SECTION 903.2.4.4 "GROUP F-2" IS ADDED AS FOLLOWS:

Section 903.2.4.4 Group F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-2 occupancy where the following condition exists:

1. A Group F-2 fire area exceeds 3,599 square feet (334.36 m^2).

SECTION 903.2.7 "GROUP M" IS AMENDED AS FOLLOWS:

903.2.7 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 3,599 square feet (334.36 m^2).
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 3,599 square feet (334.36 m^2).
4. ***[SFM]*** *The structure* exceeds *3,599 square feet (334.36 m^2).*

SECTION 903.2.7.2 "GROUP M UPHOLSTERED FURNITURE OR MATTRESSES" IS AMENDED AS FOLLOWS:

903.2.7.2 Group M upholstered furniture or mattresses. An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 3,599 square feet (334.36 m^2).

SECTION 903.2.8.1.1 "GROUP R-3 MANUFACTURED HOUSING" IS ADDED AS FOLLOWS:

903.2.8.1.1 Group R-3 manufactured housing. Fire sprinkler systems shall be installed in new manufactured homes (HSC Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (HSC 18008.7) in accordance with Title 25 of the California Code of Regulations.

SECTION 903.2.9 "GROUP S-1" IS AMENDED AS FOLLOWS:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided

throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 3,599 square feet (334.36 m^2).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,599 square feet (334.36 m^2).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 3,599 square feet (334.36 m^2).
5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m^2).

SECTION 903.2.9.1 "REPAIR GARAGES" IS AMENDED AS FOLLOWS:

Section 903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the California Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 3,599 square feet (334.36 m^2).
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 3,599 square feet (334.36 m^2).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 3,599 square feet (334.36 m^2).
5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m^2).

SECTION 903.2.10 "GROUP S-2 PARKING GARAGES" IS AMENDED AS FOLLOWS:

Section 903.2.10 Group S-2 parking garages. An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the fire area of the enclosed parking garage, in accordance with section 406.6 of the California Building Code, exceeds 3,599 square feet (334.36 m^2).
2. Where the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, is located beneath other groups.
   Exception: Enclosed parking garages located beneath Group R-3 occupancies.
3. Where the fire area of the open parking garage, in accordance with Section 406.5 of the California Building Code, exceeds 3,599 square feet (334.36 m^2).

SECTION 903.2.10.1 "COMMERCIAL PARKING GARAGES" IS AMENDED AS FOLLOWS:

Section 903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where

the fire area exceeds 3,599 square feet (334.36 m^2).

SECTION 903.2.10.3 "GROUP S-2" IS ADDED AS FOLLOWS:

Section 903.2.10.3 Group S-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy where the following condition exists:

1. A Group S-2 fire area exceeds 3,599 square feet (334.36 m^2).

SECTION 903.2.18.1 "GROUP U PRIVATE GARAGES AND CARPORTS" IS ADDED AS FOLLOWS:

Section 903.2.18.1 Group U private garages and carports. Carports and garages within 6 feet of a Group R occupancy equipped with automatic fire sprinklers shall be protected by fire sprinklers in accordance with NFPA 13D, NFPA 13R, or NFPA 13, as applicable.

SECTION 903.3.8.4 "SUPERVISION" IS AMENDED AS FOLLOWS:

Section 903.3.8.4 Supervision. Control valves shall not be installed between the water supply and sprinklers unless the valves are of an approved indicating type that are supervised and secured in the open position.

SECTION 903.3.9 "HIGH-RISE FLOOR CONTROL VALVES" IS AMENDED AS FOLLOWS:

Section 903.3.9 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in a multi-story building.

Exception: Group R-3 and R-3.1 occupancies, floor control valves and waterflow detection assemblies shall not be required.

SECTION 903.3.10 "FLOOR CONTROL VALVES" IS AMENDED AS FOLLOWS:

Section 903.3.10 Floor control valves. Floor control valves and waterflow detection assemblies shall be installed at each floor in multi-story buildings, at an approved location.

Exception: Group R-3 and R-3.1 occupancies, floor control valves and waterflow detection assemblies shall not be required.

SECTION 903.4.3 "ALARMS" IS AMENDED AS FOLLOWS:

Section 903.4.3 Alarms. An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, including one and two-family dwellings, 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 waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall acuate the building fire alarm system.

Exception: Automatic sprinkler systems protecting one and two-family dwellings are not required to be electronically supervised.

SECTION 903.6 "WHERE REQUIRED IN EXISTING BUILDINGS AND STRUCTURES" IS AMENDED AS FOLLOWS:

Section 903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 and as follows:

1. When there is a change of occupancy that results in increased life safety or fire risk, as determined by the fire code official, and the structure exceeds 3,599 square feet (334.36 m^2).
2. In existing buildings and structures exceeding 3,599 square feet (334.36 m^2), where the floor area of the building or structure is increased.

   Exception: When the building increase is to accommodate state-mandated accessibility improvements and the improvement is less than 500 square feet (46.45 m^2).
3. In existing buildings and structures less than 3,600 square feet (334.45 m^2), where the floor area of the building or structure is increased to exceed 3,599 square feet (334.36 m^2).

   Exception: When the building increase is to accommodate state-mandated accessibility improvements and the improvement is less than 500 square feet (46.45 m^2).

SECTION 903.6.1 "MONITORING FOR EXISTING BUILDINGS" IS ADDED AS FOLLOWS:

Section 903.6.1 Monitoring for existing buildings. When required by the fire code official, valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water flow switches on all existing sprinkler systems shall be monitored by an approved supervising station.

CHAPTER 10
MEANS OF EGRESS

SECTION 1008.3 "ILLUMINATION REQUIRED BY AN EMERGENCY ELECTRICAL SYSTEM" IS AMENDED AS FOLLOWS:

Section 1008.3 Illumination required by an emergency electrical system. An emergency electrical system shall be provided to automatically illuminate the following

areas in the event of a power supply failure.

1. In rooms or spaces that require two mor more exits or access to exits:
    - 1.1 Aisles.
    - 1.2 Corridors.
    - 1.3 Exit access stairways and ramps.
2. In buildings that require two or more exits or access to exits:
    - 2.1 Interior exit access stairways and ramps.
    - 2.2 Interior and exterior exit stairways and ramps.
    - 2.3 Exit passageways.
    - 2.4 Vestibules and areas on the level of discharge used for the exit discharge in accordance with Section 1028.2
    - 2.5 Exterior landings as required by Section 1010.1.5 for exit doorways that lead directly to the exit discharge.
3. In other rooms and spaces:
    - 3.1 Electrical equipment rooms.
    - 3.2 Fire command centers.
    - 3.3 Fire pump rooms, fire riser rooms, and fire control rooms.
    - 3.4 Generator rooms.
    - 3.5 Public restrooms with an area greater than 300 square feet (27.87 m^2)

SECTION 1028.5.1 "EXIT DISCHARGE SURFACE" IS ADDED AS FOLLOWS:

Section 1028.5.1 Exit discharge surface. Exterior exit pathway surfaces shall be suitable for pedestrians in inclement weather and shall terminate at a public way as defined in the California Building Code.

CHAPTER 12
ENERGY SYSTEMS

SECTION 1203.1.3.1 "EMERGENCY AND STANDBY POWER SYSTEMS" IS ADDED AS FOLLOWS:

Section 1203.1.3.1 Emergency and standby power systems. All buildings, other than one- and two-family dwelling units, and agricultural buildings not used for commercial purposes, with stand-by power, shall have an approved shunt trip device that disconnects all power sources to the building when required by the Fire Code Official.

CHAPTER 33
FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

SECTION 3307.2 "WATER SUPPLY FOR FIRE PROTECTION" IS AMENDED AS FOLLOWS:

Section 3307.2 When required. An approved and permanent water supply for fire protection shall be made available as soon as combustible building materials arrive on the site and prior to commencement of vertical construction.

Exception: The fire code official is authorized to reduce the fire flow requirements for isolated buildings, isolated subdivision model homes meeting the Cosumnes Fire Department model home standard, or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical, and an approved temporary water supply is provided.

SECTION 3307.2.1 "COMBUSTIBLE BUILDING MATERIALS" IS DELETED

SECTION 3307.2.2 "VERTICAL CONSTRUCTION OF TYPES III, IV, AND V CONSTRUCTION" IS DELETED

SECTION 3307.2.2.1 "FIRE SEPARATION UP TO 30 FEET" IS DELETED

SECTION 3307.2.2.2 "FIRE SEPARATION OF 30 FEET UP TO 60 FEET" IS DELETED

SECTION 3307.2.2.3 "FIRE SEPARATION OF 60 FEET OR GREATER" IS DELETED

SECTION 3307.3 "VERTICAL CONSTRUCTION, TYPE I AND II CONSTRUCTION" IS DELETED

SECTION 3307.4 "STANDPIPE SUPPLY" IS DELETED

SECTION 3313 "PREMISE IDENTIFICATION FOR BUILDINGS UNDER CONSTRUCTION" IS ADDED AS FOLLOWS:

SECTION 3313-PREMISE IDENTIFICATION FOR BUILDINGS UNDER CONSTRUCTION

Section 3313.1 Premise identification for buildings under construction. Prior to and during construction, an approved address sign(s) that is durable and visible during inclement weather shall be provided at each fire and emergency vehicle access road entry into the project.

CHAPTER 50
HAZARDOUS MATERIALS

SECTION 5003.9.1.2 "EMERGENCY RESPONSE SUPPORT INFORMATION" IS ADDED AS FOLLOWS:

Section 5003.9.1.2 Emergency response support information. Ready access to floor plans, safety data sheets (SOS), Hazardous Materials Management Plans (HMMP), and Hazardous Material Inventory Statements (HMIS) shall be provided as determined by the fire code official.

SECTION 5601.1.6 "FIREWORKS DISPLAY" IS ADDED AS FOLLOWS:

Section 5601.1.6 Fireworks display. In addition to the California Code of Regulations, Title 19, Division 1, Chapter 10, NFPA 1123 shall govern the handling, operation, and use of fireworks and equipment intended for outdoor fireworks for public display.

Exception: Use of California Safe and Sane consumer fireworks.

CHAPTER 80
REFERENCE STANDARDS

SECTION 80 "REFERENCED STANDARDS" IS AMENDED AS FOLLOWS:

NFPA 1123-26: Code for Fireworks Display

APPENDIX B
FIRE FLOW REQUIREMENTS FOR BUILDINGS

APPENDIX B TABLE NO. B105.1(1) "REQUIRED FIRE FLOW FOR ONE AND TWO- FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS, AND TOWNHOUSES" IS AMENDED AS FOLLOWS:

TABLE NO. B105.1 (1)
REQUIRED FIRE FLOW FOR ONE AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS, AND TOWNHOUSES[a]

FIRE FLOW CALCULATION AREA (Square Feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (Gallons per Minute)	FLOW DURATION (Hours)
0-3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required flow rate
0-3,600	Section 903.3.1.3 of the California Fire Code or Section P2904 of the California Residential Code	1,000	1

3,601 and greater	Section 903.3.1.3 of the California Fire Code or Section P2904 of the California Residential Code	½-value in Table B105.1 (2)[a]	1

For SI: 1 square foot= 0.0929 m^2, 1 gallon per minute= 3.785 *L/m.*

a. The reduced fire flow shall not be less than 1,000 gallons per minute for a duration of 1 hour.

APPENDIX B SECTION B105.2 "BUILDINGS OTHER THAN ONE AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES" IS AMENDED AS FOLLOWS:

Section B105.2 Buildings other than one and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire flow and flow duration for buildings other than one and two-family dwellings, Group R-3, and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

Exceptions:

1. ***[SFM]*** *Group B, S-2, and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:*
    a. *California State Parks buildings of an accessory nature (restrooms).*
    b. *Safety roadside rest areas, (SRRA), public restrooms.*
    c. *Truck inspection facilities, (TIF), CHP office space, and vehicle inspection bays.*
    d. *Sand/salt storage buildings, storage of sand and salt.*
2. Group U occupancies accessory to a one or two-family dwelling.
3. A reduction in required fire flow of up to 50 percent is permitted when the building is provided with an automatic sprinkler system installed in accordance with 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 3,000 gallons per minute (11356.24 L/min.). Reduction of fire flow does not apply to the number of fire hydrants required or fire flow duration.

    Exception: The fire code official is authorized to reduce the fire flow requirements where full fire flow requirements is unobtainable and/or an approved alternative design meeting the intent of the code is provided and the resulting fire flow is not less than 1,500 gallons per minute.
4. A reduction in required fire flow of up to 75 percent is permitted for warehouse buildings of Type I, Type II, and Type III-A construction and provided with early suppression fast response fire sprinkler systems. The resulting fire flow shall not be less than 1,500 gallons per minute (5677.5 L/min.). Reduction of fire flow does not apply to the number of fire hydrants required or fire flow duration.

APPENDIX B, TABLE NO. B105.2 "REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS, AND TOWNHOUSES" IS AMENDED AS FOLLOWS:

TABLE NO. B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS, AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (Gallons per Minute)	FLOW DURATION (Hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the California Fire Code	50% of the Value in Table B105.1 (2)[a]	Duration in Table B105.1(2)
Section 903.3.1.2 of the California Fire Code	50% of the Value in Table B105.1 (2)[a]	Duration in Table B105.1(2)

For SI: 1 gallon per minute= 3.785 L/m.

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

APPENDIX C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION

TABLE NO. C102.1 "REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS" IS AMENDED AS FOLLOWS:

TABLE NO. C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS[ef]

FIRE FLOW REQUIREMENT (Gallons per minute)	MINIMUM NO. OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS[abd] (Feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT
1,750 or less	1	300	150
1,751-2,250	2	300	150
2,251-2,750	3	300	150
2,751-3,250	3	300	150

3,251-4,000	4	300	150
4,001-5,000	5	300	150
5,001-5,500	6	300	150
5,501-6,000	6	250	150
6,001-7,000	7	250	150
7,001 or more	8 or more[c]	200	120

For SI: 1 foot= 304.8 mm, 1 gallon per minute= 3.785 *L/m.*

a. Where streets are provided with median dividers that cannot be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes or street width is more than 88 feet (26.82 m), hydrant spacing shall average 300 feet on each side of the street and be arranged on an alternating basis.

b. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet (304.8 m) to provide for transportation hazards. In addition, there shall be at least one hydrant at each intersection.

c. One Hydrant for each 1,000 gallons per minute or fraction thereof.

d. Average spacing between fire hydrants may be extended to 500 feet (152.4 m) on streets serving one- and two-family dwellings.

e. Reduction of fire flow does not apply to the number of fire hydrants required or fire flow duration.

f. The fire code official is authorized to modify the location, number, and distribution of fire hydrants based on site-specific constraints and hazards.

SECTION 2
Repeal of Conflicting Ordinances

As of the Effective Date of this Ordinance, Ordinance No. 21 adopting the 2022 California Fire Code with local amendments is hereby repealed in its entirety and shall be of no further force and effect. All former fire prevention ordinances, resolutions, or parts thereof, conflicting, or inconsistent with the provisions of this ordinance, or of the code hereby adopted are hereby repealed.

Conflict with City/County Municipal Code or General Plan
Should any of the Fire Code revisions now or in the future conflict with the City/County Municipal Code or General Plan, the City's/County's Code or Plan shall prevail.

Prior References
Prior references to the local code shall be construed to apply to the corresponding provisions of this code.

Validity
The Board of Directors hereby declares that should any section, paragraph, sentence, or word of this ordinance, or of the code hereby adopted, be declared for any reason to be invalid, it is the intent of the Board of Directors that it would have passed all other portions of this ordinance independent of the elimination therefrom of any such portion as may be declared invalid.

SECTION 3
FINDINGS

In connection with the amendments enacted by Section 2 relating to the California Fire Code and the California Building Code and their appendices, 2025 edition, the Board of the Cosumnes Community Services District makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7 and 18941.5. The changes are reasonably necessary because of local climatic, topographical, or geological conditions.

The Board of the Cosumnes Community Services District hereby adopts pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

a. Under this adopting ordinance, specific amendments have been established which are more restrictive of nature than those adopted by the State of California (State Buildings Standards Code, State Housing & Community Development Codes) commonly referred to as Title 24 & Title 25 of the California Code of Regulations. These amendments to the California Fire Code 2025 edition, have been recognized by the Board of the Cosumnes Community Services District to address the fire problems, concerns, and future direction by which the District can establish and maintain an environment which will afford a level of fire and life safety to all who live and work within its boundary.

b. The International Code Council has assumed responsibility for the International Fire Code and International Building Code and International Fire Code and Building Code Standards. The International Code Council provided a means for participation by all code enforcement officials from throughout the country, as well as industry representatives, consultants, and other private parties with an interest in the International Fire Code and International Building Code.

c. The International Fire Code and International Building Code, being the 2025 edition thereof, published by the International Code Council, nationally recognized compilation of proposed rules, regulations, and standards of said Association.

d. Said International Fire Code and International Building Code has been printed and published as a Code in book form within the meaning of Section 50022.1 of the Government Code of the State of California.

e. Under the provisions of Section 18941.5 of the Health and Safety Code, local amendments are based on climatic, topographical, and geological conditions. The

findings of fact contained herein address each of these situations and present the local situation, which either singularly or in combination, caused the aforementioned amendments to be adopted.

LOCAL CONDITIONS

A. This amendment is justified based on a local climatic condition. Sacramento County is subject to precipitation, relative humidity, temperature extremes, and high-velocity winds.

1. Precipitation and relative humidity

a. Condition

Monthly precipitation ranges from .05 to 3.73 inches with an average of approximately 17.2 inches per year. Most of this precipitation falls during the months of November through April. There is a dry period of at least six months each year, May through October. Additionally, the area is subject to occasional drought. Relative humidity remains in the middle range most of the time. It ranges from twenty-nine (29) to thirty-eight (38) percent during spring, summer, and fall, and from fifty-seven (57) to ninety (90) percent in the winter. It occasionally falls as low as fifteen (15) percent. (National Weather Service Sacramento Branch average of historical data https://wrcc.dri.edu/cgi-bin/clilcd.pl?ca23232).

b. Impact

Locally experienced dry periods cause extreme dryness of untreated wood shakes and shingles on buildings and non-irrigated grass, brush, and weeds, which are often near buildings with wood roofs and sidings. Such dryness causes these materials to ignite very readily and burn rapidly and intensely.

Due to dryness, a rapidly burning grass fire or exterior building fire can quickly transfer to other buildings by means of radiation or flying brands, sparks, and embers. A small fire can rapidly grow to a magnitude beyond the control capabilities of the Fire District resulting in excessive fire loss.

A quantitative vulnerability assessment prepared by the Regional Water Authority included in the American River Basin Integrated Regional Water Management Plan (IRWMP) evaluated the effects on both surface water and groundwater. The assessment indicates that surface water supplies would be reduced and would be mostly associated with reduced diversions from the American River. Climate change is also anticipated to have an impact on groundwater. Also noted is that increased groundwater pumping would occur to meet

urban and agricultural demands, i.e., the long- term average groundwater pumping in the Central Basin would increase by 6 percent. Groundwater elevations would decrease from 6 to 15 feet from the baseline condition in the Sacramento County Water Authority's service area. Planned actions to address these vulnerabilities include decreasing urban per capita water demand. The degradation of water supplies reduces the efficiency of fixed fire protection systems as well as hampering fire suppression activities. As an example, in 1998, the City of Sacramento lowered its static water pressure from 50 psi to 30 psi.

The doubling of average rainfall called an "El Nino" event has occurred from time to time and does cause the grass to mature and grow more than six feet high before it dries out. Ten square feet of this type of fuel is equivalent to the explosive force of one gallon of gasoline.

Low-level fog (Tule Fog) is present throughout the winter months, which brings visibility to almost zero feet. The fog delays emergency responders and has caused numerous vehicle accidents including the December 11, 1997, Interstate 5 incident in Elk Grove which involved 36 vehicles and caused 31 casualties including 5 fatalities. The fog can also cause freezing and slick roadways.

2. Temperature

a. Condition

Temperatures have been recorded as high as 115° F throughout the Sacramento region with average summer highs in the seventy-eight (78) to ninety-four (94) degree range. (National Weather Service Sacramento Branch average of historical https://wrcc.dri.edu/cgi-bin/clilcd.pl?ca23232).

b. Impact

The Sacramento region has extreme variations in weather patterns too. Summers are arid and warm, winters are cool to freezing, fall and spring can bring any combination of weather patterns together. It is this cyclical uncertainty that allows weather events such as the rapid melting of the snowpack which causes flooding in the low-lying valley areas of Sacramento County.

High temperatures cause rapid fatigue and heat exhaustion to firefighters, thereby reducing their effectiveness and ability to control large building and wildland fires.

Another impact of high temperatures is that combustible building material and non-irrigated weeds, grass, and brush are preheated,

thus causing these materials to ignite more readily and burn more rapidly and intensely. Additionally, the resultant higher temperature of the atmosphere surrounding the materials reduces the effectiveness of the water being applied to the burning materials. This requires that more water be applied, which in turn requires more Fire District resources to control a fire on a hot day. High temperatures directly contribute to the rapid growth of fires to an intensity and magnitude beyond the control capabilities of the Fire District.

3. Sea Level Rise

   a. Condition
   Climate change-induced sea level rise is likely to create hydrologic changes in the San Francisco Bay and Delta that could affect the CSD service area. While uncertainty exists regarding the extent of sea level rise, there is consensus that it will increase the frequency, duration, and magnitude of flood events in the San Francisco Bay and Sacramento-San Joaquin Delta (Bay-Delta) area that borders the western edge of the CSD service area

   b. Impact
   Given a 1-foot rise in sea level, as predicted in low-end sea level rise projections, the occurrence of a 100-year storm surge-induced flood event would shift to once every 10 years. In other words, the frequency of a 100-year event could increase tenfold. Sea level rise and the associated increases in flood events would place greater strain on existing levee systems and could expand floodplains affecting the city. In addition to the pressure resulting from sea level rise, climate change is anticipated to result in increased severity of winter storms, particularly in El Nino years. Such weather events will result in higher levels of seasonal flooding than those currently experienced. Such changes in weather events will further strain levees and increase floodplain areas.

4. Winds

   a. Condition
   Prevailing winds in the area are from the south or southeast. However, winds are experienced from virtually every direction at one time or another. Wind velocities are generally in the six (6) mph to nine point seven (9.7) mph ranges, gusting to twenty-five (25) to thirty-five (35) mph. Forty (40) mph winds are experienced occasionally and winds up to seventy-four (74) mph have been registered locally. During the winter half of the year strong, dry, gusty winds from the north move through the area for several days creating extremely dry conditions. (National Weather Service Sacramento Branch average of historical data https://wrcc.dri.edu/cgi-bin/clilcd.pl?ca23232).

b. Impact

Winds such as those experienced locally can and do cause fires, both interior, and exterior, to burn and spread rapidly. Fires involving non-irrigated weeds, grass, and brush can grow to a magnitude and be fanned to intensity beyond the control capabilities of the Fire District very quickly even by relatively moderate winds. During wood shake and shingle roof fires, or exposure fires, winds can carry sparks and burning brands to other structures, thus spreading the fire and causing conflagrations. When such fires are not controlled, they can extend to nearby buildings, particularly those with untreated wood shakes or shingles. In building fires, winds can literally force fires back into the building and can create a blow torch effect, in addition to preventing "natural" ventilation and cross-ventilation efforts.

Winds of the type experienced locally also reduce the effectiveness of exterior water streams used by the Fire District on fires involving large interior areas of buildings, fires which have vented through windows and roofs due to inadequate built-in fire protection, and fires involving wood shake and shingle building exteriors. Local winds will continue to be a factor in causing major fire losses to buildings not provided with fire resistive roof and siding materials. Buildings with inadequately separated interior areas or lacking automatic fire protection systems are also at risk.

Throughout the District, homes are being built within grass and brush-covered rural areas creating an urban interface environment. Combustible weeds on vacant lots, coupled with windy conditions can be a recipe for disaster. Throughout the State of California, large catastrophic fires in these urban interface environments have resulted in loss of life and property at an increasing rate.

B. This amendment is justified based on a local geologic condition. The CSD service area has no known active faults, and no active or potentially active faults underlie nor is it located in an Alquist-Priolo Earthquake Fault Zone. In major earthquakes, fault displacement can cause rupture along the surface trace of the fault, leading to severe damage to structures, roads, and utilities located on the fault trace. Surface rupture generally occurs along an active fault trace but can occasionally occur along presumably inactive faults. Because no known faults traverse the CSD service area, the risk of surface rupture is considered low.

Ground shaking is motion that occurs because of energy released during earthquakes. The damage or collapse of buildings and other structures caused by ground shaking is among the most serious seismic hazards. The intensity of shaking and its potential impact on buildings is determined by the physical characteristics of the underlying soil and rock, building materials and design, earthquake magnitude, location of the epicenter, and the character and duration of ground motion. Ground motion lasts longer,

and waves are amplified on loose, water-saturated materials as compared to solid rock; as a result, structures located on alluvium typically suffer greater damage. Much of Sacramento County is on alluvium, which increases the amplitude of an earthquake wave.

Sacramento County is divided by major transportation corridors including Interstate 80 which traverses in an east/west direction and both Highway 99 and Interstate 5 running in the north/south direction. The Sacramento Metropolitan Fire District and the Cosumnes Fire Department serve a combined population of more than 923,000 residents and over 500 square miles. There are 2 major rail lines that run through the District. An overpass or underpass crossing collapse would significantly increase response time for fire and emergency vehicles and hinder mutual aid efforts. This is due to the limited crossings of the major highways and rail lines.

Earthquakes of the magnitude experienced locally mixed with the alluvium soils found in Sacramento County can cause damage to areas within the electrical transmission facilities, which, in turn, cause power failures while at the same time starting fires throughout the Fire District. The occurrence of multiple fires will quickly deplete existing fire district resources, thereby reducing and/or delaying their response to any given fire. Additionally, without electrical power, elevators, smoke management systems, lighting systems, alarm systems, and other electrical equipment urgently needed for building evacuation and fire control in large buildings without emergency generator systems would be inoperative, thereby resulting in loss of life and/or major fire losses in such buildings.

The above local topographical conditions impede emergency response activities and increase response times. Public Safety resources would have to be prioritized to mitigate the greatest threat and may likely be unavailable for smaller single dwelling or structure fires

C. This amendment is justified based on a local topographic condition. Sacramento County is subject to increased vegetation, varied surface features, hazardous building operations, increased landscaping, and terrain risk factors.

1. Vegetation

Highly combustible dry grass, weeds, and brush are common in the open space areas adjacent to built-up locations six (6) to eight (8) months of each year. The Sacramento County Local Hazard Mitigation Plan update (LHMP) indicates the probability of a wildfire is highly likely and could be extensive geographically, and that climate change may be a factor in the probability of future occurrences. (Sacramento County 2016)

The unincorporated area contains large sections of undeveloped agricultural lands with scattered residential and some limited commercial uses. There is a wildland-urban interface at some locations where the boundaries in some

instances adjoin City limit boundary. The CCSD provides fire protection in a 157-square-mile service area covering Elk Grove, Galt, and a portion of unincorporated southern Sacramento County. During a wildfire event that crosses into the urban city areas, there would be a significant area to cover. Thus, nearby buildings, particularly those with wood roofs or sidings are in danger. This condition can be found throughout the District, especially in those fully developed areas and those areas marked for future development.

Development continues to extend from the urban core into grass-covered areas and brush/tree-covered areas, where every 20-percent increase in slope doubles the rate of fire spread.

2. Surface features

The District is bisected by the Union Pacific mainline running north/south with an average of eighteen to twenty-four trips daily and with the ability to increase the trips significantly without prior notice to the District. Underground pipelines run parallel to the mainline in a north/south direction in the western portion of the district and carry liquid petroleum, and natural gases under high pressure. It is reasonably foreseeable that this bisection of the District by the railroad track could result in the reduction of response time for fire and emergency vehicles in the event a train is traveling on the railroad track at the time of a fire or other emergency.

3. Buildings, landscaping, and terrain

The District includes several topographical features, including major rivers and creeks, aqueducts, lakes, sloughs, natural parkways, open space, bridges/overpasses, freeways, railroad tracks, drainage canals, and sprawling industrial facilities, such as Suburban Propane, Apple Inc., Airgas, Cardinal Glass, and Sacramento Regional Waste Water Treatment Plant. Traffic must be channeled around several of these topographical features and limitations, which creates traffic congestion and delays in emergency response. In the event of an accident or other emergency at one of the key points of intersection between a road and river or freeway, sections of the District could be isolated, or response times could be significantly increased so as to increase the risk of injury or damage. These features are located between many of the District's fire stations.

Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open space, and endangered species habitats have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading and limited access. Reduced available infrastructure features, such as roads, water supplies, and fire protection,

hamper the effectiveness of fire response resources. These rural areas are subject to a higher degree of risk without mitigation measures.

The 100-year floodplain zone estimates inundation areas based on a flood that has a 1 percent chance of occurring in any given year. The 100-year flood zones include areas along Laguna Creek in the northwest and north-central portion of the City of Elk Grove, and along the Cosumnes River to the southeast, primarily just outside of City limits, but still within the CSD's service area. Flood risk is intensified in the lower stream reaches by high tides occurring in the Delta at the same time as strong offshore winds during heavy rainfall.

The area potentially affected by a 200-year flood event within the District is located along Deer Creek and the Cosumnes River. Much of this land is preserved for agricultural use and would be at limited risk of damage from flood hazard zones. However, a 200-year flood event caused by levee breaks along the Sacramento River could result in flooding in small portions of Laguna West, an existing residential neighborhood on the western side of the District.

A 500-year flood event, which has a 0.2 percent chance of occurring in any given year, is possible in the northern portion of the City of Elk Grove along the Sacramento River and Laguna Creek.

The existing levee system in areas surrounding the CSD's service area was initially constructed by hand labor, and later by dredging to hold back river floods and tidal influences, to obtain additional lands for grazing and crop growing. Continued maintenance is necessary to hold these levees against the river floods that threaten surrounding areas. Because levees are vulnerable to peat oxidation as well as sand, silt, and peat erosion, new material is continually added to maintain them. Subsiding farmlands adjacent to levees may increase water pressure against the levees, adding to the potential for levee failure. In addition, many levees, known as non-project levees, are not maintained to any specified standard, which can increase the likelihood of failure and inundation. Levee failures can be difficult to predict since even inspected project levees are prone to failure under certain conditions.

The above local topographical conditions impede emergency response activities and increase response times. Public Safety resources would have to be prioritized to mitigate the greatest threat and may likely be unavailable for smaller single dwelling or structure fires.

Additional variables that may negatively impact emergency response:

1. The extent of damage to the water system.
2. The extent of isolation due to bridge and/or freeway overpass collapse.

3. The extent of roadway damage and/or amount of debris blocking the roadways.
4. Climatic conditions (hot, dry weather with high winds).
5. Time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours.
6. The availability of timely mutual aid or military assistance.

Based on these local climatic, topographical, and geological conditions, the amendments to the 2025 California Fire Code and 2025 California Building Code as specified in this ordinance are considered reasonable and necessary modifications to the requirements established pursuant to Section 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence of fire, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property, and protection of the environment.

California Health and Safety Code Section 17958.7 requires that the modifications or changes be expressly marked and identified as to which each finding refers. Therefore, the Board of Directors finds that the attached table provides code sections that have been modified which are building standards as defined in Health and Safety Code Section 18909, and the associated conditions for modification due to local climatic, geological, and topographical reasons.

2025 California Fire Code

Section	Title	Adopted from CFC	Amended from CFC	Added to CFC	Deleted from CFC	Justification
105.5.5	Carnivals and fairs		X			Administrative
112	Means of appeals				X	Administrative
113.4	Violation penalties		X			Administrative
202	Definitions		X	X		Administrative
503.1.2.1	One or two-family dwelling residential developments			X		B, C2
503.6.1	Electrified security fences			X		A3, A4, C1
505.1	Address identification		X			A1
505.1.1	Illumination			X		A1
507.1.1	Connection			X		A2, A3, C1

Section	Title	Adopted from CFC	Amended from CFC	Added to CFC	Deleted from CFC	Justification
507.5.1	Where required		X			A2, A3, C1
507.5.1.1	Hydrant for standpipe systems		X			A2, A3, C1
510.4.1.1	Signal strength inbound		X			A, B, C
510.4.1.2	Signal strength outbound		X			A, B, C
606.5	System activation notification			X		B, C2, C3
901.4.7	Pump and riser room size		X			A1, A2
901.4.7.2	Marking on access doors		X			A1
901.4.7.4	Lighting		X			A3, B
903.2	Where required		X			A2, A3, B, C1, C2, C3
903.2.1.1	Group A-1		X			A2, A3, B, C1, C2, C3
903.2.1.2	Group A-2		X			A2, A3, B, C1, C2, C3
903.2.1.3	Group A-3		X			A2, A3, B, C1, C2, C3
903.2.1.4	Group A-4		X			A2, A3, B, C1, C2, C3
903.2.2.1	Group B			X		A2, A3, B, C1, C2, C3
903.2.3	Group E		X			A2, A3, B, C1, C2, C3
903.2.4	Group F-1		X			A2, A3, B, C1, C2, C3
903.2.4.4	Group F-2			X		A2, A3, B, C1, C2, C3

Section	Title	Adopted from CFC	Amended from CFC	Added to CFC	Deleted from CFC	Justification
903.2.7	Group M		X			A2, A3, B, C1, C2, C3
903.2.7.2	Group M upholstered furniture or mattresses		X			A2, A3, B, C1, C2, C3
903.2.8.1.1	Group R-3 manufactured housing			X		A2, A3, B, C1, C2, C3
903.2.8.2	Group R-4			X		A2, A3, B, C1, C2, C3
903.2.9	Group S-1		X			A2, A3, B, C1, C2, C3
903.2.9.1	Repair garages		X			A2, A3, B, C1, C2, C3
903.2.10	Group S-2 parking garages		X			A2, A3, B, C1, C2, C3
903.2.10.1	Commercial parking garages		X			A2, A3, B, C1, C2, C3
903.2.10.3	Group S-2			X		A2, A3, B, C1, C2, C3
903.2.18.1	Group U private garages and carports accessory to Group R-3 occupancies		X			A2, A3, B, C1, C2, C3
903.3.8.4	Supervision		X			B, C2, C3
903.3.9	High-rise floor control valves		X			B, C2, C3
903.3.10	Floor control valves		X			B, C2, C3
903.4.3	Alarms		X			A1, B, C2, C3

Section	Title	Adopted from CFC	Amended from CFC	Added to CFC	Deleted from CFC	Justification
903.6	Where required		X			A1, A3, C1, C2, C3
903.6.1	Monitoring			X		B, C2, C3
1008.3	Emergency Illumination		X			A3, B
1028.5.1	Exit discharge surface			X		A1
1203.1.3.1	Emergency and standby power systems			X		A1, A3, B, C1, C2, C3
3307.2	When required		X			A2, A3, B, C1, C2, C3
3307.2.1	Combustible building materials				X	A1, A3, B, C1, C2, C3
3307.2.2	Vertical construction				X	A1, A3, B, C1, C2, C3
3307.2.2.1	Fire separation				X	A1, A3, B, C1, C2, C3
3307.2.2.2	Fire separation				X	A1, A3, B, C1, C2, C3
3307.2.2.3	Fire separation				X	A1, A3, B, C1, C2, C3
3307.3	Vertical construction				X	A1, A3, B, C1, C2, C3
3307.4	Standpipe supply				X	A1, A3, B, C1, C2, C3
3313.1	Premise identification			X		A, B, C
5003.9.1.2	Emergency response support information			X		A, B, C

Section	Title	Adopted from CFC	Amended from CFC	Added to CFC	Deleted from CFC	Justification
5601.1.6	Fireworks Display			X		A1, A3, B, C1, C2, C3
Chapter 80	Reference standards		X	X		A, B, C
Appendix Chapter 4	Special detailed requirements	X				A2, A3, B, C1, C2, C3
Appendix B, Table B105.1(1)	Required fire flow for one and two-family dwellings, Group R-3 and R-4 buildings and townhouses		X			A2, A3, B, C1, C2, C3
Appendix B105.2	Buildings other than one and two- family dwellings, Group R-3 and R-4 buildings and townhouses		X			A2, A3, B, C1, C2, C3
Appendix B Table B105.2	Required fire flow for buildings other than one and two-family dwellings, Group R-3 and R-4 buildings and townhouses		X			A2, A3, B, C1, C2, C3
Appendix BB	Fire flow requirements for buildings	X				A2, A3, B, C1, C2, C3
Appendix C, Table C102.1	Required number and spacing of fire hydrants		X			A2, A3, B, C1, C2, C3
Appendix CC	Fire hydrant locations	X				A2, A3, B, C1, C2, C3

Section	Title	Adopted from CFC	Amended from CFC	Added to CFC	Deleted from CFC	Justification
Appendix H	Hazardous materials management plans and hazardous materials inventory statements	X				Administrative
Appendix K	Construction requirements for existing ambulatory care facilities	X				A2, A3, B, C1, C2, C3
Appendix M	High-rise buildings-retroactive automatic sprinkler requirements	X				A2, A3, B, C1, C2, C3
Appendix N	Indoor trade shows and exhibitions	X				Administrative
Appendix O	Valet trash and recycling collection in Group R-2 occupancies	X				A2, A3, B, C1, C2, C3
Appendix P	Temporary haunted houses	X				A2, A3, B, C1, C2, C3

SECTION 4

This ordinance was introduced, and the title thereof read at the regular meeting of the Cosumnes Community Service District on _____10/15/2025_____ and on _____11/05/2025_____.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Directors voting for and against the same, said publication to be made in a newspaper of general circulation published in the City of Elk Grove, the City of Galt, and Sacramento County.

On a motion by Director _____Tarango_____, seconded by Director _____Sakaris_____, the foregoing ordinance was passed and adopted by the Board of Directors of the Cosumnes Community Services District, State of California, this __05_____ day of ___November_, 2025, by the following vote:

AYES: Directors, Lozano, Sakaris, Spease, Tarango, Zehnder

NOES: Directors, None

ABSENT: Directors, None

ABSTAIN: Directors, None

Angela Spease, Board President
Board of Directors of the Cosumnes Community Services District

(SEAL)

ATTEST: _____
Elenice Gomez, Secretary to the Board

APPROVED AS TO FORM: _____
Sigrid K. Asmundson, District Counsel