

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT**

**AGENDA
March 17, 2021
Building Industry Advisory Committee**

Jerry Homme, Chairman, El Dorado Co, Builders Exchange (*Vacant, Alt*)
Jeff Haberman, At-Large Member (*James Bayless, Alt*)
Lori Burne, At-Large Member (*Marilyn Ross, Alt*)
Earl McGuire, SAGE (*Garry Gates, Alt*)
Jeff Short, North State BIA (*William Fisher, Alt*)
Tom Burnette, Building Official, (*Technical Advisor*)
Marshall Cox, El Dorado Fire, (*Technical Advisor*)

Wednesday, March 17, 2021

1:30 PM

El Dorado County
2850 Fairlane Ct.
Placerville, CA 95667

The BIAC makes recommendations to the Board of Supervisors and Development Services Division regarding code interpretations, inspections, procedures, new construction techniques, product reviews, new codes, revised fees and other items of industry concern (Resolution 164-2010)

PUBLIC PARTICIPATION INSTRUCTIONS: To comply with physical distancing requirements and the stay at home order from the Governor, they physical meeting will be closed to members of the public and all public participation will be handled remotely.

To observe the live stream of the Building Industry Advisory Committee meeting go to <https://zoom.us/j/99263337638>. The meeting ID is 992 6333 7638. Password 770937.

If you are joining the meeting via zoom and wish to make a comment on an item, press the “raise a hand” button. If you are joining the meeting by phone (646) 558-8656, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

By participating in this meeting, you acknowledge that you are being recorded.

CALL TO ORDER AND ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF THE MINUTES

1.) December 16, 2020

OPEN FORUM

Open Forum is an opportunity for members of the public to address BIAC Members on subject matters that are not on the meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three (3) minutes per person. The Committee reserves the right to impose a reasonable limit of time afforded to any topic, individual speaker or the total amount of time reserved for Open Forum.

DISCUSSION ITEMS

- 1) Chair recommending the committee receive and file an update from Ron Phillips, El Dorado Hills Fire Department on the following:**
 - a. El Dorado County Regional Fire Protection Standard No. D-003, Water Supplies for Suburban and Rural Fire Fighting (DRAFT); and,

- b. California Board of Forestry Proposed Rulemaking Efforts on Amending 14 CCR §§1270.00-1276.04, State Minimum Fire Safe Regulations; and,
- c. Rescue Fire Protection District Proposed Ordinance to Establish a Schedule of Fees Covering the Cost of Service and Enforcement of Regulations.

2) Chair recommending the Committee do the following:

- a. Vote on the creation of Bylaws for the Building Industry Advisory Committee; and,
- b. Review and edit the drafted Bylaws at the next regularly scheduled meeting on June 16, 2021: and,
- c. Approve the final draft of the Bylaws.

NEXT MEETING: June 16, 2021

BIAC MEMBER UPDATES

ADJOURNMENT



El Dorado County Fire Prevention Officer's Association

501 Pleasant Valley Rd, Diamond Springs, CA 95619

Business: 530-626-3190 Fax: 530-626-3188

DATE: March 9, 2021

TO: Building Industry Advisory Committee Members

FROM: Ronald Phillips, Project Management Specialist, El Dorado Hills /
Rescue Fire Departments

RE: **El Dorado County Regional Fire Protection Standard No. D-003,
Water Supplies for Suburban and Rural Fire Fighting (DRAFT)**

Committee Members:

At your December, 2020, regular committee meeting the fire agencies of this County brought forth an update to you on the rulemaking process underway to revise Fire Protection Standard No. **D-003, Water Supplies for Suburban and Rural Fire Fighting**. This standard was last updated in 2016 and is proposed to be significantly revised as part of this process. A copy of the draft standard is also enclosed for your review.

Fire Prevention Specialist Marshall Cox and Fire Prevention Officer Casey Ransdell will present an overview of the significant changes proposed to this standard. The presentation is intended to focus on the potential impacts this standard may have on community development projects in rural areas where a municipal water supply is not available for fire suppression purposes. They are also available to answer any committee member questions you may have about the proposed changes to the standard.

The El Dorado County Fire Chiefs are scheduled to review the final rulemaking efforts on this standard at their regular meeting on March 24, 2021. Public comment is very much appreciated. Please direct all questions and/or concerns with the proposed changes to Fire Prevention Specialist Marshall Cox of the El Dorado Hills Fire Department at mcox@edhfire.com.

Thank you for your assistance in this matter.

##

EL DORADO COUNTY REGIONAL FIRE PROTECTION STANDARD



Water Supplies for Suburban and Rural Fire Fighting STANDARD #D-003 EFFECTIVE - TBD

I. PURPOSE:

The purpose of this standard is to communicate the minimum level of water storage and delivery system requirements for one- and two-family dwellings as approved under the reduced fire flow allowance within the fire jurisdictions that adopt this standard.

II. BACKGROUND:

The California Fire Code (CFC) Section 507.1 requires an approved water supply capable of providing the required fire flow for fire protection to premises upon which facilities, buildings, or portions of buildings which are hereinafter constructed or moved into or within the jurisdiction. The CFC Section 507.2 further explains that the water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. The CFC, as amended locally, requires the minimum fire flow for residential one- and two-family dwellings to be 1,000 gallons per minute for a 1-hour duration for dwellings 3,600 square feet or smaller. For dwellings 3,601 square feet or greater, the minimum fire flow is 1,000 gallons per minute for a 2-hour duration. The CFC grants the fire code official the authority to reduce the fire flow requirements for buildings in rural areas where the development of full fire flow requirements is impractical.

III. SCOPE:

This standard identifies a method of determining the minimum requirements for alternative water supplies for structural firefighting purposes in areas where the Authority Having Jurisdiction (AHJ) determines that adequate and reliable water supply systems for firefighting purposes do not otherwise exist. The CFC Section B103.3 allows the AHJ to use NFPA 1142.

IV. WHERE REQUIRED:

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. *(Structural additions may require existing water supply systems to upgrade from 2.5" to 4" systems on a case-by-case basis as determined by the AHJ).*

EXEMPTIONS:

- A. New structures & additions where El Dorado County has determined that (1) **no** permit is required for construction, or (2) is exempt.
- B. New residential structures that serve the following uses: private garages, carports, sheds, and other similar “U” occupancies with a floor area of not more than 500 square feet.
- C. Agricultural Buildings as defined by this standard in **Section VI**.

V. AUTHORITY CITED:

- A. 2019 California Fire Code (CFC)
- B. 2017 Edition NFPA 1142, Water Supplies for Suburban and Rural Fire Fighting
- C. 2018 Edition NFPA 22, Water Tanks for Private Fire Protection
- D. 2016 Edition NFPA 24, Installation of Private Fire Service Mains and Their Appurtenances
- E. 2013 CA Edition NFPA 25, Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
- F. 2020 California Code of Regulations, Title 14, Fire Safe Regulations SRA

VI. DEFINITIONS:

- A. **Agricultural Building** – A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. This structure shall not be a place for human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public [*CBC Section 202*] and as further defined by the referenced section of El Dorado County Planning and Building Department website for an Inspection Exempt Agricultural Barn.
- B. **AHJ** – Authority Having Jurisdiction
- C. **Building** – Any structure utilized or intended for supporting or sheltering any occupancy. [*CFC Section 202*]
- D. **Domestic Water Supply** – Water that is used for domestic consumption, potable water, in-home use, landscaping, or livestock. (*Does not include fire sprinkler water or firefighting water supplies*).
- E. **Fire Flow** – The flow rate of a water supply measured at 20 pounds per square inch residual pressure that is available for firefighting. [*CFC Appendix B Section B102*]

- F. **Fire Flow Calculation Area** – The floor area, in square feet, used to determine the required fire flow. *[CFC Appendix B Section B102]*
- G. **Firefighting Water Supply** – Water supply that is dedicated to the use of the fire department for the suppression of any type of fire.
- H. **Fire Sprinkler Water Supply (*Sprinkler Demand*) – NFPA 13D** – Water supply required to meet the design flow rate of a residential automatic fire sprinkler system, designed and installed by a California licensed C-16 contractor, for a minimum ten-minute duration using a 2-head hydraulic calculation.
- I. **Water Purveyor** – A public utility, a mutual water company, a government agency or special district, or other entity owning and operating a water system and holding a valid permit from the California State Department of Public Health to purvey water.

VII. PERMITS AND OTHER CODES AND STANDARDS:

- A. A fire permit is required for construction of water supply systems built to these standards. Your project may be subject to additional requirements of the El Dorado County Building Department for permits and compliance with other applicable federal, state, or local codes. Plan submittal requirements are detailed in **Section IX.A** of this standard.

VIII. QUALIFICATIONS & LICENSES REQUIRED FOR INSTALLATION:

- A. Water supply system components for fire protection including well drilling, pumps, water storage tanks, and fire hydrant connections shall be laid out, fabricated, and installed by either a [1] Class A General Contractor or [2] a specialty contractor holding a California Well Drilling (C-57) license as defined in California Code of Regulations Title 16, Division 8, Article 3.
- B. Residential fire sprinkler system components from the water storage tank to the building shall be laid out, fabricated, and installed by a specialty contractor holding a California Fire Protection Contractor (C-16) license as defined in California Code of Regulations Title 16, Division 8, Article 3.

Exception: *Residential water supply systems for fire protection and residential fire sprinkler system designed and installed in accordance with the owner-builder provisions of California Business and Professions Code Section 7026.12 (b). A signed copy of the Homeowner Exemption Letter shall be provided upon submission of plans to the fire department for review and approval.*
*[See **Attachment A** – Homeowner Exemption Letter]*

IX. INSTALLATION REQUIREMENTS:

A. PLANS

1. Working plans shall be submitted for approval to the AHJ before any equipment is installed or remodeled. *[NFPA 24 Section 4.1.1]*

2. Working plans shall be drawn to an indicated scale or other approved layout of sheets on uniform size and shall include the following items that pertain to the design of the system: *[NFPA 24 Chapter 4 Section 4.1 Plans]*
 - a. Name of owner
 - b. Location, including street address and APN
 - c. Point of compass
 - d. Name and address of contractor
 - e. Plan view and elevation view of access roads and driveways, structures, tank size, and tank location
 - f. Size and location of all water supplies
 - g. Vegetation clearances around all system components shall be indicated on the plans
 - h. Private fire service main piping
 - a. Size, schedule, length, depth, and location of piping
 - b. Size, types, and locations of valves, valve indicators, regulators, meters, and valve pits
 - c. Method of restraint
 - i. Thrust Blocks, mechanical bolt restraints, undisturbed natural bedrock, or equivalent as approved by the AHJ.
 - i. Hydrants:
 - a. Size and location of draft hydrants, outlets, and gate valves.
 - b. Thread size and coupling adapter specifications that meet National Hose Thread Standards
 - c. Method of restraint
3. Submitted plans shall include the manufacturer's installation & specification sheets, including listings for the tank and all system components.
4. Contact your local fire agency for individual submittal detail.

B. INSTALLATION TIMELINE

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material for vertical construction arrives on the site. *[CFC Section 3312.1 & NFPA 1142 Section 7.1.2]*

Temporary water supplies that are accepted shall include: 1) Dedicated use for firefighting only, 2) are placed in a location approved by the AHJ, 3) contain a minimum of 2,500 gallons of water, 4) include a minimum of one 2.5" NH fire department connection, and 5) have unobstructed fire apparatus access to the water supply and connection at all times as approved by the AHJ.

Exemption: Non-combustible structures are exempt from the temporary water supply only.

C. WATER USE AGREEMENT

The AHJ shall enter into a water use agreement when a private water supply source is to be used to meet the requirements of this standard. [See **Figure 3** of this standard for an example]

D. APPROVED WATER SUPPLIES

1. Purveyor supplied hydrant system
2. Tanks
3. NFPA 1142 Annex B Optional methods approved by the AHJ
 - a. *A pool, reservoir, or pond may be used as a replacement for a tank system when in compliance with NFPA 1142, **Section IX.J - Hydrants** of this standard, and approved by the AHJ.

E. TANK MATERIALS

1. Materials shall be limited to steel, concrete, and fiberglass reinforced plastic tanks or equivalent as approved by the AHJ. [NFPA 22 Chapter 4 Section 4.4]

F. TANK LOCATION

1. Water storage tanks shall be located a minimum of 30 feet from the closest structure and from the property line. Where this requirement is impractical an alternate means of protection may be required by the fire code official.
2. Combustible vegetation & combustible fencing shall be maintained clear for 30 feet around the tank or to the property line.
3. Footings, foundation(s), or other supports shall be constructed to support soil grading adjacent to the tank shall be performed to prevent water run-off from eroding the foundation, footings, or support.
4. The ground under the tank shall be leveled and shall have compacted AB or concrete to support the imposed load.
5. Elevation of the tank outlet shall be the same level or higher than the outlet of the draft hydrant.

Exception: Elevation of the tank outlet shall not be more than 10 feet below the center of the draft hydrant outlet, if approved by the AHJ based on available topography limitations.

6. Water storage tanks may be located within a structure in accordance with NFPA 22.

G. TANK SIZE

1. Tank systems covered by this standard shall provide, at a minimum, the capacity of Firefighting Water Supply indicated in **Table A** of this standard based on the size of the structure to be protected and if the structure is protected with fire sprinklers. Additional water capacity may be added to the tank system to provide either residential automatic fire sprinkler water supply [See **Section IX.G.2** below] and/or domestic water supply but shall require a backflow device to be installed between the firefighting water supply and the domestic water supply to prevent contamination of the domestic water supply. Systems that provide water for a combination of firefighting water supply and either automatic fire sprinkler water supply and/or domestic water supply shall be designed with either piping or automatic controls that ensure the firefighting water supply is always reserved for fire department use [See **Section IX.L** of this standard].
2. If additional water storage capacity is needed in the tank for automatic fire sprinkler system design, the tank size shall be increased 500 gallons minimum, or the amount specified by the Licensed California C-16 Contractor who designs and builds the sprinkler system per the NFPA 13D standard.
3. Commercial water supplies shall meet the fire flow requirements located in CFC Appendix B Table B105.1(2)

H. TANK VENTING

1. Tanks shall be provided with a vent above the maximum water level. Tank vents shall have a cross-sectional area greater than or equal to one and one-half times (1.5x) the area of the draft hydrant supply pipe.
2. Tank vents shall be provided with a screened inlet configured to prevent the impairment of the vent or tank intrusion by birds, mammals, insects, or debris.
3. Tank vents shall be installed above the potential snow level for the site elevation. Approval required by the AHJ.

I. PIPING

1. Tank piping attachments for fill, venting, supply, overflow, or drain shall meet the requirements of the tank manufacturer.
2. All supply piping shall be designed and installed to provide a minimum flow rate as shown in **Table A** of this standard. [NFPA 1142 Table 4.6.1]
3. All piping shall be a minimum of Schedule 40 pipe. All fittings shall be a minimum of Schedule 80.

4. Flexible piping, which accounts for tank expansion and movement, shall be installed where specific tank manufacturer's installation specifications require.
5. Tank fill piping shall be a minimum of ¾ inch pipe.
6. The tank outlet, supplying the draft hydrant piping, shall include a control valve and shall be a minimum 4-inch inside diameter.
7. The draft hydrant supply piping shall be a minimum 4-inch inside diameter.
8. All piping shall be coated or wrapped to prevent corrosion and/or weathering where applicable.
9. All underground piping shall be placed on 6 inches of sand or other fill material approved for underground utilities and covered 6 inches minimum with the same material prior to backfill.
10. Underground piping shall be buried 24 inches below finished grade unless it is routed under roads or driveways in which case it shall be buried 36 inches minimum below finished grade.
11. All underground piping shall have a blue tracer wire buried with the pipe.
12. Draft hydrant supply piping may remain above ground between the tank and the hydrant when approved by the AHJ.

J. DRAFT HYDRANTS & FIRE VALVES

1. The draft hydrant location shall be located no closer than 50 feet and no further than 250 feet from protected structures as measured along the route of a road or driveway.
2. The center height of the draft hydrant outlet shall be a minimum of 18 to 24 inches above the finished grade.
3. The center height of the draft hydrant outlet shall be designed to be lower than the tank outlet. *[See Section IX.F.5 of this standard for exceptions]*
4. The draft hydrant outlet shall be a combination of 4½ inch and 2½ inch NST male hose thread adapters (also known as NH and NS). *[Title 14 1275.03]*
5. The male hose threaded outlet shall be provided with a lugged protective cap and breakable seal to ensure fire department use only.
6. The draft hydrant shall be visible and accessible with a minimum of 3-foot clearance in all directions and shall be marked by a blue reflector at the hydrant and street address locations.
7. The draft hydrant shall be located adjacent to a fire apparatus turnout from the driveway or the roadway that intersects with that driveway as approved by the AHJ.

8. The draft hydrant shall be located 6 to 8 feet from the edge of the fire apparatus access roadway and in a location where fire apparatus using it will not block the roadway.
9. The draft hydrant shall be painted per the local fire department requirements. A permanent sign shall be attached to the draft hydrant or within 5 feet of the draft hydrant stating, "**NO PARKING - Drafting Fire Hydrant - ___Gallons**". Permanent lettering shall be 1½ inch minimum and shall be red in color on a white background. The sign shall not interfere with the operation of the draft hydrant.
10. A 3-foot clear space shall be maintained around the circumference of the draft hydrant. A reflective blue marker, with a minimum dimension of 3" inches, shall be located on the driveway address sign and within 3' feet of the draft hydrant on a post or sign.
11. Dry draft hydrants shall be installed on projects where there is a potential snow level for the site elevation, as determined by the AHJ.

K. FREEZE PROTECTION

1. All aboveground water piping and water tanks shall be designed and installed to protect against freezing where required by the AHJ.

L. WATER LEVEL ASSURANCE

1. An approved method shall be used to provide automatic water fill to ensure the minimum required gallons as listed in **Table A** are always available.
2. The system shall be designed such that when the water supply source is impaired, the firefighting water supply will be reserved for firefighting only. The methods used to provide this assurance may include tank plumbing design/configuration and/or approved electric control systems.
3. A sight gauge shall be required as part of the water level assurance design. [See **Figure 4**]

X. INSPECTIONS/TESTING FOR NEW INSTALLATIONS (performed by the Fire Department):

A. Underground Inspections shall include:

- a. All underground piping shall be inspected prior to covering with fill.
- b. Verify correct tank size (*in gallons*), correct tank material, and correct tank location.
- c. Verify that approved piping, fittings, and appurtenances were installed.
- d. Verify appropriate piping restraints and freeze protection are installed.
- e. Verify appropriate depth of underground pipe.
- f. Verify tracer wire/tape is installed along the entire length of the underground pipe.
- g. Verify hydrostatic test passes inspection. Piping shall be pressurized with water at a static pressure of 50 psi for 15 minutes from the tank valve to the draft hydrant/fire valve.
- h. There shall be no evidence of leaks.

B. Final Inspections shall include:

- a. Entire system shall be inspected prior to occupancy of the structure requiring the water supply.
- b. Verify all valves operate as designed.
- c. Verify auto-fill is functional by testing the float valve and subsequent water flow.
- d. Verify water level indicator is installed and functional.
- e. Verify tank venting is installed and is the correct size.
- f. Verify water flow through system and out of draft hydrants (*gravity systems*).
- g. Verify draft hydrant cap is installed.
- h. Verify No Parking – Drafting Fire Hydrant sign is installed.
- i. Verify blue marker at the street address and at draft hydrant are installed.
- j. Verify “Water Use Agreement” is signed and recorded.
- k. Add the draft hydrant and tank GPS locations to Active 911 (*if applicable*).

XI. ONGOING WATER STORAGE INSPECTION, TESTING, & MAINTAINANCE:

- A. Owners of residential water systems, installed per the requirements of this standard, shall perform necessary ongoing maintenance and repairs to the system to assure the proper performance of the system as it was designed and installed. All inspections, testing, maintenance, and recordkeeping shall comply with all requirements per CA Edition NFPA 25-2013 Ch. 7 & 9.
- B. Impairments to the fire protection water supply system shall be reported immediately to the fire department.
- C. Vegetation and combustible debris (*i.e. leaves, pine needles, branches, etc.*) shall be kept at a minimum 30’ foot clearance from the fire water tank.
- D. Upon completion and approval of a system or certified 5-year inspection, a permit shall be issued by the fire department for the water supply and draft hydrant system and shall be good for 5 years. At 5-year intervals, the property owner shall renew the permit by retaining a qualified approved vendor (*or the local fire agency, if service is offered*) to perform a water supply system inspection to ensure operability of the firefighting water supply system during emergency incidents. The inspection report shall be provided to the fire department for review and approval.
- E. A water use agreement detailing the approved uses of the system and inspection/permit requirements shall be entered into with the property owner and the applicable fire district. This water use agreement shall be recorded with the El Dorado County Recorder’s Office against the parcel where the water supply system is installed, and a copy provided to the AHJ. The water use agreement shall remain in effect in perpetuity, unless the AHJ agrees to remove the deed restriction, and the obligation shall be transferred to all new property owners at the time of sale.

TABLE A

Residential Building Square Footage	Minimum Firefighting Water Supply <u>WITH</u> Fire Sprinklers	Draft Hydrant Outlet Size	Minimum Firefighting Water Supply <u>WITHOUT</u> Fire Sprinklers	Draft Hydrant Outlet Size
< = 1,200 sf	2,500 gallons	2.5" ²	2,500 gallons	2.5" ²
1,201 - 2,500 sf	2,500 gallons	2.5" ²	5,000 gallons	2.5" ²
2,501 - 5,000 sf	5,000 gallons	2.5" ²	10,000 gallons ¹	4.5" ³
5,001 - 7,500 sf	7,500 gallons ¹	4.5" ³	15,000 gallons ¹	4.5" ³
7,501 - 10,000 sf	10,000 gallons ¹	4.5" ³	20,000 gallons ¹	4.5" ³
10,001 - 12,500 sf	12,500 gallons ¹	4.5" ³	25,000 gallons ¹	4.5" ³
12,501 - 15,000 sf	15,000 gallons ¹	4.5" ³	30,000 gallons ¹	4.5" ³
15,001 - 17,500 sf	17,500 gallons ¹	4.5" ³	35,000 gallons ¹	4.5" ³
17,501 - 20,000 sf	20,000 gallons ¹	4.5" ³	40,000 gallons ¹	4.5" ³

*Water supply for larger structures, other than the ones listed above, shall be determined by the AHJ and shall be designed in 2,500-gallon increments.

*Structures with exposures, as defined by NFPA 1142, shall require a minimum 3,000 gallons of water

¹ = A permit may be required from El Dorado County for tanks larger than 5,000 gallons

² = A 2.5" draft hydrant outlet requires 2.5" supply piping from the tank to the base of the 2.5" male draft hydrant outlet w/ cap.

³ = A 4.5" draft hydrant outlet requires 4" supply piping from the tank to the base of the 4.5" male draft hydrant outlet and shall include a 4.5" female to 2.5" male reducer w/ cap.

Attachment A

Homeowner Exemption Letter

Date: _____

El Dorado County Building Permit #: _____

Project Address: _____

APN: _____

This water supply & draft hydrant system and/or residential fire sprinkler system will be designed and installed in accordance with the owner-builder provisions found in Section 7026.12 of the California Business and Professions Code. This code section states:

The design and installation of a fire protection system, excluding an electrical alarm system, shall be performed only by [1] a specialty contractor holding a California Fire Protection Contractor (C-16) license as defined in California Code of Regulations Title 16, Division 8, Article 3 or by [2] an owner-builder of an owner-occupied, single-family dwelling, if not more than two single-family dwellings on the same parcel are constructed within one year. The EDHFD retains authority to inspect and approve the design and installation prior to the issuance of a certificate of occupancy for the dwelling.

The water supply & draft hydrant system portion of the fire protection system listed above shall be installed by a [1] Class A General Contractor or [2] a specialty contractor holding a California Well Drillers (C-57) license (as defined in California Code of Regulations Title 16, Division 8, Article 3) or by [3] an owner-builder of an owner-occupied, single-family dwelling, if not more than two single-family dwellings on the same parcel are constructed within one year.

Nothing in this exemption shall be considered as abrogating the provisions of any ordinance, rule or regulation of any state or local agency related to the installation of a water supply & draft hydrant system and/or a residential fire sprinkler system.

Homeowner(s) Signature: _____

Homeowner(s) Printed Name: _____

FIGURE 1

Water Supply for Firefighting & Fire Sprinklers

GUIDE TO WATER STORAGE FOR FIRE PROTECTION

FIGURE 1

El Dorado County Fire Agencies require a minimum of 2,500 gallons of water storage and a fire department draft hydrant to access the water for all new residential buildings, and additions as required by this standard. [nonresidential shall be subject to CFC Appendix B Table B105.1(2)]. (Exception: If an approved municipal water system fire hydrant, is located within 600' of structure, then a private water supplied draft hydrant system is not required). The total building square footage determines the required tank size per Table A. Note: All new dwellings require the installation of a residential fire sprinkler system. Draft hydrant location: To be a minimum of 50' and a maximum of 250' from the structures. The draft hydrant is to be minimum of 6' or a maximum of 8' from the edge of the road, driveway or turnout. A turnout is required if the driveway or road is less than 18' in width to allow additional fire apparatus to pass. Questions regarding the location of the draft fire hydrant will be addressed by the Authority Having Jurisdiction (AHJ).

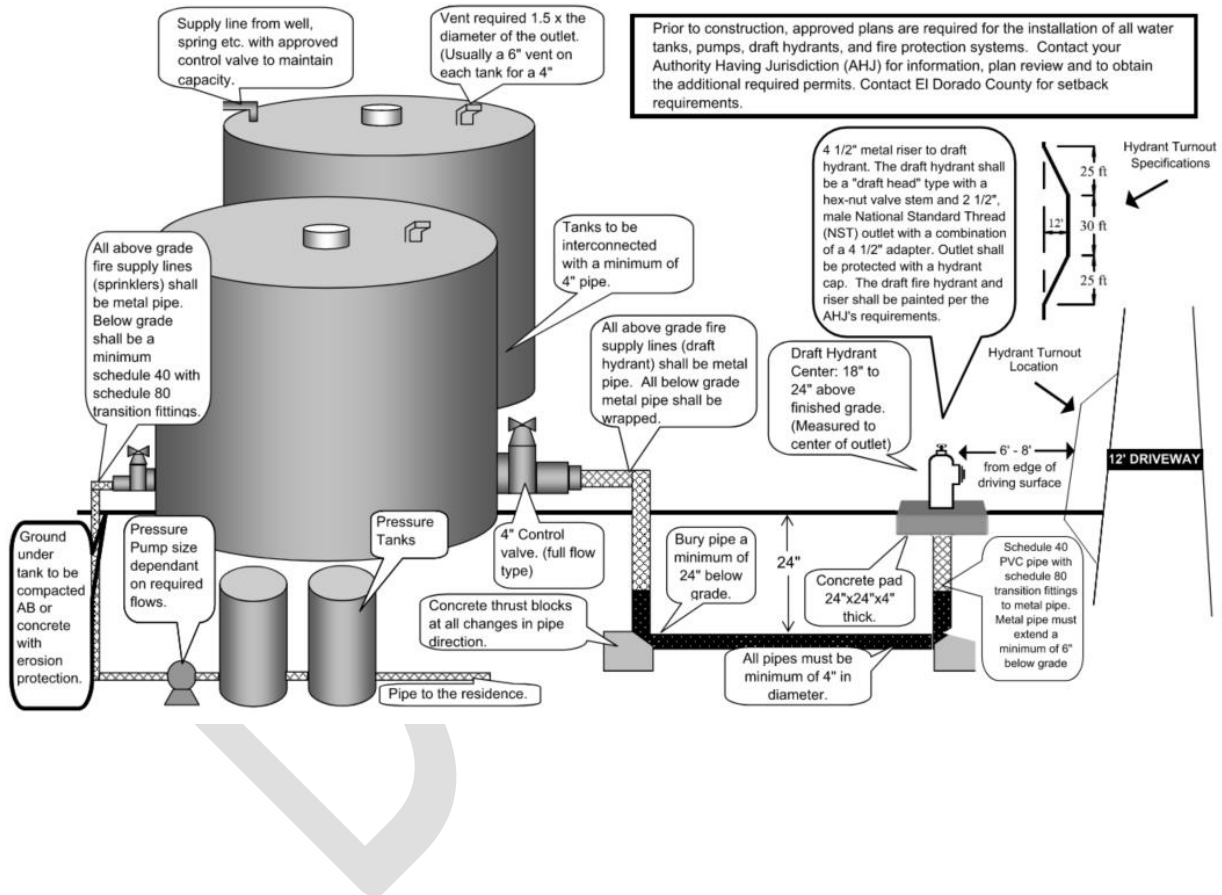


FIGURE 2

Water Supply for Firefighting ONLY

GUIDE TO WATER STORAGE FOR FIRE PROTECTION

FIGURE 2

El Dorado County Fire Agencies require a minimum of 2,500 gallons of water storage and a fire department draft hydrant to access the water for all new residential buildings, and additions as required by this standard. [nonresidential shall be subject to CFC Appendix B Table B105.1(2)]. (Exception: If an approved municipal water system fire hydrant, is located within 600' of structure, then a private water supplied draft hydrant system is not required). The total building square footage determines the required tank size per Table A. Note: All new dwellings require the installation of a residential fire sprinkler system. Draft hydrant location: To be a minimum of 50' and a maximum of 250' from the protected structures. The draft hydrant is to be located a minimum of 6' or a maximum of 8' from the edge of the road, driveway or turnout. A turnout is required if the driveway or road is less than 18' in width to allow additional fire apparatus to pass. Questions regarding the location of the fire draft hydrant will be addressed by the Authority Having Jurisdiction (AHJ).

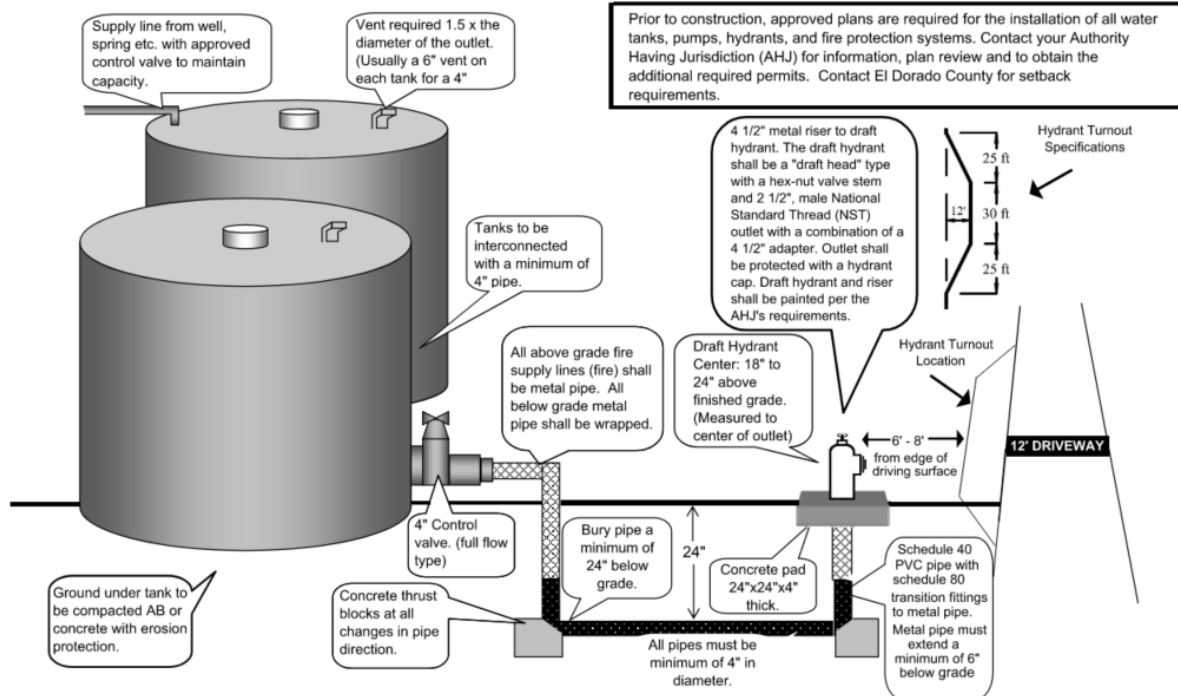


FIGURE 3

El Dorado County Fire Agency Sample Private Fire Protection Water Use Agreement

Date: _____

Property Address: _____

El Dorado County Assessor Parcel Number: _____

Recitals

The purpose of this agreement is to describe the terms and conditions related to the use of a private fire protection water supply system on a private residential property exists due to the lack of an available municipal water supply system within 1,000 feet to meet required fire flow and fire hydrant specifications as required by California Code of Regulations Title 24, Part 9, (Fire Code), §507 (Fire Protection Water Supplies). It is understood by the owner(s) and the _____(Fire Department/District), hereafter known as "Parties" to this agreement, that the following terms and conditions are applicable for the use of a fire protection water supply source in lieu of providing an approved municipal water supply for the premise:

1. Neither party is permitted to terminate this agreement without the expressed written consent of both parties.
2. Neither this agreement nor any right or duty in whole or in part by the owner(s) under the agreement will be assigned, delegated or subcontracted without the written consent of the owner(s).
3. Owners agree to install, inspect and maintain the fire protection water supply system on the property in lieu of a municipal water supply as specified by current Fire Department regulations and standard on this subject as attached herein.
4. The water use agreement shall remain in effect in perpetuity, unless both parties agree to remove the deed restriction, and the obligation shall be transferred to all new property owners at the time of sale.
5. Any and all debris that is created by and during the establishment of the fire protection water supply site will be disposed of by the owner(s)/contractor(s).
6. ~~The owner(s) will maintain the area covered by this agreement in a safe condition at all times.~~ This maintenance will also include the grounds keeping around the site. This includes a minimum of 30' foot clearance of vegetation and combustible debris at all times from the fire protection water tank and related ~~apparatuses.~~
7. The owner(s) agree(s) to save, keep harmless, defend, and indemnify the fire department and all its officers, employees, and agents, against any and all liability claims, costs of whatever kind and nature, for injury and death of any person or persons, and for loss or damage to any property occurring in connection with or in any way incidental to or arising out of the occupancy, use, service, operation, or performance of work in connection with this agreement or omissions of the local fire agency's employees, agents, or representatives. THIS PROVISIO DOES NOT AND WILL NOT APPLY TO ANY EVENTS INVOLVING AN ACTUAL FIRE IN THE STRUCTURES(S) OF THE OWNER(S).

FIGURE 3 continued...

8. It shall be understood and agreed upon that the owner of the fire protection water system shall perform necessary ongoing inspections, testing, maintenance and repairs to the system to assure the proper performance of the system as it was designed and installed. Upon completion and approval of a system or certified 5-year inspection, a permit shall be issued by the Fire Department/District for the water supply and draft hydrant system and shall be good for 5 years. At 5-year intervals, the property owner shall renew the permit by retaining a qualified approved vendor to perform a water supply system inspection to ensure operability of the firefighting water supply system during emergency incidents. The inspection report shall be provided to the fire department for review and approval.
9. This fire protection water use agreement shall be recorded with the El Dorado County Recorder's Office against the parcel where the water supply system is installed, and a copy provided to the AHJ prior to the final approval of the installation of the water supply system.
10. Impairments or discrepancies from the original design and installation of the fire protection water supply system shall be reported immediately to the fire department by the owner(s) or their designee.
11. The owner(s) grant the rights to the _____ and _____ Fire Department/District to enter the property for the express purpose as stated by this agreement.

(Owner)

(_____ Fire Dept. /Dist.)

(Owner)

(Date)

(Date)

Deed Restrictions signator? (~~Surveyor's Office~~, ~~Recorder's Office~~)

*****PENDING LEGAL REVIEW**

FIGURE 4

[EXAMPLE ONLY]





El Dorado County Fire Prevention Officer's Association

501 Pleasant Valley Rd, Diamond Springs, CA 95619

Business: 530-626-3190 Fax: 530-626-3188

DATE: March 9, 2021

TO: Building Industry Advisory Committee Members

FROM: Ronald Phillips, Project Management Specialist, El Dorado Hills /
Rescue Fire Departments

RE: **INFORMATION ITEM - California Board of Forestry Proposed
Rulemaking Efforts on Amending 14 CCR §§1270.00-1276.04, State
Minimum Fire Safe Regulations**

Committee Members:

The California Board of Forestry and Fire Protection (BOF) is preparing to undergo a 45-day rulemaking effort to amend significant sections of California Code of Regulations, Title 14, §§1270.00-1276.04, pertaining to minimum wildfire safety regulations. These regulatory provisions establish requirements pertaining to emergency vehicle access, address and street signage, water supply for fire protection, building siting, setbacks and fuel modification. These draft regulations have the potential to impact development located in both new and existing areas of the County.

These regulations are being considered for adoption by the BOF. The regulations will be filed with the California Office of Administrative Law. The rulemaking process by the BOF is anticipated to begin in April, 2021.

You can follow this process by going to the following website link: [Welcome to Proposed Rule Packages \(ca.gov\)](#)

##



El Dorado County Fire Prevention Officer's Association

501 Pleasant Valley Rd, Diamond Springs, CA 95619

Business: 530-626-3190 Fax: 530-626-3188

DATE: March 9, 2021

TO: Building Industry Advisory Committee Members

FROM: Ronald Phillips, Project Management Specialist, El Dorado Hills /
Rescue Fire Departments

RE: **Rescue Fire Protection District Proposed Ordinance to Establish a
Schedule of Fees Covering the Cost of Service and Enforcement of
Regulations**

Committee Members:

The Rescue Fire Protection District will conduct a Public Hearing on Wednesday, April 14, 2021, at 6:00 p.m. at the Rescue Fire Protection District, 5221 Deer Valley Road, Rescue, CA. 95672, to consider an Ordinance establishing a schedule of fees covering the cost of service and enforcement of regulations subject to California Health and Safety Code § 13916. This code provision states that a district board may charge a fee to cover the cost of any service which the district provides or the cost of enforcing any regulation for which the fee is charged. No fee shall exceed the costs reasonably borne by the district in providing the service or enforcing the regulation for which the fee is charged.

A copy of the proposed ordinance, the code section referred to and any secondary code sections referred to, or adopted by reference are on file with the Secretary of the District, and are open to public inspection. As the office is physically closed due to COVID restrictions, requests to inspect such documentation may be sent to admin@rescuefiredepartment.org.

At said hearing, the Rescue Fire Protection District will consider all oral comments, and any written comments received prior to 4:00 p.m. on April 14, 2021. The public is encouraged to attend the meeting via Zoom. The Zoom meeting information will be included on the posted meeting agenda.

A copy of the proposed schedule of fees for 2021, 2022 and 2023 are attached for your review.

##

RESCUE FIRE PROTECTION DISTRICT DRAFT FEE SCHEDULE

Plan Check and Inspection Fee Schedule

Effective: 2021

Development Plan & Map Review Fees

Initial Consultation and Fire Flow Requirements Letter	\$110
Subdivision, Minor (4 lots or Less) (per project)	\$290
Subdivision, Major (greater than 4 lots)	\$530
Additional Fee per lot	\$13.50
Civil Plan Review – Building	\$170
Civil Plan Review – Development	\$290
Development Consultation	\$170
Design Waiver Review	\$110

Commercial Plan Review Fees

New Commercial Building (per building)	\$395
Plan Review (per square foot)	\$0.14
Re-Submittal Fee	\$110
Tenant Improvement (per TI)	\$275
Plan Review (per square foot)	\$0.12
Re-Submittal Fee	\$110
Fire Sprinkler System (per system)	
Fewer than 25 Heads	\$225
25 – 99 Heads	\$285
≥ 100 Heads	\$345
Additional Fee per Head if ≥ 100 heads	\$1.35
Fire Alarm System (per system)	\$230
Additional Fee per alarm device	\$2.70
Fixed Fire Protection System (per system)	\$230
Kitchen Hood System	\$230
Spray Booth	\$230
Medical Gas System	\$350
Hazardous Material Facility	\$650
Liquefied Petroleum Gas (per system)	
Aggregate Capacity 26 – 500 gal.	\$225
Aggregate Capacity > 501-1999 gal.	\$225
Aggregate Capacity > 1999 gal.	\$225
Rack or High Pile Storage	\$350

Residential Plan Review Fees

Residential Care Facility	\$350
Residential Set-back Reduction Letter	\$170
Residential Site Plan Review (site access, water supply, addressing, smoke/co alarms, vegetation management)	\$170
Water Tank – Rural Water System	\$230
Residential Fire Safe Plan Approval	\$230
Underground LPG Tank Installation	\$170
Fire Sprinkler System (per system)	
Fewer than 25 heads	\$225
25 – 99 Heads	\$285
≥ 100 Heads	\$345
Additional Fee per Head if ≥ 100 heads	\$1.35

General Plan Review Fees

General Plan Review	\$170
Expedited Plan Review	\$170

Occupancy Inspections

Operational Permits (Per Fire Code §105.6)	\$335
State Mandated Inspections, including the following:	
Places of Assembly	\$395
Public and Private Schools	\$485
Hotel, Motel, Lodging Houses, Apartment Houses or Similar	\$970
State Licensed Facilities – Fire Clearance (850 Form)	\$425
Special Events with 50 or More People	\$365

Wildland Urban Interface Inspections

Defensible Space – 2 nd reinspection and each additional field inspection	\$255
Vegetation Management Complaint – 2 nd reinspection & each additional field insp.	\$210
Community Fire Safe Plan – 2 nd reinspection and each additional field inspection	\$360

Other Fees

Fire Watch Services – Two Hour Minimum	
Per firefighter per hour	\$70
Per apparatus per hour	\$540
Appeals Fee (Any Appeal Applied for Fire Code Board of Appeals)	\$115
Additional Site Inspections (ASI)	\$90
Referral Inspections Non-Complaint Occupancy (per inspection)	\$210

Excess Re-Inspections Non-Compliant Occupancy (per inspection)	\$20
Inspections outside of normal business hours (2-hour minimum) per hour	\$90
Design Review Consultation	\$120
Temporary Structures (Tents, Canopies, etc.)	\$270
False Alarm Fee ($\geq 3x$'s per 12 mo. period at same locations)	\$30
Fire Suppression & Investigation Fee	
Fee for fires or emergencies out of EDHFD Jurisdictional Sphere of Influence	
Fee determined by Prevailing State OES Reimbursement Fee Schedule	

Documentation Fees

Incident Report (per report)	\$27
Inspection Report (per report)	\$27
Investigation Report (up to 5 pages)	\$27
Each additional page	\$5
Photograph (3x5)	\$27
Photograph (8x10)	\$54
Digital Photographs	\$54

RESCUE FIRE PROTECTION DISTRICT DRAFT FEE SCHEDULE

Plan Check and Inspection Fee Schedule

Effective: 2022

Development Plan & Map Review Fees

Initial Consultation and Fire Flow Requirements Letter	\$165
Subdivision, Minor (4 lots or Less) (per project)	\$435
Subdivision, Major (greater than 4 lots)	\$795
Additional Fee per lot	\$13.50
Civil Plan Review – Building	\$255
Civil Plan Review – Development	\$435
Development Consultation	\$255
Design Waiver Review	\$165

Commercial Plan Review Fees

New Commercial Building (per building)	\$595
Plan Review (per square foot)	\$0.14
Re-Submittal Fee	\$165
Tenant Improvement (per TI)	\$410
Plan Review (per square foot)	\$0.12
Re-Submittal Fee	\$165
Fire Sprinkler System (per system)	
Fewer than 25 Heads	\$335
25 – 99 Heads	\$425
≥ 100 Heads	\$520
Additional Fee per Head if ≥ 100 heads	\$1.35
Fire Alarm System (per system)	\$345
Additional Fee per alarm device	\$2.70
Fixed Fire Protection System (per system)	\$345
Kitchen Hood System	\$345
Spray Booth	\$345
Medical Gas System	\$525
Hazardous Material Facility	\$980
Liquefied Petroleum Gas (per system)	
Aggregate Capacity 26 – 500 gal.	\$335
Aggregate Capacity > 501-1999 gal.	\$335
Aggregate Capacity > 1999 gal.	\$335
Rack or High Pile Storage	\$525

Residential Plan Review Fees

Residential Care Facility	\$525
Residential Set-back Reduction Letter	\$225
Residential Site Plan Review (site access, water supply, addressing, smoke/co alarms, vegetation management)	\$255
Water Tank – Rural Water System	\$345
Residential Fire Safe Plan Approval	\$345
Underground LPG Tank Installation	\$255
Fire Sprinkler System (per system)	
Fewer than 25 heads	\$335
25 – 99 Heads	\$425
≥ 100 Heads	\$520
Additional Fee per Head if ≥ 100 heads	\$1.35

General Plan Review Fees

General Plan Review	\$255
Expedited Plan Review	\$255

Occupancy Inspections

Operational Permits (Per Fire Code §105.6)	\$505
State Mandated Inspections, including the following:	
Places of Assembly	\$595
Public and Private Schools	\$730
Hotel, Motel, Lodging Houses, Apartment Houses or Similar	\$1,455
State Licensed Facilities – Fire Clearance (850 Form)	\$640
Special Events with 50 or More People	\$550

Wildland Urban Interface Inspections

Defensible Space – 2 nd reinspection and each additional field inspection	\$380
Vegetation Management Complaint – 2 nd reinspection & each additional field insp.	\$315
Community Fire Safe Plan – 2 nd reinspection and each additional field inspection	\$540

Other Fees

Fire Watch Services – Two Hour Minimum	
Per firefighter per hour	\$70
Per apparatus per hour	\$540
Appeals Fee (Any Appeal Applied for Fire Code Board of Appeals)	\$115
Additional Site Inspections (ASI)	\$135
Referral Inspections Non-Complaint Occupancy (per inspection)	\$315

Excess Re-Inspections Non-Compliant Occupancy (per inspection)	\$30
Inspections outside of normal business hours (2-hour minimum) per hour	\$135
Design Review Consultation	\$180
Temporary Structures (Tents, Canopies, etc.)	\$405
False Alarm Fee ($\geq 3x$'s per 12 mo. period at same locations)	\$50
Fire Suppression & Investigation Fee	
Fee for fires or emergencies out of EDHFD Jurisdictional Sphere of Influence	
Fee determined by Prevailing State OES Reimbursement Fee Schedule	

Documentation Fees

Incident Report (per report)	\$27
Inspection Report (per report)	\$27
Investigation Report (up to 5 pages)	\$27
Each additional page	\$5
Photograph (3x5)	\$27
Photograph (8x10)	\$54
Digital Photographs	\$54

RESCUE FIRE PROTECTION DISTRICT DRAFT FEE SCHEDULE

Plan Check and Inspection Fee Schedule

Effective: 2023

Development Plan & Map Review Fees

Initial Consultation and Fire Flow Requirements Letter	\$220
Subdivision, Minor (4 lots or Less) (per project)	\$580
Subdivision, Major (greater than 4 lots)	\$1,065
Additional Fee per lot	\$13.50
Civil Plan Review – Building	\$340
Civil Plan Review – Development	\$580
Development Consultation	\$340
Design Waiver Review	\$220

Commercial Plan Review Fees

New Commercial Building (per building)	\$790
Plan Review (per square foot)	\$0.14
Re-Submittal Fee	\$220
Tenant Improvement (per TI)	\$550
Plan Review (per square foot)	\$0.12
Re-Submittal Fee	\$220
Fire Sprinkler System (per system)	
Fewer than 25 Heads	\$450
25 – 99 Heads	\$570
≥ 100 Heads	\$690
Additional Fee per Head if ≥ 100 heads	\$1.35
Fire Alarm System (per system)	\$460
Additional Fee per alarm device	\$2.70
Fixed Fire Protection System (per system)	\$460
Kitchen Hood System	\$460
Spray Booth	\$460
Medical Gas System	\$700
Hazardous Material Facility	\$1,305
Liquefied Petroleum Gas (per system)	
Aggregate Capacity 26 – 500 gal.	\$450
Aggregate Capacity > 501-1999 gal.	\$450
Aggregate Capacity > 1999 gal.	\$450
Rack or High Pile Storage	\$700

Residential Plan Review Fees

Residential Care Facility	\$700
Residential Set-back Reduction Letter	\$340
Residential Site Plan Review (site access, water supply, addressing, smoke/co alarms, vegetation management)	\$345
Water Tank – Rural Water System	\$460
Residential Fire Safe Plan Approval	\$460
Underground LPG Tank Installation	\$340
Fire Sprinkler System (per system)	
Fewer than 25 heads	\$450
25 – 99 Heads	\$570
≥ 100 Heads	\$690
Additional Fee per Head if ≥ 100 heads	\$1.35

General Plan Review Fees

General Plan Review	\$340
Expedited Plan Review	\$340

Occupancy Inspections

Operational Permits (Per Fire Code §105.6)	\$675
State Mandated Inspections, including the following:	
Places of Assembly	\$795
Public and Private Schools	\$975
Hotel, Motel, Lodging Houses, Apartment Houses or Similar	\$1,940
State Licensed Facilities – Fire Clearance (850 Form)	\$855
Special Events with 50 or More People	\$735

Wildland Urban Interface Inspections

Defensible Space – 2 nd reinspection and each additional field inspection	\$510
Vegetation Management Complaint – 2 nd reinspection & each additional field insp.	\$420
Community Fire Safe Plan – 2 nd reinspection and each additional field inspection	\$720

Other Fees

Fire Watch Services – Two Hour Minimum	
Per firefighter per hour	\$70
Per apparatus per hour	\$540
Appeals Fee (Any Appeal Applied for Fire Code Board of Appeals)	\$115

Additional Site Inspections (ASI)	\$180
Referral Inspections Non-Complaint Occupancy (per inspection)	\$420
Excess Re-Inspections Non-Compliant Occupancy (per inspection)	\$45
Inspections outside of normal business hours (2-hour minimum) per hour	\$180
Design Review Consultation	\$240
Temporary Structures (Tents, Canopies, etc.)	\$540
False Alarm Fee ($\geq 3x$'s per 12 mo. period at same locations)	\$65
Fire Suppression & Investigation Fee	
Fee for fires or emergencies out of EDHFD Jurisdictional Sphere of Influence	
Fee determined by Prevailing State OES Reimbursement Fee Schedule	

Documentation Fees

Incident Report (per report)	\$27
Inspection Report (per report)	\$27
Investigation Report (up to 5 pages)	\$27
Each additional page	\$5
Photograph (3x5)	\$27
Photograph (8x10)	\$54
Digital Photographs	\$54