



BOARD OF FIRE COMMISSIONERS
MAMMOTH LAKES FIRE PROTECTION DISTRICT
MONO COUNTY, CALIFORNIA
ORDINANCE NO. 2022-01

AN ORDINANCE ADOPTING THE 2022 CALIFORNIA FIRE CODE, APPLICABLE SECTIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, ALL OF WHICH COMPRIZE THE LIFE SAFETY CODE FOR THE MAMMOTH LAKES FIRE PROTECTION DISTRICT.

The Board of Commissioners, as the governing body of the Mammoth Lakes Fire Protection District does hereby ordain as follows:

Section 1.

Mammoth Lakes Fire Protection District hereby adopts the 2022 edition of the California Fire Code, for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the Mammoth Lakes Fire Protection District; and for providing for the issuance of permits and collection of fees therefore.

Ordinance No. 2020-01 of Mammoth Lakes Fire Protection District entitled RE-ADOPTING THE CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, THE UNIFORM FIRE CODE RELEASED BY THE NFPA, AND THEIR STANDARDS PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION, PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS USES AND OPERATIONS and all other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

That certain document, a copy of which is on file in the office of the Fire Marshal of the Mammoth Lakes Fire Protection District, being marked and designated as the:

California Code of Regulations (CCR), Title 24, Part 24 Building Standards Codes
2022 California Administrative Code (CCR), Title 24, Part 1)
2022 California Building Code Volumes 1 and 2 (CCR), Title 24, Part 2
2022 California Residential Code (CCR), Title 24, Part 2.5
2022 California Electrical Code (CCR), Title 24, Part 3
2022 California Mechanical Code (CCR) Title 24, Part 4
2022 California Plumbing Code (CCR) Title 24, Part 4
2022 California Fire Code (CCR) Title 24, Part 9
2022 California Fire Code Appendix Adoptions:

Appendix Chapter 4 (Special Detailed Requirements Based on Use and Occupancy), Appendix A (Board of Appeals), Appendix B (Fire-flow Requirements for Buildings), Appendix BB (Fire-

Flow Requirements for Buildings), Appendix C (Fire Hydrant Locations and Distribution), Appendix CC (Fire Hydrant Locations and Distribution), Appendix D (Fire Apparatus Access Roads), Appendix E (Hazard Categories), Appendix F (Hazard Categories), Appendix G (Cryogenic Fluids), Appendix H (Hazardous Materials Management Plan), Appendix I (Fire Protection Systems – Noncompliant Conditions), Appendix K (Construction Requirements for Existing Ambulatory Care Facilities), Appendix L (Requirements for Fire Fighter Air Replenishment Systems), Appendix M (High-rise Buildings – Retroactive Automatic Sprinkler Requirements), Appendix N (Indoor Trade Shows and Exhibitions).

California Code of Regulations (CCR) Title 19, Public Safety, Division 1. State Fire Marshal.

California Health and Safety Code (CHSC) Division 12. Fires and Fire Protection.

Uniform Fire Codes as released by the NFPA.

2021 Wildland-Urban Interface Code as published by the International Code Council.

This ordinance is to be and is hereby adopted as the Fire Code of the Mammoth Lakes Fire Protection District, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Mammoth Lakes Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this ordinance.

The sections of the California Fire Code may be referred to by the same number used in said published compilation preceded by the words "Mammoth Lakes Fire Protection District's Fire Code Section" or "Fire Code Section."

The Fire Code Official of the Mammoth Lakes Fire Protection District is hereby ordered and directed to cause this legislation to be published.

Section 2.

FINDINGS:

The Board of Commissioners finds that certain local climatic, geological, and topographical conditions exist as follows:

The Mammoth Lakes Fire Protection District may establish more restrictive standards reasonably necessary to provide fire protection for life and property because of local climatic, geological, or topographical conditions.

Climatic – During the winter the Town experiences periods of very cold temperatures accompanied by periods of significant snowfall and high winds and during the summer months relatively hot temperatures with periods of low humidity and high winds. The vegetative environment surrounding the Town varies from meadow/high desert vegetation communities (grass/brush) to densely populated stands of timber, some exhibiting stress a result of several years of drought. These conditions could create an environment in which the Fire Department may be hampered to

control fires in structures not having built-in fire protection and in the wildland fire environment.

Geological – The Town is in a seismically/volcanically active area. A significant earthquake could render the Fire Department incapable of providing adequate fire protection. In that instance, built-in fire protection would be relied upon for aiding in control of structural fires.

Topographical – The Town is in a geographically changing environment with elevations ranging from approximately 7,500 feet to over 11,000 feet. Slopes vary from relatively flat to hillside exceeding sixty (60) degrees.

FINDING 1: Emergency personnel responding to an incident(s) may be unduly impeded and delayed in accomplishing an emergency response as a result of these conditions. Common incidents may become more difficult and result in undue and unnecessary risk to the public and emergency personnel. The protection of life and public safety can be mitigated through engineering, education, and enforcement. Advances in technology and understanding of how development plays a role in the natural environment can aid but will not prevent incidents from occurring, but climatic, geological, and topographic conditions can make these routine incidents far more challenging to manage.

FINDING 2: In addition, the Fire District's response area includes Highway 395 which the California Highway Patrol has designated this highway an approved transportation route for Hazardous materials, such as, blasting and explosive agents, highly toxic and radioactive materials. The potential for release or threatened release of a hazardous material along this route is possible given the volume transported daily. Incidents of this nature will normally require all available emergency response personnel to prevent injury and loss of life and to prevent, as far as practicable, property loss. Emergency personnel responding to such incidents may be unduly impeded and delayed in accomplishing an emergency response as a result of climatic, geological, or topographic issues.

FINDING 3: With the remaining undisturbed parcels in town being located upon steeply sloping lots with challenging topography and due to expensive land costs, the potential exists that new and future development will result in larger and taller buildings on parcels. Redefining high-rise buildings to 55 feet in height was added to the code in 2001 and modifies the application of special provisions for these buildings to all occupancies. Because of the need to mitigate the potential life safety danger of high-rise buildings this change was necessary. In addition, periods of inclement weather, limitations of available fire-fighting equipment, limited availability of mutual aid from surrounding local fire departments (especially during inclement weather), and the necessity to climb vertically up flights of stairs greatly impacting the response time to reach an incident scene, it was necessary to redefine the height of high-rise buildings. The reduced height and built-in protection will mitigate extended fire department response time and keep incidents manageable. Some special requirements have also been placed upon mid-rise structures (4 stories and higher, up to highest floor level of 55 feet measured from the lowest firefighter access point).

The additional requirements included herein are necessary to properly protect the health, safety, and welfare of the residents and workers of the Town of Mammoth Lakes.

Revenue shortages make it difficult to locate additional fire stations and provide staffing sufficient to control fires in single and multi-story retail, commercial and industrial buildings, making enhanced built-in protection necessary.

Section 3.

AMENDMENTS TO CALIFORNIA FIRE CODE.

CHAPTER 1 - SCOPE AND GENERAL REQUIREMENTS

101.1 Title, Insert: These regulations shall be known as the Fire Code of the Mammoth Lakes Fire Protection District (MLFPD), hereinafter referred to "this code".

102.5.1 Application of the Mechanical Code.

Where structures are designed and constructed in accordance with the California Mechanical Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.

103.1 Creation of agency. The Mammoth Lake Fire Protection District Fire Prevention Division is hereby created and the official in charge thereof shall be known as the fire code official. The function of the division shall be the implementation, administration, and enforcement of the provision of the code.

104. 1 General. Add the following section:

104.1.1 Authority of the Fire Chief and Fire Department

1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Mammoth Lakes Board of Commissioners.
2. The Fire Chief is authorized to administer, interpret, and enforce this ordinance. Under the Fire Chief's direction, the Mammoth Lakes Fire Protection District is authorized to enforce ordinances of the Mammoth Lakes Fire Protection District pertaining to the following:
 - 2.1. The prevention of fires.
 - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
 - 2.3. The storage, use and handling of hazardous materials.

- 2.4. The installation and maintenance of automatic, manual, and other private fire alarm systems and fire extinguishing equipment.
 - 2.5. The maintenance and regulation of egress.
 - 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
 - 2.7. The maintenance of means of egress.
 - 2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
3. The Fire Marshal under the authority of the fire chief is hereby authorized to enforce the provisions of the California Fire Code and shall have the authority to render interpretations of the code, and to adopt policies, procedures, rules, and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules, and regulations shall be in compliance with the intent and purpose of the code and shall not have the effect of waiving requirements specifically provided for in the code.
4. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrest and issue citations as authorized by law:
5. Chief Officers and members of the fire prevention division shall each have the powers of a police officer in performing their duties under this code.

Designated members of the Fire Department may act as peace officers only as permitted by Section 830.37 of the California Penal Code (Arson Investigating Unit Fire Department or Fire Agency Members). All members of the fire department with the rank of chief and members of the fire prevention division who are peace officers as defined in section 830.37 of the Penal Code and members who have been designated by the fire chief as arson investigators and who have satisfactorily completed the courses of training required by section 832 of the Penal Code are designates as peace officers for the purposes of section 171c, 171d, 12027 and 12031 of the Penal Code while engaged as members of the an arson investigating unit, regularly employed and paid as such, in the apprehension of persons who have violated or who are suspected of having violated any fire law, or while exclusively engaged in the enforcement of law as relating to fire prevention and fire suppression.

Fire District employees serving as peace officers may be authorized to carry a weapon pursuant to Section 836 as to any public offense with respect to which there is immediate danger to person or property, or of the escape of a perpetrator of that offense, or pursuant to Section 8597 or 8598 of the Government Code. These peach officers may carry firearms any place in the state for the purpose of performing their primary duty or when making an arrest if authorized and under terms and conditions specified by the Fire District:

- a. Members of an arson-investigating unit, regularly paid and employed in the capacity, of a fire department or fire protection agency of a county, city, city, and county, district, or the state, if the primary duty of these peace officers is the detection and apprehension of persons who have violated any fire law or committed insurance fraud.
- b. Members other than members of an arson -investigating unit, regularly paid, and employed in that capacity, of a fire department or fire protection agency of a county, city, city and county, district, or the state, if the primary duty of these peace officers, when acting in that capacity, is the enforcement of laws relating to fire prevention or fire suppression.

104.11 Fire Investigation, add the following: Fires are presumed to be suspicious until proven otherwise. Suppose it appears to the Fire Department Investigator that such incident is suspicious in origin. In that case, that individual is authorized to take immediate charge of all physical evidence relating to the cause of the incident and to pursue the investigation to its conclusion. This action is accomplished under the direction of the Fire Chief or authorized Division Chief and, if necessary, in cooperation with the appropriate law enforcement agency.

104.11.2 Technical Assistance, add the following: The fire department is authorized to promptly investigate the cause, origin, and circumstances of every fire or hazardous materials incident occurring within the district boundary involving loss of life or injury to person or destruction or damage to property. For a fatality or significant loss of property, the fire code official shall contact the State Fire Marshal's Office for notification and request for assistance. The fire code official can also request the owner or operator to hire a private fire protection or hazardous materials investigator, acceptable to the fire code official and at the expense of the owner or operator, to provide a full report of the incident, including, without limitation, such matters as origin, cause, circumstances, or proposed solution to the problem.

104.13; Penal Code 451 Financial Responsibility, add the following: Any person who personally, or through another, willfully, negligently, or in violation of law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him/her to escape from his/her control, allows any hazardous material to be handled, stored, disposed of, or transported in a manner not in accordance with this Code, State law or nationally recognized Standards, allows any hazardous material to escape from his/her control, allows a continuation of a violation of this Code can be held liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident. Such expense may be a charge against that person.

105.1 General, is amended to include: No permit issued pursuant to the California Fire Code shall be effective for a period in excess of one year from the date of issuance if no work has been initiated. Construction permits are issued for a one-year time period and shall be renewed if the project is not completed. If construction does not commence within

that one-year period or continue through to completion without gaps in construction in excess of 180 days, then a new permit will need to be obtained by the project proponent and new fees will be assessed.

Permits shall be presumed to incorporate the provision that the applicant, the applicant's agent, employees or contractors shall carry out the proposed work in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto, whether specified or not. No approval shall relieve or exonerate any person from the responsibility of complying with the provisions and intent of this code.

105.6.3 Cryogenic Fluids – Outdoor Storage. Amended as follows: The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the Fire District without special permit from the Fire District

105.6.8 Flammable and Combustible Liquids. Add the following subsections:

2.3 Storage of Flammable and Combustible Liquids. The storage of Class I, Class II, and Class III liquids in aboveground tanks outside of buildings is prohibited within the limits of the Fire District without special permit from the Fire District.

2.4 The storage of Class I, Class II, and Class III liquids in aboveground tanks is prohibited within the limits of the Fire District without special permit from the Fire District.

2.5 For the storage of Kerosene, a permit shall be required per Section 603.3.1 of the local code for quantities greater than 25 gallons located either inside or on the outside of a building.

105.5.29 LP-gas add the following: The large-scale storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas without special permit from the Fire District. Propane tanks with a 500-gallon water capacity or less or multiple container systems having an aggregate quantity not exceeding 500 gallons serving occupancies in Group R-3 are not required to obtain a permit, though a site plan is required to be submitted.

105.5.30 Fuel Oil Storage in outside, above-ground tanks. Add the following: All new storage of kerosene or heating fuel in containers 50 gallons or greater shall require a permit issued by the Fire District. With such permits, the container shall be located a minimum of 10 feet away from the non -shedding side of any structure or approved subject to site specific plans to be approved by the fire code official. All such containers shall be appropriately placarded with a flammable liquid sign indicating the UN Identification Number adhered to the tank or marked in 4-inch letters located on the side of the tank. Tanks shall be marked with a minimum of one 10-foot snow stake topped with green paint.

105.5.34 Open burning. Amended to: An operational permit is required for the kindling or maintaining of an open fire or a fire on any public street, alley, road, or their public or

private ground. Instructions and stipulations of the permit shall be adhered to.

107.2 Schedule of fees. The Fire Chief may establish a schedule of fees, as approve the Board of Commissioners, to be charged and collected for plan checking, required inspections services, and for the issuance of permits pursuant to Section 105 of this Code. In addition, this schedule may include a fire service Cost Recovery and an Abatement Recovery fee to be charged to any person, firm, corporation, or business that through negligence, violation of the law or as a result of carelessness is responsible for the cause of any fire service response to the scene of such an incident.

Fees for services and permits shall be as set forth in the Mammoth Lakes Fire Protection District's Fee Schedule Ordinance No. 2021-01.

112.3.3 Prosecution of violations. If the notice of violation is not paid or the violation not mitigated within 60 days, the fire code official is authorized to request the legal counsel of the jurisdiction to institute the appropriate legal proceedings at law or in equity to restrain, correct or abate such violation or to require removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant hereto.

112.4 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 misdemeanor punishable by a fine of not less than \$250.00 for the first non-compliance inspection, \$500.00 for the second non-compliance inspection, \$1,000.00 for the third non-compliance inspection \$2,500.00 for each additional non-compliance inspection or by imprisonment not exceeding 30 days, or both such fine and imprisonment.

The imposition of one penalty for any violation shall not excuse the violation or permit to continue: and all such persons shall be required to correct or remedy such violation or defects within thirty (30) days; and when not specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be help prevent the enforced removal of prohibited conditions.

The Chief, or his authorized representative, is authorized to issue a citation to a person or persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall, 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 to operate/maintain an occupancy premises or vehicle subject to this code.

It shall be unlawful for any person, firm, corporation, or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code. Punishments and penalties for violation shall be in accordance with the Mammoth Lakes Fire Protection Districts Fee Schedule (Ordinance No. 2021-01), Health

and Safety Code Sections 17995 through 17995.5.

112.5 Inspection and violation cost recovery. Account of Costs and Receipts. The enforcement official will keep an itemized account of the costs of enforcing the provision of this part and shall fees be collected within thirty days (30) days of completion of work from the property owner.

112.6 Lien and Special Assessment Procedures.

1. The code enforcement officer shall keep a report of the costs. In addition, to any accrued fees and penalties due. The property owner shall be invoiced for the total. Once the invoice amount is finalized, payment shall be remitted promptly. If payment is not received, the itemized report shall be submitted in writing to the Mono County recorder's office. Any such report may include the abatement costs, fees and penalties for any number of properties and abatements, whether or not such properties are contiguous.
2. Upon receipt of the itemized report, the Mono County recorder's office, or his or her designee, shall serve notice of the lien in the same manner as summons in a civil action in accordance with Code of Civil Procedure Section 415.10 et seq. If the owner of record, after diligent search cannot be found, the notice may be served by posting a copy thereof in a conspicuous place upon the property for a period of ten days and publication thereof in a newspaper of general circulation in the town. The period of notice commences upon the first day of publication and terminates at the end of the tenth day, including therein the first day. Publication shall be made on each day on which the newspaper is published during the ten-day period.
3. After notice has been served, the lien shall be recorded in the Mono County recorder's office and, from the date of recording, shall have the force, effect, and priority of a judgment lien.
4. The lien shall identify:
 - a. The amount of the lien.
 - b. The agency on whose behalf the lien is imposed.
 - c. The date of the abatement order or citation.
 - d. The street address, legal description and assessor's parcel number of the parcel on which the lien is imposed; and
 - e. The name and address of the recorded owner of the parcel.
5. In the event that the lien is discharged, released or satisfied, through either payment or foreclosure, notice of the discharge containing the information specified in subsection E shall be recorded by the Mono County recorder's office.
6. A lien may be foreclosed by an action brought by Mono County for a money judgement.

7. The District may recover from the property owner any cost incurred in the processing and recording of the lien and providing notice to the property owner as part of its foreclosure action to enforce the lien.

8. A lien may be foreclosed by an action brought by the town for a money judgment.

112.7 Demand and Notice of Proposed Special Assessment.

1. As an alternative to the procedures set forth in Section 112.6. Upon completion of abatement, the enforcement officer or other authorized official shall keep an itemized report of the cost incurred by the District in the abatement of any public nuisance, including any attorneys' fees, in addition to any fees and penalties due. The property owner shall be invoiced for the total. Once the invoice amount is finalized, payment shall be remitted promptly. Any such report may include the abatement costs, fees and penalties for any number of properties and abatements, whether or not such properties are contiguous.

2. Upon receipt of the itemized report, the District shall serve notice by certified mail, to the property owner, if the property owner's identity can be determined from the county assessor's or county recorder's records. The notice shall be given at the time of imposing the assessment and shall specify that the property may be sold after three years by the tax collector for unpaid delinquent assessments. The tax collector's power of sale shall not be affected by the failure of the property owner to receive notice. The assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary municipal taxes. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to the special assessment. However, if any real property to which the cost of abatement relates has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, prior to the date on which the first installment of the taxes would become delinquent, then the cost of abatement shall not result in a lien against the real property but instead shall be transferred to the unsecured roll for collection.

CHAPTER 2 - DEFINITIONS

201.1 Scope, add the following: Whenever the term Jurisdiction, Fire District, or Fire Department is used, it shall mean the Mammoth Lake Fire Protection District. The Fire Chief or Chief, the Fire Chief of the Mammoth Lakes Fire Protection District. Fire Code Official is the Fire Chief, Fire Marshal, Fire Prevention inspector or other assigned person representing the Fire District.

Section 202. The following definitions have been amended or added to section 202, General Definitions:

ABATE/ABATEMENT. An act used to remove, destroy, eliminate, seize, impound, or any action taken to mitigate a public nuisance.

ABATEMENT COSTS. Any and all costs incurred by the Mammoth Lakes Fire Protection District to abate the hazardous vegetation or combustible material on any property pursuant to this part, including physical abatement costs, administrative, and staff time costs, contractor cost, and any additional costs incurred for the abatement proceeding, including legal costs. Contractor costs shall include the costs of public agencies performing any work, task, or action authorized by this part pursuant to an agreement with the District.

ALTERATION. The act of reconstructing a one or two-family residential structure where 50 percent or less of the structure is demolished and rebuilt. A change, addition, modification in construction, occupancy or use, or structural repair to an existing building or facility. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, painting, or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

BUILDING ACCESS. Means an exterior door opening conforming to all the following:

1. Suitable and available for fire department use, opening onto or adjacent to a public way or a fire department access road as described in Section 502.
2. Located not more than 2 feet above adjacent ground level.
3. Leading to a space, room or area having foot traffic communication capabilities with the remainder of the building.
4. Designed to permit access with the use of keys available in an approved key lock box, if required.

CO-DOMINANT TREES. Trees with crowns forming the general level of the forest canopy and receiving full light from above, but comparatively little light from the sides. Trees that usually have medium sized crowns but crowded on the sides

COMBUSTIBLE MATERIAL. Rubbish, litter, or material of any kind other than hazardous vegetation that is flammable and endangers the public safety by creating a fire hazard.

DECLARED PARCEL. A legally described parcel assigned an assessor's parcel number, which contains excessive flammable vegetation and/or objects that are a fire hazard and constitutes a public nuisance that must be abated.

DEFENSIBLE SPACE. A minimum area of space that landowners are required to

create on their property between a building or structure and the plants, brush, and trees or other items surrounding the building or structure that could ignite in the event of a fire.

FIRE BREAK. A continuous strip of land upon and from which all rubbish, weeds, grass, and other growth that could be expected to bum has been abated or otherwise removed in order to prevent extension of fire from one area to another.

FIRE TRAIL. A graded fire break of sufficient width surface and design to provide access for people and suppression equipment and to assist in preventing surface extension of fires.

FLAMMABLE VEGETATION. Any material, live or dead, which is combustible during normal summer weather.

FUEL REDUCTION ZONES. Fuel Reduction Zones include all land within District boundaries.

FUEL MODIFICATION. Any modification or removal of fuels to reduce the likelihood of ignition or the resistance to fire control.

HAZARDOUS MATERIALS. Shall mean those chemicals or substances which are physical hazards or health hazards as defined and classified as defined in this chapter, whether the materials are in usable or waste condition. Hazardous materials mixtures are those substances that contain one percent or more of a hazardous ingredient, or one tenth of one percent of a carcinogen. This definition includes, but is not limited to, those hazardous wastes, hazardous materials, and extremely hazardous wastes listed in the California Code of Regulations, Title 22, Section 66261.126, Appendix X.

HAZARDOUS VEGETATION. Vegetation that is flammable and endangers the public safety by creating a fire hazard, including but not limited to seasonal and recurrent weeds, stubble, brush, pine needles, etc.

IMPROVED PARCEL. A portion of land identified by an assessor's parcel number upon which a structure is located.

OPEN SPACE. When access to open land/space or a fire trail system maintained for public or private use is obstructed by new development, the developer shall provide acceptable access into the area as approved by the Fire Chief for fire personnel and apparatus.

REMODEL (SEE ALTERATION). The act of reconstructing a one- or two-family residential structure where 50 percent or less of the structure is demolished and rebuilt. Actions where greater than 50 percent is remodeled shall be considered new construction per this code and require the owner to comply with the provisions of the most recent fire code, including an automatic sprinkler system. The determination of percentage shall be established jointly between the owner or owner's representative, and the fire code official, with the Chief being the final decision maker. Remodel activities may require a

construction permit from the Fire District depending on the extent of modifications.

RESIDENTIAL AND COMMERCIAL PARCELS. Residential and Commercial Parcels shall include all improved and Unimproved single-family lots, improved commercial properties and all common area parcels maintained or owned by condominium or townhome developments, or homeowners or property-owners associations or similar common-ownership organizations within District boundaries.

EMERGENCY ACCESS ROAD/FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus and other emergency vehicles. An Emergency Access Road/Fire Lane is not necessarily intended for vehicular traffic or other than fire apparatus and posted in accordance with Vehicle Code Section 22500.1 Emergency Access Roads/Fire Lanes shall be a minimum of 16 feet wide but may need to be wider depending upon the degree of curves or proximity to the structure. The blocking of Emergency Access Roads/Fire lanes may be modified for special circumstances as determined by the fire code official based on condition of terrain, climatic conditions, very high fire severity zones, and other such local conditions.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building, or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane, and access roadway.

FUEL MODIFICATION. Any modification or removal of fuels to reduce the likelihood of ignition or the resistance to fire control.

FIRE BREAK. A continuous strip of land upon and from which all rubbish, weeds, grass, and other growth that could be expected to burn has been abated or otherwise removed in order to prevent extension of fire from one area to another.

FIRE TRAIL. A graded fire break of sufficient width surface and design to provide access for people and suppression equipment and to assist in preventing surface extension of fires.

GROSS SQUARE FOOTAGE: The sum of all areas on all floors of a building included within the outside faces of its exterior walls, including all vertical penetration areas, for circulation and shaft areas that connect one floor to another.

HIGH-RISE BUILDING. Any building having space used for human occupancy where the uppermost floor is fifty (55) feet or greater in height measured from the lowest floor level of building access, as defined in Section 202. No structure shall be taller than 120 feet in height as calculated from the lowest level of building access to the apex of the roof.

LOW-RISE BUILDING. Any building having space used for human occupancy where the uppermost floor is less than 24 feet in height measured from the floor of the lowest level of building access. This structure is typically known as a three-story building. Measurement will be from the floor of the highest level that can be occupied to the lowest

floor level of building access.

MID-RISE BUILDING. Any building having space used for human occupancy where the uppermost floor is 24 feet or greater and less than 55 feet in height measured from the floor of the lowest level of building access and not defined as a low rise or high-rise building. Measurement will be from the floor of the highest level that can be occupied to the lowest floor level of building access.

NEW CONSTRUCTION: The act where greater than 50 percent is remodeled, shall be considered new construction per this code, and require the owner to comply with the provisions of the most recent fire code, including an automatic sprinkler system.

OPENING BURNING. The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge pots and similar devices associated with safety or occupational uses typically considered open flames, recreational fires, or use of portable outdoor fireplaces. For the purpose of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues, or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open.

RECREATIONAL FIRE. An outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, outdoor fireplace, portable outdoor fireplace, barbecue grill, or barbecue pit and has a total fuel area of 3 feet or less in diameter and 2 feet or less in height for pleasure, religious, ceremonial, cooking, warmth, or similar purposes.

REMODELS: For remodels greater than 50% of the gross total square footage and where the total square footage of the structure is greater than 2,500 square feet, exclusive of the garage up to 800 square feet with a one-hour fire barrier, and the entire structure shall comply with all current construction requirements.

SCRUB. A woody plant which is smaller than a tree and has several main stems arising at or near the ground. Synonyms: bush, brush, woody plant, etc.

STRUCTURE. Any dwelling, house, building or other type of flammable construction attached to or near any other structure.

STRUCTURE HEIGHT. Due to climatic conditions, topography, fire department staffing and equipment, and non-negotiable grades, the provisions of this section shall apply to every new building of any type of construction or occupancy. No structure shall be taller than 120 feet in height as calculated from the lowest level of building access to the apex of the roof. Under structure parking is not included in this calculation if the parking exists below the point of fire department vehicle access. Maximum building height may be modified for special circumstances as determined by the Fire Board of Commissioners with recommendation from the Fire Chief.

SUPPRESSED TREES. Trees which have crowns in the lower layers of the canopy. They receive virtually no direct sunlight, and they are generally growing very slowly.

TRAINED CROWD MANAGER. Standby personnel, usually security or usher personnel, who are trained in the proper procedure to exit people from a tent in an orderly and calm fashion in the event of an emergency. There shall be one properly trained crowd manager for every 250 patrons.

UNIMPROVED PARCEL. A portion of land identified by an assessor's parcel number upon which no structure is located.

VEHICULAR WAY. A route provides for vehicular traffic, such as in a street, driveway, or parking facility.

CHAPTER 3: GENERAL PRECAUTION AGAINST FIRE

Section 305.1 Clearance from ignition Sources. Add the following:

305.1 Wood burner Inserts.

A building permit shall be obtained from the Town of Mammoth Lakes prior to the start of any work and a rough in and final inspection is required before the project is deemed complete.

Dimension to Combustibles: A minimum of 48 inches vertically of non-combustible material shall be installed within the chase area measured from the top of the existing prefabricated metal firebox. A minimum of 24 inches horizontally of non-combustible material shall be installed within the chase area measured from the edge of the wood burning insert. Some construction exceptions may be permitted due to unforeseen circumstances. Further, should the manufacturer's minimum dimension be greater than the above dimension, the manufacturers dimension shall prevail.

Air Channels around Enclosure Panel: Per NFPA 211, passive circulation shall be maintained in the void space around the wood burning insert and the prefabricated fireboxes. Passive circulation shall be installed in each corner of the panels installed with the insert.

Circulation of Air in the Prefabricated Fireboxes: Passive circulation shall be maintained around the walls of the prefabricated firebox.

Lintel Bar: All lintels and all supporting material for said lintels shall be of non-combustible material and no air gap shall be permitted.

Flue Pipe: Required spacing of not less than two inches shall be maintained for all installations. All installations shall be installed wit approved liner and flue cap. The flue cap shall conform to the new liner and shall not interrupt the air flow of the original flue

pipe assembly. Existing non-conforming shall not apply, and any modification shall be required prior to "Final" being issued. Inspection and verification shall be required.

Support of Prefabricated Fireboxes at the Base of Unit: Should the wood burning insert assembly weight more than 200 pounds then the base of the prefabricated firebox shall be supported by an approved methods and means. Should the complete assembly of the wood burning insert exceed more than two stories in height than the base of the prefabricated fire box shall be supported regardless of the weight of the wood burning insert.

All wood burning inserts installed into a prefabricated firebox within the Town of Mammoth Lakes shall be removed and reconstructed to meet the requirements of this section upon the sale of the real property within which the wood burning insert is located. This requirement shall apply to all occupancy types including single family homes, multifamily residential structures, and commercial structures in which wood burning inserts have been installed.

307.2 Permit Required. Amended to include: A wildland fuel modification plan for new construction is required in all very high fire hazard severity zone areas and wildland/rural interface areas. Where a new multifamily housing project, planned unit development, a subdivision of land, or prior to any remodeling, modification, or reconstruction of a structure where such remodeling, modification, or reconstruction of 50 percent or more of the structure, an application may be required to include a fire hazard reduction analysis and a fuels management plan completed by an approved fuels management specialist, at the expense of the applicant.

307.4.2 Recreational fires. Recreational fires are amended to include:

Recreational fires outside of approved campgrounds are prohibited without the approval and permit from the fire code official, following the submission, review, and approval of a permit application and a site inspection.

Exemption: Propane-operated appliances that are UL or ASMI listed manufactured GAS (LPG or NG) outdoor flame devices, such as: Gas BBQs or Gas Fire-pits that comply with the Fire Code. Pellet-fed smokers.

All fire rings shall be constructed of stainless metal, brick, or concrete no wider than three (3) feet in diameter and no higher than two (2) feet, located a minimum of twenty-five (25) feet from a structure or combustible materials.

The fire ring shall have a screened cover with mesh screening no greater than one-half of an inch in size and large enough to cover the entire ring or structure used for burning.

The exception for one and two-family dwellings is eliminated; a permit is required and can only be obtained by the property owner. The owner is required to be on-site during the recreational fire burn.

Recreational fires are permitted at private residences during the year, and during stage I

fire restrictions when allowed in designated campsites. Recreational fires are prohibited in Stage 2 fire restrictions, no burn days, red flag warnings, high wind warnings, or "very high" or "extreme" fire danger days.

Unpermitted and burning during fire restrictions are subject to a citation. It is a federal offense punishable as a Class B misdemeanor by a fine of not more than \$1,000 or imprisonment for not more than twelve (12) months or both. A citation for violating fire restrictions prompts a mandatory court appearance. Requirements for recreational fires shall be always followed, not following the requirements is also subject to a citation (Title 18 USC 1856, Title 43 9212.4, and/or appropriate State laws (NEW)).

If violating a fire restriction order results in a wildfire or structure fire, the violator will be liable for any and all suppression costs resulting from the wildfire to the property and resources. Criminal charges may also be imposed.

Recreational fire permits shall be effective only for the year of issuance, ending on December 31 of the year of issuance, and may be suspended due to fire danger or by the discretion of the fire official.

308.1.4 Open-flame Cooking Devices. Open-flame cooking devices is amended to read the following:

Charcoal burners, wood BBQs, and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. Enclosed pellet grills, electric grills, and smokers are allowed.

Exceptions:

1. One and two-family dwellings.
2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 ½ pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

308.1.6 Open-flame Devices. Add the following: Only open-flame candles in approved containers with substantial noncombustible bases and where the candle flames are protected, shall be permitted in A, B, and M occupancy types.

308.1.6.3 Sky Lanterns or Similar Devices. Add the following: A person shall not release or cause to be released a sky lantern or similar device.

CHAPTER 4: EMERGENCY PLANNING

403.7.2.2 Fire Safety Plans. Add the following: A pre-fire plan shall be required for all mid and high-rise buildings. The plan shall be prepared in conjunction with the owners or their operators, administrators, or managers in cooperation with the Fire District. The owner shall assign a person who will work with the Fire District in the establishment,

implementation, and maintenance of the pre-fire plan. For mid and high-rise buildings, owner(s), operator(s), and manager(s) shall provide a list noting the occupied rooms, including those with special emergency evacuation requirements to the fire department in the event of an emergency.

CHAPTER 5: FIRE SERVICE FEATURES

503.1.1 Buildings and Facilities is amended to include:

1. The Fire District shall require an Emergency Access Road (s) when any Group R Occupancy project consists of more than 24 units. When there are more than 49 units accessed from any Fire Apparatus Access Road, then a minimum of two Fire Apparatus Access Roads shall be provided. Fire Apparatus Access Roads shall comply with Town of Mammoth Lakes Public Works Department standards but shall be no narrower than 24 feet wide edge of pavement to edge of pavement (excludes curb and gutter.)
2. Buildings, portions of buildings, or facilities exceeding forty-five (45) feet in height above the lowest level of building access may be required to provide Emergency Access Roads capable of accommodating fire department apparatus. Overhead utility and power lines shall not be located within the Emergency Access Road(s). At least one of the required Emergency Access Roads logically may be required to be located within a minimum of fifteen (15) feet and a maximum of thirty (30) feet from the building and may be requested to be placed parallel to one side of the entire structure and/or at a prominent corner of the structure. Emergency Access Roads may be modified for special circumstances as determined by the fire code official.

There shall be no modifications to non-conforming building lots that are located on non-compliant Fire Apparatus Access Roads within the Fire District.

503.2.1 Dimensions is amended to:

1. Fire Apparatus Access Roads shall have an unobstructed width of not less than 24 feet from the edge of the pavement to edge of pavement (not inclusive of curbs/gutters).
2. Road widths shall be a minimum of thirty (30) feet when parking is allowed on one side of the roadway.
3. Road widths shall be a minimum of forty (40) feet when parking is unrestricted.

503.2.1.1 Road Medians added the following section: Divided highway routes shall comply with the California Highway Design manual for standards pertaining to width, slopes, barriers, curbs, and meridian characteristics. The Fire District shall require turn-arounds at designated locations with turning radius sufficient to comply with fire apparatus needs.

503.2.3 Surface is amended to include:

1. Fire Apparatus Access Roads and Emergency Access Roads shall be designed and maintained with a minimum first lift of asphalt, concrete, or a road base with a structural road section capable of supporting 75,000 pounds as determined by a Certified Engineer prior to the delivery of wood products, modular components, or flammable/combustible construction materials or furnishings.
2. Emergency Access Road may be constructed of open cell pavers as approved by the fire code official but must be maintained so as to provide a vegetative cover during the summer months. Snow removal will be required from Fire Apparatus Access Roads and Emergency Access Roads/Fire Lanes and vacant structure parking lots once every 24 hours to within 6-8 inches of the road/paver surface and the owner shall be responsible for repairing any damaged to the surface as needed shortly after the beginning of the summer season.

503.2.4 Turning Radius is amended to include: The turning radius of a Fire Apparatus Access Roads and Emergency Access Road shall be no less than 40 feet interior radius and 60 feet outside radius unless determined otherwise by the fire code official. Parking lots that are not affiliated with structures or provide access to structures need only have 28-foot interior radius and 52 feet outside radius.

503.2.5 Dead Ends is amended to include: The maximum length of a single access road shall be no greater than 1500 feet I length. Lengths greater than 1500 feet shall require two points of access. The length may be modified for special circumstances as determined by the fire code official based upon vehicle congestion, condition of terrain, climatic conditions, very high fire severity zone, or other such local conditions.

503.2.7 Grade is amended to include: Minimum Specifications is amended to include transitions between grade changes shall not exceed five percent (5%) and shall not interfere with the angle of approach, angle of departure or high centering of fire apparatus.

503.2.8 Angles of approach and departure. The transition between grade shall not exceed 5% and shall not interfere with the angle of approach, angle of departure or high centering of fire apparatus.

503.3 Marking is amended to include: No Parking/Fire Lane" signs shall be located and maintained alongside Fire Apparatus Access Roads and Emergency Access Roads/Fire Lanes at intervals not greater than 100 feet. These signs shall be placed on the roads at the time that wood products are delivered, modular components are dropped off, or flammable/combustible construction materials or furnishings arrive on site. Where fire lanes exist on private property, it shall be the responsibility of the private property owner/Homeowners Association to maintain and replace snow stakes/ signage.

Emergency Access Roads shall be signed at both ends of the roadway stating, " Fire Lane/Emergency Vehicles Only".

Where it has been determined by the fire code official that curbs for a project should include red painted curbs or stripping, the areas shall be painted and maintained by the property owner such that they are colored red throughout the year.

503.4 Obstruction of Fire Apparatus Access Roads is amended to include:

1. Storage of building materials shall occur outside the pavement area of Fire Apparatus Access Roads and Emergency Access Roads. Offloading of building materials and dumping of refuse bins may occur in the Fire Apparatus Access Roads and Emergency Access Roads so long as the obstruction may be moved immediately for emergency vehicles. Fire Apparatus Access Roads shall not be obstructed in any manner, including the parking of unattended vehicles or the unauthorized placement of any type of materials, speed bumps, traffic calming devices, or humps.
2. All private roads that contain a gate or barricade shall ensure that the road is passible and free from excessive amounts of snow that prevents emergency vehicles to and through the gate or barricade.

503.5 Required gates or barricades is amended to include:

1. Owner installed gates and barricades/bollards plans and specifications shall be submitted to the Fire District for review and approval prior to construction.
2. A minimum clear, unobstructed width of 24 feet for two lane or 14 feet for single lane shall be provided.
3. The location of the gate shall have a minimum setback of 40 feet from the intersection with any road.
4. All gates/ barricades shall be functional in all weather conditions, including heavy snow.
5. For electric operating gates, a radio-controlled opening device shall be the primary means of operation with an approved key operated switch or touchpad keyboard used as a backup system.
6. For non-powered gates, a key box approved by the fire official shall be provided an approved location.
7. In the event of power failure, all remote-controlled gates shall automatically open and stay open until power is restored.
8. All barricades/bollards shall be removable or allow for passage of fire vehicles in the event that emergency vehicles need to pass through the barricaded area. Only approved traffic bollards shall be used withing the District.
9. The Fire Chief shall approve the placement of an electric operating gates.
10. The Fire Chief has the authority to have the gate or barrier that is used for emergency access and/or egress removed if the gate is not maintained, operatable, or the road impassable through the gate for emergency operations.

504.5 Access to Building Opening and Roofs. Stairway Access to Roof shall be amended to include: New buildings four or more stories in height shall be provided with approved roof access to the roof regardless of roof slope. Parapets shall not exceed 48 inches on

more than two sides of the building.

505.1 Premise Identification. Amended to include: Number or letters used shall be placed above snow level, in the vicinity of driveway, and if the structure is located more than 50 feet from the fire apparatus access road, the fire code official reserves the right to require multiple locations. When illuminated numbers of addresses are used, they shall be maintained in working order. The numbers and letters will be in a color that contrasts with their background and must adhere to the Town's approved numbering sequence.

For complexes and large building, a directory and premises map with approved addressing must be installed at a location and in a format approved by the fire code official.

506.1 Key Boxes. Key boxes are amended to include:

1. When the building is equipped with either a built-in automatic fire suppression system, fire detection/ alarm system, or as required by the fire code official, the fire code official is authorized to require a key box to be installed in an accessible and approved location. The key box installer shall follow the manufacturer's recommended installation guidelines. The owner(s) shall provide a master key(s) that works for all lockable units and facilities at the subject property. The owner shall notify the Fire District whenever there is a change in key(s) or when additional lock(s) are added for keys to be incorporated into the box.
2. Each individual building in a condo, apartment, duplex, townhome, or commercial complex shall have a knox box installed with a master key at the main entrance of each building or as directed by the fire official.

507.5.1 Fire Hydrant Systems. Required fire hydrant systems shall be amended to include: Fire hydrants that are internal to a condominium, hotel/motel, mobile home park, or townhome project shall be the responsibility of the owner or association to replace, maintain, or keep available for fire suppression purposes. This responsibility shall include meeting all requirements of the Fire District pertaining to bollards, posting of signs, prohibiting parking, and snow storage. This work needs to be performed in conjunction with the Mammoth Community Water District. This responsibility shall include meeting all requirements of the Fire District pertaining to bollards, posting of signs, prohibiting parking, and snow storage.

For all high-rise structures, fire hydrant(s) and fire department connection(s) shall be located within 50 feet of each other and positioned in a location approved by the fire code official. For all other structures required to be outfitted with a fire department connection(s), a fire hydrant shall be no further than 250 feet from the FDC.

509.2 Fire Protection and Utility Equipment Identification and Access.

Section 509.2 Equipment Access. Add Emergency Equipment Room to the following: Provisions for an approved on-site fire suppression equipment storage room shall be made at an approved location(s). Size requirements are occupancy-use dependent and will be

determined upon submission of use permit and project plans based upon expected equipment needs.

510.1.1 Emergency Responder Radio Coverage. Emergency Responder Radio Coverage in Building shall be amended to include: At the owner's expense, the Fire District reserves the right to require the installation of a radio transceiver in any building within the Fire District. This condition would be implemented whenever a structure is constructed or has been constructed, which inhibits standard portable two-way radio communications.

CHAPTER 6 - BUILDING SERVICES AND SYSTEMS

604.1 General. Add the following sections:

604.1.1 Elevators.

1. Elevators and elevator lobbies be provided and must comply with the California Building Code and the following:
 2. At least one elevator cab must be assigned for Fire Department use, which must serve all floors of the building. All provisions hereinafter are in reference to said elevator cab(s).
 3. The elevator cab must be provided with adequate dimensions to accommodate an ambulance type stretcher in accordance with the provisions of the California Building Code.
 4. An on-site standby power system conforming to the California Electrical Code must be provided for elevators. In the event of failure of the normal power source, the standby power system must provide an alternate source of electrical power to serve at least the designated loads as set forth in Section 916.6.2 at full power. The system may consist of an on-site generator or a system of batteries, or both. The installation must be in accordance with this code, nationally recognized standards, and any policies of the fire code official.

604.1.2 Power Loads. The power load requirements for sizing the standby power system must include, without limitation to the following:

- a. Exit signs and exit path illumination.
- b. Fire alarm system.
- c. Elevator(s) assigned for fire department use.
- d. Smoke control systems.
- e. Lighting circuits supplying all elevator cabs, elevator lobbies, generator room, and other areas designated by the fire code official.

604.1.3 Fuel Supplies. On-site fuel supplies for prime movers of a standby power generator must be sufficient for at least 48 hours at the generator's listed full load. Where fuel supplies require automatic transfer into a primary tank from a secondary fuel storage tank, the fuel transfer system must be provided with redundant fuel pumps to insure reliability. The fuel supply tank provided must be capable of storing at least 100% of the calculated amount of fuel needed.

604.1.4 Emergency Electrical System. Electrical systems and equipment specified in

Section F916.6 are classed as emergency systems and must be installed in accordance with this code, nationally recognized standards, and policies of the fire code official. Such systems must operate within 10 seconds of failure to normal power supply. Such emergency power supply may be separate from the standby power required for elevators assigned for fire department use.

604.1.5 Emergency Systems. The following are classified as emergency systems:

- a. Exit signs and exit path illumination.
- b. Fire alarm system.
- c. Fire Detection system.
- d. Sprinkler alarm system.
- e. Elevator cab lighting.

605.2.1.3.1 Decorative Shrouds, add the following:

1. Designed of a non-combustible support structure that is securely attached to the top of the chase with either non-combustible solid or mesh siding material with either a removable top or no top at all. The exposed top of the chase shall in all cases be of non-combustible construction material.
2. If solid siding material is used, a six (6) inch gap is needed between top of chase material and bottom edge of cupola siding material.
3. If mesh screening material is used, openings in mesh shall be no less than one-half (1/ 2) inch. Support material for mesh sided cupolas shall be no more than 30%^1. If louvered design is used, support material shall be no more than 30%^1.
4. For cupola design with a top, material shall be a minimum of six (6) inches above the top surface of the flue cap to the bottom surface of the cupola top material. Top material can be either level or sloped, but six (6) inch minimum clearance between flue cap and top shall be maintained.
5. Masonry chimneys shall have a one-half (1/2) inch screening placed at either the terminus of the fireclay liner or brick or incorporated into the cupola design. Multiple flues in one masonry chimney shall not be permitted for medium or high heat appliances or commercial and industrial incinerators.
6. Single Family/Multifamily/Commercial/Industrial Single Flue per Chase: The flue pipe termination (the top surface of the flue cap) shall be no closer than thirty-six (36) inches to the top surface of the chase for wood/pellet burning appliances. Flue pipe termination shall be no closer than twenty (24) inches for gas appliances.

¹ This percentage is determined by comparing the net screening or siding area compared to the area of the area of the support structure. The support structure shall not exceed 30%.

7. Single Family/Multifamily/Commercial/Industrial Multiple Flues per Chase: Where there are multiple flue pipes located in a single chase, there shall be eighteen (18) inches of vertical separation (from top of flue cap to top of flue cap) and twenty (20) inches of horizontal separation (from outside wall of pipe to outside wall of pipe) is required for each flue cap to comply. Six (6) inches of horizontal separation distance is required if single wood flue pipe is combined with gas flue pipe in the same chase/ chimney, but vertical separation must still be maintained.

CHAPTER 9 - FIRE PROTECTION & LIFE SAFETY SYSTEM

Sprinkler systems, fire hydrant systems, standpipe systems, fire alarm systems, portable fire extinguishers, smoke and heat ventilators, smoke removal systems and other fire-protective or extinguishing systems or appliances shall be maintained in an operative condition at all times (whether the structure is occupied or not) and shall be replaced or repaired where defective. Fire protection or extinguishing systems coverage, spacing and specifications and fire alarm systems shall be maintained in accordance with recognized and approved standards at all times. Such systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever any building so equipped is altered, remodeled, or added upon based on a permit issued by the fire code official. Additions, repairs, alterations, and servicing shall be in accordance with recognized and approved standards. A report of system activation, cause and correction shall be forwarded to the fire code official after each incident.

Installation, approval, and maintenance of automatic fire-extinguishing (sprinkler) systems shall be in compliance with the most current NFPA Standards 13, 13R, 13D, and the California Residential/Building/Fire/Plumbing Codes as adopted and amended by the Fire District.

901.4 Fire protection and life safety systems. Amended to include:

1. Fire protection systems required by this code, or the California Building Code shall be installed, repaired, operated, tested, listed, and maintained in accordance with this code.
2. Attic, Crawl Spaces, and Garages: Garages, while included in the total square footage calculation, are not required to be covered by sprinklers as long as a one-hour separation wall/ceiling (5/8" type drywall, type X sheetrock on each side of the wall plus a ¾ hour door with self-closure) is maintained between the U and the R-3 occupancies.
3. All fire sprinkler installations and testing shall be conducted by a licensed C-16 contractor licensed with the California State Fire Marshal. All fitters shall show proof of their C-16 licensure during installation and testing.

901.4.5 Additional Fire Protection Systems. Additional Fire Protection Systems amended

to include: Amending Residential Code R313.3.3: Residential Code R313.1 and R 313.2, Exemption: Eliminate the wording under R313.1 and 3.3.2.

901.4.5.1 Additional Fire Protection Systems. Add the following: For additions to existing structures where the finished structure is greater than 2,700 square feet, exclusive of the garage up to 800 square feet with a one-hour fire barrier shall install a fire suppression system in the addition only.

Approved automatic sprinkler in NEW BUILDING AND STRUCTURES, including additions, shall comply with Sections 903.2.1 through 903.2.12, with the provision that all structures 5,000 square feet or greater (inclusive of the garage) shall be outfitted with an automatic sprinkler system.

901.6.1 Inspection, Testing, and Maintenance. Add the following:

Sprinkler systems, fire hydrant systems, standpipe systems, fire alarm systems, portable fire extinguishers, smoke and heat ventilators, smoke removal systems and other fire - protective or extinguishing systems or appliances shall be maintained in an operative condition at all times whether the structure is occupied or not and shall be replaced or repaired where defective. Fire protection or extinguishing systems coverage, spacing and specifications and fire alarm systems shall be maintained in accordance with recognized and approved standards at all times. Such systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever any building so equipped is altered, remodeled, or added upon based on a permit issued by the fire code official. Additions, repairs, alterations, and servicing shall be in accordance with recognized and approved standards. A report of system activation, cause and correction shall be forwarded to the fire code official after each incident.

901.6.3 Records Information. Records Information is amended to:

Records of all inspections, tests and maintenance required by the referenced standards shall be maintained and submitted to the Mammoth Lakes Fire Protection District.

903.1 General. Automatic Sprinkler Systems. Add the following:

Due to weather conditions in Mammoth Lakes, owner/architects of fire sprinkler systems are encouraged to only install dry, multipurpose, or antifreeze automatic fire suppression systems. While greatly discourage, in heated locations a water system can be installed, but the sprinkler installation company shall make the owner aware that the temperature of the unit must remain warm enough to prevent freezing of the system, including during power outages.

The Fire District requires sprinkler systems to be protected to -30 degrees F (minus 30°F). New glycerin antifreeze systems are only permitted to use a mixture of glycerin not exceeding 50% mixture with water (protection down to -20 degrees F) and only factory premixed solution (need temperature verification and certification). A layer of insulation (equivalent to or greater than R38 shall be required to be placed above or around all sprinkler pipe and a notification to the owner that the structure needs to be kept at a temperature that will not cause the freezing of the sprinkler system. Glycol based solutions

can be used, but adequate insulation shall be installed to meet the -30-degree temperature protection requirement. All the air shall be removed from the system as filling occurs.

For existing structures where there are no resident occupancies, antifreeze systems can continue to be filled with either glycerin or glycol in concentrations that achieve a protection temperature of -30 degrees F. Where there are resident occupancies in structures built prior to the -20 degree requirement (August 2010), and only in places where additional insulation cannot physically be added, the Fire District requires that the owner provide written documentation that they acknowledge having been told what the requirement is, why the change occurred, the history of fires and fatalities in structures of this type, the assumption of risk, and that the owner accepts the risk and responsibility for the concentration above the state mandated 50% glycerin solution. Under no circumstances shall a water -only system be installed or be allowed to operate in an unconditioned area. Wet sprinkler installations may be constructed of Chlorinated Poly Vinyl Chloride (CPVC) materials, but these materials shall only be used when protected with sheetrock, in insulated conditioned spaces, even if used in conjunction with a glycerin mixture.

Automatic fire sprinkler systems shall be installed and maintained at the owner's expense. For single family residents, the provisions of this section are intended to provide a reasonable degree of safety in structures by requiring installation and inspection of an automatic fire sprinkler system. Because of the degradation of antifreeze over time (antifreeze loses approximately 10 degrees of effectiveness each year) NFPA requires an inspection occur annually. The inspection shall comply with the NFPA 25 standard, be conducted by a licensed technician, and be performed, documented, and the results submitted to the fire code official upon completion. At a minimum a full flush test shall be performed every five years.

For all antifreeze systems, thermal expansion loops shall be installed at each floor level where CPVC is used as a freeze protection suppression medium.

All piping materials used in unconditioned areas shall be black steel pipe or copper tubing. The potable water supply shall be protected against backflow in accordance with Health and Safety Code section 13114. 7. This shall be accomplished inside the structures in the vicinity of the riser assembly and the device shall be protected from freezing.

903.2.11.1.1 Opening dimensions and access. Amended to include:

An exterior opening to a basement shall have a minimum dimension of not less than 36 inches. Such opening shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

903.2.11.1.3 Basements. Amended to include: Single- and two-family dwellings with basements that are greater than 1,000 square feet shall be fitted with an automatic sprinkler system unless approved types of exterior wall openings are met.

An exterior opening to a basement shall have a minimum dimension of not less than 36

inches. Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

903.2.11.6 Other Required Fire Suppression Systems, Where required, add the following for all structures not covered by the Residential Code: In an EXISTING STRUCTURE where there is a change of occupancy/use to a greater hazard classification, as determined by the Town of Mammoth Lakes Building Official, and where there is a combined footprint total size of 5,000 square feet or more (inclusive of garages), an automatic fire sprinkler system shall be installed prior to granting of a certificate of occupancy.

A Town of Mammoth Lakes certificate of occupancy shall be required for change of use classifications.

Uses that generate fugitive dust amounts that can possibly pose a threat by attaining explosive thresholds (sawdust, lint, metal particles, etc.) shall be mitigated through adequate ventilation and housekeeping. A change of use to a Group H occupancy use-type shall require the installation of an automatic fire sprinkler system regardless of structure square footage.

Approved automatic sprinkler system in NEW BUILDINGS AND STRUCTURES, including additions, shall comply with Sections 903.2.1 through 903.2.12, with the provision that all structures greater than 5,000 square feet (inclusive of garages) shall be outfitted with an automatic sprinkler system.

903.2.11.6.1 Highrise, Midrise, Basements, Attic and Crawl Spaces. Add the following: Highrise Buildings having occupied floors located more than 55 feet above the lowest level of fire department building access shall have an automatic sprinkler system shall be installed throughout buildings with an occupant load of 30 or more that is located 55 feet or more above the lowest level of fire department building access.

Every midrise building must be protected throughout by an automatic fire sprinkler system that is designed and installed in conformance with NFPA 13. Shut-off valves and a water flow alarm device must be provided for each floor.

Basements in Single- and two-family dwellings with basements that are greater than 1,000 square feet in size shall be fitted with an automatic sprinkler system unless approved types of exterior wall openings are met.

Attics and Crawl Spaces in single-family residences sprinklers can be omitted from attics and crawl spaces, which are not used or intended for living purposes, unless there are concealed spaces used for storage, contain electrical equipment, or contain fuel-fired equipment, or an option in crawl spaces, the entire underside of floor joists can be treated with Type X sheetrock.

905.2 Standpipe Systems – Installation Standard. Add the following:

1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code 13114. 7. This shall be accomplished inside the structures in the vicinity of the riser assembly and the device shall be protected from freezing.
2. Each standpipe shall be equipped with an approved 2 1/2-inch outlet not less than two (2) feet but not more than 4 feet above the floor level of each story. Standpipe outlets shall be provided at the mid-level point of stair risers on each floor unless approved otherwise by the fire code official. All outlets shall be equipped with an approved valve, cap, and chains. No point within a building requiring standpipes shall be more than 130 feet travel distance from a standpipe outlet connection.
3. Standpipes shall be equipped with a listed fire department connection. Systems with three or more standpipes shall be provided with a sufficient number of inlets as required by the fire code official. All fire department connections shall be located on the building address street front, not less than three (3) feet but not more than five (5) feet above grade and shall be equipped with an approved straight -way check valve and substantial plugs or caps. All fire department connections shall be visible, accessible, and clearly marked with approved signage. More than one fire department connection may be required.
4. Every mid-rise building must be provided with a Class I standpipe system in each required stairway. The standpipe system must be separate from the fire sprinkler system. The system must consist of 2½ inch hose valves provided for each floor level above or below grade. Two hose outlets must also be located within 50 feet of the roof, near each stair shaft enclosure that penetrates the roof. Hose connections must be located on the mid-level landing of the required stairways, unless otherwise approved by the fire code official.
5. All residential complexes which cause unusual firefighting problems due to size, configuration, location, and/or lack of access shall be equipped at the discretion of the fire code official with one or more 2 ½ inch-valve standpipe(s).
6. Fire Department standpipe connections and valves serving the floor must be located in a manner so as not to obstruct egress when hose lines are connected and charged.
7. The owner may be responsible for posting Fire Department pump pressure signage at standpipe(s) for each floor on mid and high-rises; Pressures to be calculated and provided by the sprinkler contractor for the project.
8. The Fire District may also require that yard pipes be pressure tested in conjunction with NFPA 25 five-year inspections. The costs for inspections are the responsibility of the owner of the system and the results are to be provided to the Fire District. The Fire District may assist with the pressure test of the yard pipe system by providing equipment for the test at the owner expense.

905.3 Required Installations. Add the following:

1. All residential and commercial complexes which cause unusual firefighting problems due to size, access, configuration, location shall be equipped at the discretion of the fire code official with one or more 2 ½ inch valve standpipe(s).
2. Fire Department pump pressure shall be provided at standpipe(s) for each floor on mid and high-rise; Pressures to be calculated and provided by the sprinkler constructor for the project.
3. Fire Sprinkler systems with multiple areas covered shall have signage to on each level indicating what areas that sprinkler system covers.

906.1 Portable Fire Extinguishers – Where required. Amended to include:

1. Group R-3 to the list of required locations for placement of a 2A10BC fire extinguisher.
2. Add the following: All fire extinguishers shall be located in a conspicuous location either mounted a wall with the mounting bracket at 48 inches or in a labeled cabinet marked "Fire Extinguisher Inside". In public occupancies, the Fire District may require wall mounted signs identifying extinguisher locations.

907.1 Fire Alarm and Detection Systems – General. Amended to include: To comply with this section, existing construction may install battery operated single station smoke, carbon monoxide, and propane detectors.

907.1.3 Equipment - Alarms. Amended to read: Fire alarm initiating devices, fire alarm panels, alarm notification appliances and enunciators shall not be concealed from view, obstructed, or impaired in any manner.

Add the following: Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water -flow 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. Horn/Strobe alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Alarm devices shall be adjusted with an approximate 45 second delay from the time of water activation. All tamper devices shall indicate "supervisory" on the alarm panel and cause a Fire Department response in addition to notification of the property owner.

All new Group R- 3 construction shall install a weatherproof horn/strobe in a prominent location on the front side of the structure viewable from the addressed street. Its power shall be connected to a kitchen refrigerator circuit or a dedicated tamper proof circuit breaker of sufficient amperage capacity.

An approved and listed, automatic and manual, fully addressable and electronically

supervised fire alarm system must be provided in conformance with this code and any policies of the fire code official. The alarm company shall provide the property owner with a diagram indicating where all zones are located and post a copy of the diagram in the vicinity of the panel. When one or more fire sprinkler risers serve the same floor, each riser must be considered a separate zone.

907.2.8.2 Automatic Smoke Detection System. Add the following: Smoke and/ or heat detectors shall be required in all A, B, M, R, and S occupancies regardless of construction type to alert occupants or passerby's of an incident. Detectors shall be connected to an automatic fire alarm installed in accordance with the Fire Code if such a system is required for other reasons in the structure.

Smoke detectors must be provided in accordance with this section. Smoke detectors must be connected to an automatic fire alarm system installed in accordance with NFPA 72. The actuation of any detector required by this section will operate all equipment necessary to prevent the circulation of smoke through air return and exhaust ductwork.

Smoke alarms/detectors must be located as follows:

1. Alarms/Detectors shall be located in every mechanical equipment, electrical, transformer, telephone or data equipment, unmanned computer equipment, elevator machinery or similar room and in all elevator lobbies. Elevator lobby detectors must be connected to an alarm verification zone or be listed as a releasing device.
2. In the main return-air and exhaust-air plenum of each air-conditioning system. Such device must be located in a serviceable area downstream of the last duct inlet.
3. At each connection to a vertical duct or riser serving two or more stories from a return-air duct or plenum of an air conditioning system. In Group R-1 and R-2 Occupancies, an approved smoke detector may be used in each return-air riser carrying not more than 5,000 cubic feet per minute and serving not more than 10 air inlet openings.
4. For Group R-1 and R-2 Occupancies, in all corridors serving as a means of egress for an occupant load for 10 or more.
5. All smoke detectors shall be installed as the last step in the construction mode prior to final inspection and certificate of occupancy to prevent contamination of the sensors. Covering the detectors with a dust cover shall not suffice

907.5.2.2 Emergency Voice/Alarm Communication. Amended to read as follows: Location/Public and Common Areas shall provide visible alarm notification appliances shall be provided in all occupied rooms where ambient noise impairs hearing of the fire alarm including but not limited to residential home theaters.

907.7.2 Record of Completion. Add the following: The following documentation shall be

provided at the time of acceptance testing for all fire alarm system installations including:

1. A contractor's statement verifying that the system has been 100% tested in accordance with NFPA 72.
2. The contractor's affidavit of personnel qualifications, indicating that all personnel involved with the installation of the fire alarm system meet the qualification requirements of the fire code official.

907.8.5 Inspection, Testing, and Maintenance. Add the following: Fire alarm systems must be certified by a fire alarm testing agency holding a C- 10 (electrical) and C-61 (low voltage) state contractor's licenses in accordance with NFPA 72. Every owner of a fire alarm system subject must provide the Fire District with certification and annual inspection services issued by a licensed fire alarm testing agency verifying that all components of the fire alarm systems are operative and have been tested according to NFPA standards. Fire alarm systems may need to be serviced whenever:

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

909.2 Smoke Control Systems – General design requirements. Amended to read: All buildings, structures, or parts thereof that cover up smoke, heat, and other duct work shall provide for and appropriately label access panels with signage (minimum of 1 inch lettering with inch stroke in the color red on a white background) that indicates the location of all electrical appliances including fans, power systems, and the like and all duct smoke detectors.

Smoke detectors must be provided in accordance with this section. Smoke detectors must be connected to an automatic fire alarm system installed in accordance with NFPA 72. The actuation of any detector required by this section will operate all equipment necessary to prevent the circulation of smoke through air return and exhaust ductwork.

912 Fire Department Connections – Location. Amended to include: For all high-rise structures, fire hydrant(s) and fire department connection(s) shall be located within 50 feet of each other and positioned in a location approved by the fire code official. For all other structures required to be outfitted with a fire department connection(s), a fire hydrant shall be no further than 250 feet from the FDC.

FDC's shall be located on the non-shed side of the structure and easily accessible for fire department personnel (preferably at the front or front corner of the structure). The FDC shall be maintained free of obstructions and snow.

CHAPTER 10 - MEANS OF EGRESS

1003.6 Means of egress continuity. Add the following: Stairway enclosures must be continuous and must fully enclose all portions of the stairway. Exit enclosure must exit directly to the exterior of the building or include an exit passageway on the ground floor, leading to the exterior of the building. A minimum of two exit enclosures must extend completely through the roof and be provided with a door/hatchway that leads onto the roof.

1003.6.1 Stairway Enclosures. Add the following: Enclosures Under Interior/Exterior Stairways shall include combustible storage is prohibited under exit stairways. Exception: Storage is allowed under interior or exterior stairways when such stairways are not within exit enclosures and such spaces are protected on the enclosed side by one-hour fire-resistive construction or protected by a fire sprinkler system.

1004.9 Posting of Occupant Load. Amended to include: All A, B, E, and M occupancies that may be used for assembly purposes such as eating, dancing, drinking, day care facilities, retail, and conferences/meeting establishments shall have a sign prominently displayed within 4 feet of the main exit to exit access doorway from the room or space. All rooms, regardless of occupancy type, with an occupancy greater than 10 shall be provided with an occupancy sign. Sign will consist of 1-inch letters with $\frac{1}{2}$ inch stroke and located on contrasting background.

1030.1.1.2 Seat Stability. Add the following section: In places of assembly, greater than 100 loose chairs shall be fastened together in groups of not less than three chairs or the seats shall be securely fastened to the floor.

CHAPTER 12 - ENERGY SYSTEMS.

1205.1 Installation. Add the following: Where micro inverters are part of the installation, a micro switch shall deenergize the solar panel and wiring or the installation shall provide for a blade disconnect to be located on the roof or pole, in a labeled weatherproof box, easily accessible to firefighters and in a location approved by the fire code official. This disconnect shall be a main service disconnect of the DC current completely deenergizing the system from the roof/yard location to the rest of the structure.

1205.2 Pathways to ridge.

Amended as follows: The Fire District may permit solar panels to be mounted no higher than the ridge of the roof so long as the opposite side of the roof is accessible for fire ground activities. In addition, the Fire District may require that the design of the panel mounting assembly discourage the accumulation of flammable materials (such as pine needles).

1205.2.1 Residential Buildings for Group R-3 Building, add the following:

The Fire District may permit solar panels to be mounted no higher than the ridge of the roof so long as the opposite side of the roof is accessible for fire ground activities. In addition, the Fire District may require that the design of the panel mounting assembly discourage the accumulation of flammable materials (such as pine needles).

CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

3303.5.1 Emergency Safety Lighting. Add the following: The fire code official shall determine with the town Building Department adequate lighting for construction sites/projects to provide for safe movement around the site during nighttime hours.

CHAPTER 49 - WILDLAND URBAN INTERFACE

4904.1 Fire Hazard Severity Zone. Add the following:

The Board of Commissioners designated a Very High Fire Hazard Severity Zone as recommended by the Director of the California Department of Forestry and Fire Protection and as modified and designated on a map titled Fire Hazard Severity Zone for Mammoth Lakes, dated September 17, 2007, and retained on file at Town of Mammoth Lakes, Community Development Department and at the Mammoth Lakes Fire Protection District Offices.

The Board also declared an additional area (all areas not contained in the Very High Fire Hazard Severity Zone) as a Wildland-Rural Interface Area as recommended by the Fire Chief of the Mammoth Lakes Fire Protection District based on a finding supported by substantial evidence in the record that the requirements of Government Code Section 51182 are necessary for effective fire protection within the area and as designated on a map titled Wildland-Rural Interface Area for Mammoth Lakes, dated December 11, 2007 and retained on file at Town of Mammoth Lakes, Community Development Department and at the Mammoth Lakes Fire Protection District Offices

4904.1.1 Responsibility. Any person who owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:

4905 Wildfire Protection Building Construction. Add the following sections to the California Fire Code:

4905.2.1 Wood Shakes. All use of wooden shakes for roofing and/or exterior walls shall be prohibited anywhere within the Fire District. This action shall include the replacing of roofs or exterior wall surfaces on any structure within the Fire District. Repair of damage to less than 10% of the roof may be accomplished so long as the repair meets the requirements of a Class A roofing installation and approved by the fire code official.

4905.2.2 Attic/Eave and Crawl Space Ventilation. All use of wooden shakes for roofing and/or exterior walls shall be prohibited anywhere within the Fire District. This action shall include the replacing of roofs or exterior wall surfaces on any structure within the Fire District. Repair of damage to less than 10% of the roof may be accomplished so long as the repair meets the requirements of a Class A roofing installation and approved by the fire code official.

4905.2.3 Exterior and Additions. Add the following: All exterior materials and additions

shall meet the Chapter 7A and Chapter 49 building code requirements for occupancies in the wildland urban interface.

4907 - Defensible Space. Add the following:

FOR IMPROVED PARCELS

4907.3.0 Fire Break/Continuous Vegetative Fuel Source for Lots and Structures.
Maintain around and adjacent to any such building or structure a fuels reduction program or firebreak by removing excessive brush, flammable vegetation, or other combustible materials and debris (including firewood from June 1st through September 30th) located in Zone 1 (from the structure to 30 feet) to the property line, whichever is nearer, as may be required by the fire code official. All trees shall be limbed up fifteen (15') not to exceed one-third (1/3) of the tree.

4907.3.1 Zone 0 Requirements.

Property owner are responsible for an ember-resistive zone. Zone 0 extends five (5') feet from building, structures, decks, etc. This zone includes the area under and around all attached decks, ant requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to your home. The area within Zone 0 should be composed of hardscape or noncombustible materials.

4907.3.2 Zone 1 Requirements.

Property owners are responsible to remove significant accumulations of flammable vegetation or piles of flammable construction materials from within 30 feet of all structures, and thin out living vegetation by up to 50% so that fire does not have a continuous path along which to travel.

4907.3.3 Zone 2 Requirements.

When additional hazardous conditions exist, and if a firebreak in Zone 1 around such building or structure is not sufficient to provide reasonable fire safety, grass and other vegetation or piles of flammable construction materials located within Zone 2 (from 30 feet to 100 feet from a building or structure) shall be required to be subject to additional fuel reduction activities. This does not apply to trees or plants which are used as ground cover and stabilize the soil and prevent erosion, which are individually planted, spaced, irrigated, and maintained in such a manner that the vegetation does not form a means of transmitting fire from the native growth to any building or structure.

4907.4 Vegetative Thinning Requirements

Property owners are responsible to remove significant accumulations of flammable vegetation from within 30-100 feet of all structures, and thin out living vegetation by up to 30% so that fire does not have a continuous path along which to travel.

4907.5 Ember Protection of Firewood

Fire resistive tarps or covers are required if 30 feet or more of clearance from the structure

cannot be obtained. The tarps must prevent embers from getting in or around the wood pile and be properly secured. Fire resistant tarps must display the California State Fire Marshal seal permanently attached to the tarp material. As an alternative, up to three sides of the wood pile may have 1/16-inch metal screen with at least a 1-inch space from the firewood. The screen shall be firmly attached to the deck rail or other approved structure, and the screen and the tarp shall completely cover and surround the wood pile. A wood box that completely surrounds the wood is also an acceptable means of compliance. Effective June 1 through September 30th of each year.

4907.6 Chimney or Stove Protection

Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe.

4907.7 Removal of Dead/Dying Branches and Limbs below the Eave Line.

Maintain any tree and limbs adjacent to or overhanging any building free of dead or dying wood. If a tree is tall enough and rests within Zone 1, remove all live branches at or below the structure's eave line without causing undue stress to the survivability of the remaining tree.

4907.8 Vegetative Accumulation on Roof.

Maintain the roof of any structure free of leaves, needles, or other dead vegetative accumulations.

4907.9 Removal of Litter and Pine Needles

Accumulations of leaf litter and pine needles shall be removed during the year to prevent an accumulation from developing. The retention of a thin layer of litter to prevent soil erosion is permissible.

4907.10 Annual Maintenance

Property owners are responsible to perform annual maintenance by raking, trimming, and watering the grounds and vegetation.

4907.11 Chimney or Stovepipe Screen

Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.

4907.12 Combustible Material Clearance and Propane Tanks

Weeds, grass, brush, trash, and other combustible materials shall be kept a minimum of 10 feet from LPG tanks or containers. Trees shall be trimmed of branches within 10 feet of the tank, but tree trunks may remain around the tank. Combustible material used for fencing around a propane tank is permitted for screening purposes but shall be located a minimum of 4 feet from the tank, shall not exceed 5 feet in height, and only surround the tank on three sides. Fencing will only be permitted if all vegetative materials (except tree trunks) are cleared for a distance of 10 feet on all sides and trimming of overhanging materials and

branches above the tank to a minimum of 15 feet. Non-combustible materials used for fencing are exempt from the clearances, except for the 4-foot minimum distance from the tank.

FOR UNIMPROVED PARCELS

4907.13 Any portion of an unimproved parcel within one hundred feet (100') of structures on neighboring parcels shall comply with Section 4907 above.

1. Flammable vegetation and other combustible growth with ten feet (10') of roadway frontage shall be removed.
2. All trees within ten feet (10') of roadway frontage shall be limbed up fifteen (15') not to exceed one-third (1/3) of the tree.
3. Any hazardous vegetation constituting an extreme fire hazard, as determined by the enforcement official, shall be removed.

The enforcement official may require more clearance distance than specified herein for the protection of public health, safety, or welfare or the environment.

The determination for appropriate clearance distances will be made based upon a visual inspection of the parcel and shall consider all factors that place the property or structure(s) at risk from an approaching fire. These factors shall include local weather conditions, fuel type(s), topography, and the environment where the property or structure(s) is located.

Ornamental landscaping, including perennial lawns, plants shrubs, and bushes, are exempt from this part unless, in the judgement of the enforcement official, they create a mean of rapidly transmitting fire from native growth to any structure.

CHAPTER 50, HAZARDOUS MATERIALS

5001.5.1 Hazardous Materials Management Plan (HMMP) Amended as follows:

Each application for a permit for businesses handling or storing hazardous materials at any time any time during the year exceeding 55 gallons, 500 pounds or 200 cubic feet shall include a Hazardous Materials Business Plan (HMBP). The location of the HMBP shall be posted adjacent to permits when an HMBP is provided. The HMBP shall include a facility site plan designating the following:

1. Storage and use areas,
2. Maximum amount of each material stored or used in each area,
3. Range of container sizes,
4. Locations of emergency isolation and mitigation valves and devices,
5. Product conveying piping containing liquids or gases, other than utility-owned fuel gas lines and low-pressure fuel gas lines,

6. On and off positions of valves for valves which are of the self-indicating type,
7. Storage plan showing the intended storage arrangement, including the location and dimensions of aisles.

The plans shall be legible and approximately to scale. Separate distribution systems are allowed to be shown on separate pages. The Plan shall be submitted annually to the Fire District and must be posted in a prominent location at the business and available to emergency personnel in the event of an incident.

5003.2.5 Empty Containers and Tanks. Amended as follows:

Empty containers and tanks previously used for the storage of hazardous materials shall be free from residual material and vapor as defined by DOT, the Resource Conservation and Recovery Act (RCRA) or other regulating authority or maintained as specified for the storage of the hazardous material. Containers larger than five gallons incapacity shall be marked with the date they have been emptied and shall be reclaimed, reconditioned, and remanufactured within one year of being emptied. Containers which previously held acute or extremely hazardous materials are considered empty if the container has been triple rinsed and the residue managed as a hazardous waste. If the activity does not qualify for an exemption, the activity may require a permit to treat on-site.

5003.3.1.4 Responsibility for cleanup, add the following: Upon termination of cleanup activities, the Fire District must be contacted to assess cleanup measures and clear site for preoccupancy or reuse.

CHAPTER 57 - FLAMMABLE AND COMBUSTIBLE LIQUIDS.

5701.5 Material Classification. Amended as follows:

Where in this chapter there is a requirement for Class III-A Liquids, this same requirement shall apply to Class III-B Liquids.

5704.2 Storage. Tank Storage. Amended to include:

1. The storage of Class I, Class II, and III liquids in aboveground tanks outside of buildings is prohibited within the limits of the Fire District without special permit from the Fire District.
2. Secondary containment shall be provided for new installations of aboveground tanks and any existing tanks that demonstrate the possibility of a breach in integrity.

CHAPTER 61 - LIQUEFIED PETROLEUM GASES

6103.1 General is amended to include:

1. All LPG pipelines shall meet the requirements of LPG Industry, including, but not limited to ANSI Z223.1 (The Natural Fuel Gas Code), 49CFR192 (Transmission of Natural and Other Gas by Pipeline), National Fire Protection Association (NFPA) 54,

NFPA 58 (LPG Code), NFPA 501A (Installation for Mobile Homes), NFPA 1193D (Installation for Recreational Vehicle Parks, and NFPA 505 (LPG use for Industrial Trucks), and Town of Mammoth Lakes Building Department LPG policies.

2. The Gas Companies and Franchise Line Manager shall provide the Fire Department with updated maps of all new pipelines and isolation valves every six (6) months. This shall include a baseline map of all existing lines that have been installed prior to the approval of this ordinance.
3. Isolation valves shall be provided for in all new propane lines such that groupings of not more than 40 single family homes or a single structure (regardless of the number of units) such that the flow of propane can be isolated in the event of an LPG leak. This will apply to a grouping of single-family homes or single condo or structure. Valve locations shall be approved by the fire code official and shall be located in a paved location in a roadway, sidewalk, or immediately adjacent to a roadway. All valves that are to be placed in town roads shall require notification and approval from the Town Public Works Department: For any valve located outside the paved portion of a public or private roadway, the gas company shall install a permanently fixed, recessed reflector in the pavement, 10 feet from the gas valve cover, and perpendicular to the valve location to aid in locating the valve.
 - a. Valves shall be accessible to snow removal equipment and snow shall be removed at least every twenty-four hours when necessary.
 - b. Valve caps shall be imprinted with the word "GAS" with at least 1" letters. Valve caps shall be painted yellow.
 - c. All valves will be identified by accurate GPS coordinates, provided to the Fire District with a map within six months of any change.
4. Any new exterior gas lines used to serve a structure, where the lines are run horizontally along the structure shall have bracing every two feet to protect the lines from shifting and snow creep which could break or stress the line.
5. All new shut off valves for a building shall be positioned such that a standard 10-inch crescent/pipe wrench will turn off the propane supply to a structure. Care needs to be taken so that the protective cover does not interfere with access and the ability to shut off the gas flow.
6. All outside propane fire pit designs, as stamped and submitted by a certified engineer, shall comply with the Town of Mammoth Lakes/Fire District's criteria for this type of installation. In particular, the thermocouple shall only be of an approved style/manufacturer. The proponent shall obtain a permit from the Fire District for all outside propane fire pits.
7. The Fire District permits multiple tanks to be located side by side at the same installation without separation due to climatic and safety factors. Connection piping needs to be supported and each individual tank needs to be secured to a concrete pad(s).

There should be minimal space maintained between the tanks so that they are not physically touching.

8. Where propane is being used in a structure with a basement, in the event of a propane leak, the structure shall be automatically ventilated using inlet openings where the bottom shall be not more than 6 inches above the floor, and

- a. A mechanical ventilation system with a rate of air circulation of at least 1 cubic foot/square foot of basement floor area.
- b. Outlets shall discharge at least 5 feet from any opening into the structure or any other structure.
- c. Each opening shall have a minimum size of 50 square inches, and the total of all openings shall be at least 1 square inch/square foot of floor area.
- d. Shall be initiated by a propane detector which automatically turns the system on when the detector activates.
- e. Any supply gas lines two (2) inches in diameter and larger leading to a structure shall be provided with excess flow and isolation valves as part of any construction plan. These shall be located in a location approved by the fire code official.

9. Any of the preceding may be modified or made more restrictive by the Fire Chief.

6103 Installation of Equipment. Add the following sections:

6103.1.1 Propane Detection Device.

LPG detectors shall be installed wherever LPG is provided, or an LPG appliance is in use. One detector is to be located in the lowest habitable space. If crawl space, sub-floor, or basement exists, a second LPG detector must be installed in proximity to the lowest portion of that area and be interconnected with the detector in the habitable space. If a remote sounder is required, the device must be labeled "Propane Detector" indicating that the device is indicating the presence of propane.

In new construction, a detector can be installed in a propane utility appliance space if desired but must be interconnected with required detectors, if installed. In existing construction, a plug-in type of detector may be installed in a utility space, and it does not need to be interconnected with the required detectors.

Add the following sections:

6103.1.2 Propane Markings. All meters and/or regulators shall be marked with a 2-inch minimum reflector (blue preferably) at a minimum height of 10 feet or as high as the structure will permit.

6103.2.1 Container Location. Add the following: All propane providers shall provide GPS coordinates of all outdoor propane tanks regardless of size and shall be updated when removed or moved.

6104.3.1 Installation of propane appliances on roof shall be secured or enclosed on new constructed buildings. Add the following:

Liquefied Petroleum Gas appliance piping shall not exceed 5 feet. Piping over 5 feet shall be enclosed to prevent damage or movement due to snow load.

Pre-existing propane piping on roofs shall have adequate piping protection to keep the pipes from shifting or from damage.

6104.4 Multiple Container Installation. Amended to include LPG storage shall not exceed the water capacity as follows:

1. Storage locations with tanks of 5,000 gallons or greater shall have no more than six tanks at any one installation unless approved by the fire code official.
2. Storage sites with 6,000 gallons or more shall be protected with a bulkhead for tank filling and such bulkhead shall comply with the provisions of the California Administrative Code, Title 8.
3. Fencing approved by the fire code official shall be provided for installations of 6,000 gallons or more, provided that every tank having capacity of 6,000 gallons or more shall require a California Department of Industrial Safety inspection and approval. All cargo tanks that are converted to stationary tanks shall be mounted on concrete saddles or engineered steel skids provided that such tanks shall meet all other requirements of the California Fire Code.
4. All LPG stored at any one installation shall be used only through the pipeline system for such installation. No unauthorized field filling of delivery trucks is permitted at storage installations within the District.
5. Any tank bum-off operations shall be permitted, and all conditions of the permit shall be adhered to.
6. All tank exchanges shall require that the company making the exchange provide the Fire District with a diagram of the tank location in relationship to fixed landmarks and property lines (actual distances shall be displayed on the diagram).
7. All gas line additions/modifications, whether in roadways or across private lands, shall be provided to the Fire District before installation for review and permitting, if necessary.
8. Any of the preceding may be modified or made more restrictive by the Fire Chief.

APPENDIX L- REQUIREMENTS FOR FIREFIGHTER AIR REPLENISHMENT SYSTEMS

L101.2 General. Rescue Air Replenishment. Add the following section: Rescue air

replenishment shall be provided for all high-rise structures. This requirement may be met by either providing sufficient compatible individual air cylinders in approved location(s), or by making provisions for an approved rescue air replenishment system at approved location(s). The system shall provide an adequate pressurized fresh air supply through a permanent piping system for the replenishment of portable life sustaining air equipment carried by fire department, rescue, and other personnel in performance of their duties. Location of access station(s) to installation and maintenance of such air replenishment systems shall be made in accordance with the requirements of the Fire Chief.

Section 4.

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

Section 5.

That the Fire Code Official of the Mammoth Lakes Fire Protection District is hereby ordered and directed to cause this legislation to be published.

Section 6.

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

That this ordinance and the rules, regulations, provisions, requirements, orders, and matters established, adopted, and ratified hereby shall take effect and be in full force and effect 30 days from and after the date of its final passage and adoption.

PASSED AND ADOPTED ON THIS 15TH DAY OF NOVEMBER 2022, BY THE BOARD OF FIRE COMMISSIONERS OF THE MAMMOTH LAKES FIRE PROTECTION DISTRICT, MONO COUNTY, CALIFORNIA. BY THE FOLLOWING VOTING OF SAID BOARD:

AYES:

NOES:

ABSENT:

ABSTAIN:

Buck Wahl, Chairman

ATTEST:

Clerk

APPROVED AS TO CONTENT:

Ales Tomaier, Fire Chief

RATIFIED:

Mayor, Town of Mammoth Lakes

Date