

**BOARD OF FIRE COMMISSIONERS**  
**MAMMOTH LAKES FIRE PROTECTION DISTRICT**  
**MONO COUNTY, CALIFORNIA**  
**ORDINANCE NO. # 08-01**

An ordinance of the Mammoth Lakes Fire Protection District adopting the 2007 edition of the *California Fire Codes*, 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; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. 07-01 of the Mammoth Lakes Fire Protection District and all other ordinances and parts of the ordinances in conflict therewith.

The Board of Fire Commissioners of the Mammoth Lakes Fire Protection District does ordain as follows:

**Chapter 1 General**

**Section 1.** That a certain document, a copy of which is on file in the office of the Fire Marshal of the Mammoth Lakes Fire Department, being marked and designated as the *California Fire Code*, 2007 edition, California Code of Regulations, Title 24, Part 9, including Appendix Chapters 1, Appendix A, Appendix B, Appendix C, Appendix D, Appendix E, Appendix F, Appendix G, Appendix H, as published by the International Code Council, 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 therefor; 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 2 of this ordinance.

**Section 2.** That the following sections of Appendix Chapter 1 are hereby revised:

Section 101.1 Insert: Mammoth Lakes Fire Protection District

Section 109.3. Insert: Infraction, punishable by a fine not exceeding \$250.00 for a first violation, \$500.00 for a second violation within one year, and \$1000.00 for each

additional violation of this Ordinance within one year. 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 violations or defects within a reasonable time; and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

Section 111.4. Insert: Not less than 250.00 or more than \$2,500.00.

**Section 3.** That the geographic limits referred to in certain sections of the 2007 *California Fire Code* are hereby established as follows:

Section 3204.3.1.1 The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of the Fire District without special permit from the Fire District.

Section 3404.2.9.5.1 The storage of Class I, Class II, and III liquids in aboveground tanks outside of buildings is prohibited within the limits established by law as the limits of the Fire District without special permit from the Fire District.

Section 3406.2.4.4 The storage of Class I, Class II, and III liquids in aboveground tanks outside of buildings is prohibited within the limits established by law as the limits of the Fire District without special permit from the Fire District.

Section 3804.2 The storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas without special permit from the Fire District.

**Section 4.** That Ordinance No. #07-01 of Mammoth Lakes Fire Protection District entitled RE-ADOPTING THE CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, THE UNIFORM FIRE CODE 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 repealed.

**Section 5.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of 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 6.** That nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit of 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 as cited in Section 4 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

**Section 7.** That the Fire Chief of the Mammoth Lakes Fire Protection District is hereby ordered and directed to cause this ordinance to be published.

**Section 8.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 30 days from and after the date of its final passage and adoption.

## **Chapter 2 Definitions.**

Whenever the terms Jurisdiction, Fire District or Fire Department is used, it shall mean the Mammoth Lakes Fire Protection District.

The Fire Chief or Chief is the Fire Chief of the Mammoth Lakes Fire Protection District.

## **Chapter 3 General Precautions Against Fire**

Section 307.2 Permits Required is amended to include:

Where open burning is approved by the Fire Chief, an application must include a fire hazard reduction analysis and fuels management plan, completed by an approved fuels management specialist, at the expense of the applicant.

Section 307.4 Recreational Fires is 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.

## **Chapter 5 Fire Service Features**

Section 502 Definitions is amended to include:

**Emergency Access Road.** A road or other passageway developed to allow the passage of fire apparatus and other emergency vehicles. An Emergency Access Road is not necessarily intended for vehicular traffic other than fire apparatus and posted in accordance with Vehicle Code Section 22500.1. Emergency Access Roads 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 Chief based upon conditions of terrain, climatic conditions, very high fire severity zones, or other such local conditions.

**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.

Section 503.1.1 Buildings and Facilities are amended to include:

The Fire District shall require an Emergency Access Road(s) when a Group R Occupancy

project consists of more than 24 units. When there are more than 50 units in a project, 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.

Buildings, portions of buildings, or facilities exceeding 45 feet in height above the lowest level of fire department vehicle 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 logistically may be required to be located within a minimum of 15 feet and a maximum of 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 Chief.

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

Section 503.2.1 Dimensions is amended to include:

Fire Apparatus Access Roads shall have an unobstructed width of not less than 24 feet from edge of pavement to edge of pavement (not inclusive of curbs/gutters).

Road widths shall be a minimum of 30' when parking is allowed on one side of the roadway. Road widths shall be a minimum of 40' when parking is unrestricted.

Section 503.2.3 Surface is amended to include:

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 60,000 pounds as determined by a Certified Engineer prior to the delivery of wood products, modular components, or flammable/combustible construction materials or furnishings.

Emergency Access Roads 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 once every 24 hours to within 6-8 inches of the road/paver surface and the owner shall be responsible for repairing any damage to the surface as needed shortly after the beginning of the summer season.

Section 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 30 feet interior radius unless determined otherwise by the Fire Chief.

Section 503.2.5 Dead Ends is amended to include:

The maximum length of a single access road shall be no greater than 1500 feet in 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 Chief based upon vehicle

congestion, conditions of terrain, climatic conditions, very high fire severity zones, or other such local conditions.

Section 503.3 Marking is amended to include:

“No Parking/Fire Lane” signs shall be located and maintained alongside Fire Apparatus Access Roads at intervals not greater than 150 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.

Emergency Access Roads shall be signed at both ends of the roadway.

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 such that they are colored red throughout the year.

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

Storage of building materials shall occur outside the pavement area of Fire Apparatus Access Roads and Emergency Access Roads. Off loading of building materials and dumping of refuse bins may occur in the Fire Apparatus Access Roads and Emergency Access Roads so long as the truck may be moved at a moments notice for emergency vehicles.

Section 503.5 Secured Gates and Barricades is amended to include:

Owner installed gates and barricades/bollards plans and specifications shall be submitted to the Fire District for review and approval prior to construction. A minimum clear, unobstructed width of 14 feet shall be provided. The location of the gate shall have a minimum setback of 40 feet from the intersection with any road. All gates/barricades shall be functional in all weather conditions, including heavy snow. 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. In the event of power failure, all remote controlled gates shall automatically open and stay open until power is restored. The Fire Chief shall approve the placement of an electric operating gate.

For non-powered gates, a key box approved by the fire code official shall be provided in an approved location.

All barricades/bollards shall be removable or allow for passage of fire vehicles in the event that the fire department has a need to pass through the barricaded area. Only approved traffic bollards shall be used within the District.

Section 504.3 Stairways 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.

Section 505 Premises Identification is amended to include:

Numbers or letters used shall be placed above snow level, in the vicinity of the 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/addresses are used, they shall be maintained in working order.

Section 506 Key Boxes is amended to include:

When the building is equipped with either a built-in fire suppression system, or fire detection system that is remotely monitored by an approved monitoring agency, 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.

Section 508.5 Fire Hydrant Systems shall be amended to include:

Fire hydrants that are internal to a condominium, hotel/motel, mobile home park, or town home project shall be the responsibility of the owner or association to replace, maintain, or keep available for fire suppression purposes. 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 posting of signs, prohibiting parking, and snow storage.

For all high rise structures, fire hydrant(s) and fire department connection(s) (FDC) shall be located within 50 feet of each other and positioned in a location approved by the fire code official.

## **Chapter 6 Building Services and Systems**

Section 603.3.1 Maximum Outside Fuel Oil Storage Above Ground shall be amended to include:

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 snowstake topped with green paint.

## **Chapter 9 Fire Protection Systems**

Section 901.4.3 Additional Fire Protection Systems is amended to include:

**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 fire department vehicle 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.

**Emergency Equipment Room.** 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.

**Rescue Air Replenishment.** Rescue air replenishment shall be provided. 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 903.2 Where Required shall be amended to include:

An automatic sprinkler system shall be installed in all occupancies and locations which exceed three (3) stories in height from the lowest point of fire department vehicle access, where the floor of the highest level is 55 feet in height from the lowest point of fire department vehicle access, or have a combined total size of 5,000 square feet or more (inclusive of garages). Existing structures not complying with these requirements, shall be considered existing non-conforming occupancies, and shall not be required to be brought into compliance with these requirements unless there is an increase in building height, number of occupied stories, changes in exterior square footage resulting in an increase in the total building square footage, or a change in the occupancy use classification. At that time the entire structure will be required to be brought into compliance.

Section 903.3 Installation Requirements shall be amended to include:

Due to the weather conditions in Mammoth Lakes, owners/architects are encouraged to install either dry or glycol/glycerin systems. Under no circumstances shall a water-only system be installed or be allowed to operate in an unconditioned area. Sprinkler systems need to be designed for an operational temperature of no warmer than -30 degrees Fahrenheit. Wet sprinkler installations may be constructed of Chlorinated Poly Vinyl Chloride (CPVC) materials, but these materials shall only be used in insulated, conditioned spaces, even if used in conjunction with a glycerin mixture.

Thermal expansion loops shall be installed at each floor where either glycol or glycerin is used as freeze protection suppression medium.

All piping materials used in unconditioned areas shall be black steel pipe or copper tubing.

Section 903.2.7 Group R shall be amended to include:

Occupancies having floors used for human occupancy located 55 feet or more above the lowest level of fire department vehicle access shall be of Type I or II-FR construction.

Section 903.10.1 Stories and Basements Without compliant Openings shall be amended to include:

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 identified types of exterior wall openings are met.

Section 907.2.12.3 Fire Department Communications System shall be amended to include:

The Fire District reserves the right, at the owner's expense, 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.

Section 907.1.2 Equipment shall be amended to include:

Smoke and/or heat detectors shall be required in all B, M, R, and S occupancies regardless of construction type to alert occupants or passerby's of a possible 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. To comply with this section, existing construction may install battery operated single station smoke detectors.

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.

Carbon Monoxide detectors shall be required for all structures that have appliances that may generate products of combustion, including but not limited to, wood burning, propane, kerosene, and diesel fuel. Detectors shall be placed within 20 feet of appliances, in close proximity to the bedrooms, and installed per manufacturer's recommendations.

**LPG (propane) detectors shall be installed wherever an LPG appliance is in use. Detector to be located in the lowest habitable space. If crawl space or basement exists, a second LPG detector must be installed in that area.**

### **Chapter 33 Explosives and Fireworks**

3308 Fireworks Display is amended to include:

The use and storage of explosives and blasting agents, including all fireworks or pyrotechnical devices are prohibited on the lands within the jurisdictional area of the Mammoth Lakes Fire Protection District except under such terms and conditions as permitted by the fire code official. Such permit may be authorized to an approved and licensed pyrotechnician, as licensed by the State of California, in conjunction with an approved and permitted pyrotechnical show or display. The Fire Chief is authorized to seize, take, remove or cause to be removed fireworks in violation of this Section.

### **Chapter 38 Liquefied Petroleum Gases**

Section 3804.4 Multiple Container Installation shall be amended to include:

LPG storage shall not exceed the gallonage of 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.
2. Storage in excess of 6,000 gallons shall be limited to one tank at any one installation.
3. 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.

4. 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.
5. 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.
6. Any of the preceding may be modified or made more restrictive by the Fire Chief.

Section 3803.1 Fire Protection 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 National Fuel Gas Code), 49CFR192 (Transportation 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 within six months of any changes. 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.
  - 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 also identified by an accurate GPS coordinates.
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 and shall be protected from snow shedding 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 open 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 thermocoupler shall only be of an approved style/manufacturer.
7. The Fire District shall encourage all LPG users to convert from above ground individual tanks to underground gas lines as franchise lines become available in their part

of town.

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

Diagram 1 shall be used to indicate the minimum requirements of the Fire District for installation of a structure to the propane company's connection point. This design is consistent with the Town of Mammoth Lakes Building Department requirements. No tank shall be colored any dark shade of color. Any deviation from this color pallet shall require approval from the Fire Chief.

## **Chapter 47 Requirements for Wildland-Rural Interface Fire Areas**

Section 4702 Definitions is amended to include:

**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.

**Defensible Space.** A continuous strip of land between structures and adjoining wildland areas, whether privately or government owned or managed, on which combustible materials have been modified to assist in fire suppression activities.

**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.

Section 4706 Vegetative Management is amended to include:

For new multifamily and planned unit developments in the Wildland Rural Interface, as identified by the map Fire Hazard Severity Zones for Mammoth Lakes, a Hazard Vegetation Plan shall be developed by the proponent describing what mitigation measures will be incorporated into the project design. The content of the plan may vary depending what surrounding area of town may be effected, but the content of the plan shall include at a minimum an assessment of the property such as project design and building materials, vegetation types, spacing/continuity, suppression mitigation, areas of non-compliance, treatments recommended, and inspection. Implementation will be required prior to final certificate of occupancy.

Section 4710 Materials, Systems, and Methods of Construction shall be amended to include:

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 25% of the roof may be accomplished so long as the repair meets the requirements of a Class A roofing installation.

## **Appendix Chapter 1 Administration**

Section 105 Permits 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. Construction permits are issued for a one year time period. If construction does not commence within that one year period, then a

new permit will need to be obtained by the project proponent and new fees will be assessed. Open fire permits shall be effective only for the year of issuance, ending on December 31 of the year of issuance.

Section 109.3 Violations is amended to include:

The Chief, or his authorized representative, is authorized to issue a citation to a person or persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises, or vehicle when ordered or notified to do so. Such person shall be guilty of an infraction as cited by this ordinance.

**Appendix D** Fire Apparatus Access Roads

Section D103 Minimum Specifications is amended to include:

Transitions between grade changes shall not exceed 5% and shall not interfere with the angle of approach, angle of departure or high centering of fire apparatus.

PASSED AND ADOPTED ON THIS 11th DAY OF DECEMBER, 2007, BY THE BOARD OF FIRE COMMISSIONERS OF THE MAMMOTH LAKES FIRE PROTECTION DISTRICT, MONO COUNTY, CALIFORNIA. BY THE FOLLOWING VOTING OF SAID BOARD:

AYES: Blanco, Good, Terrell, Colasardo

NOES:

ABSENT: Newgard

ABSTAIN:

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Tony Colasardo, Vice Chairman

**ATTEST:**

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Richmond Terrell, Secretary

**APPROVED AS TO FORM:**

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William D. Ross, District Counsel

**APPROVED AS TO CONTENT:**

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Brent J. Harper, Fire Chief

**RATIFIED:**

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Mayor, Town of Mammoth Lakes      Date