



# Coastside Fire Protection District

## **STAFF REPORT**

**TO:** Honorable Board of Directors

**FROM:** Jean Savaree, District Counsel

**DATE:** February 25, 2026

**SUBJECT: INTRODUCTION OF AN ORDINANCE ADOPTING THE CALIFORNIA FIRE CODE 2025 EDITION AND PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE, PROPERTY AND THE ENVIRONMENT FROM FIRE, PANIC, EXPLOSION, HAZARDOUS MATERIALS AND HAZARDOUS USES AND ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFOR**

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### **Staff Recommendation**

It is recommended that the Board of Directors hold a hearing on the proposed Ordinance, conduct a second reading, and then adopt the proposed Ordinance. If adopted, the Ordinance would take effect 30 days thereafter.

### **Background and Discussion**

Every 3 years, the California Building Standards Commission updates and adopts the newest California Building Standards Code. This code automatically becomes effective on January 1 following the update. As part of that State level adoption, State law automatically rescinds local amendments, so local jurisdictions need to adopt new modifications to their codes.

The Coastside Fire Board of Directors adopted the 2022 California Fire Codes with local amendments by passing Ordinance 2023-01 on January 25, 2023. The local amendments incorporated into that ordinance carried forward the existing amendments that the District had incorporated into its adoption of the previous edition of the California Fire Codes (2019 edition). In 2024, the District made additional local amendments to the 2022 Fire Code under Ordinance 2024-02 to make the District's treatment of automatic sprinklers consistent with the local amendments adopted by the County and enforced in surrounding unincorporated areas.

The proposed Ordinance attached hereto as Attachment 1 would rescind the existing Ordinance adopting the 2022 Fire Code and adopt the 2025 Edition of the Fire Code with local amendments that carry forward those local amendments that were

previously adopted by the District. The first reading of this ordinance occurred at the October 22, 2025 Board of Directors meeting, where the red-line version was included to show edits.

**Fiscal Impact**

None.

**Conclusion**

It is recommended that the Board of Directors hold a hearing on the proposed Ordinance, conduct a second reading, and then adopt the proposed Ordinance. If adopted, the Ordinance would take effect 30 days thereafter.

**Attachments**

1. Proposed Ordinance

ATTACHMENT 1 – PROPOSED ORDINANCE

# ORDINANCE NO. 2025-01

COASTSIDE FIRE PROTECTION DISTRICT  
COUNTY OF SAN MATEO, STATE OF CALIFORNIA

AN ORDINANCE ADOPTING THE CALIFORNIA FIRE CODE 2025 EDITION AND PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE, PROPERTY AND THE ENVIRONMENT FROM FIRE, PANIC, EXPLOSION, HAZARDOUS MATERIALS AND HAZARDOUS USES AND ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFOR

The Board of Directors of the Coastside Fire Protection District does hereby ordain as follows:

## **Section I. Findings of Fact.**

- A. **General.** After due consideration, the Board of Directors of the Coastside Fire Protection District, hereby finds that the unique local climate, geological and topographical conditions existing within the boundaries of the District make it reasonably necessary for the District to impose more stringent requirements than set forth in the California Fire Code and pursuant to California Health and Safety Code sections 13869.7 and 17958.7, the District desires to make express findings to that effect and to adopt the modifications and changes contained in this adoptive Ordinance of the 2025 California Fire Code. Such changes are deemed to be reasonably necessary to provide adequate and effective protection of life, property, and the environment.

The District is within the air path approach to the San Francisco and San Jose International airports. The commercial air traffic as well as the presence of a large amount of private small aircraft presents a high potential for rescue and firefighting demands on the District.

The District has numerous festival events that occur yearly as well as a significant amount of tourism due to the presence of several miles of Pacific coastline and beaches. Such events and tourism can present significant increases of vehicular traffic and population within the District. The District covers areas of the "Devils Slide" portion of Hwy #1, the Pillar Point Harbor and many miles of isolated coastline. These increased conditions result in a high demand for providing emergency services.

The Coastside Fire Protection District provides the fire protection services for the City of Half Moon Bay and the Communities of Montara, Moss Beach, Princeton, El Granada and Miramar in addition to the surrounding unincorporated areas with a total District size of 50 square miles. The District has established three fire stations to provide the emergency services. Fire Station 40 is located within the downtown area of the City of Half Moon Bay and Fire Station 41 is located within the unincorporated area of El Granada. El Granada is located four miles to the north of the City of Half Moon Bay. Fire Station 44 is located within

the Moss Beach Area of the District. The District has thirty-eight paid fire personnel and twenty volunteer fire fighter positions, and two administrative support positions.

- B. **Climatic.** The Coastside Fire Protection District is located within a coastal region. The District is subject to extensive periods of dense coastal fog as well as an average rainfall of twenty-five (25) inches per year. These adverse weather conditions create severe hazardous road conditions as well as mud and rockslides along the main access roads within as well as into the District from the surrounding area. Due to the periods of heavy fog and rainfall, along with repeated flooding conditions and road closures, the ability of the Fire Protection District to provide immediate emergency response is often delayed. These same adverse climatic conditions often result in a large number of vehicular accidents that place extreme restraints on the availability of emergency response to perform emergency rescue, first aid, hazardous materials control and firefighting. The climatic conditions often result in a substantial or total lack of ability of the Fire Protection District to respond immediately to the other types of emergency situations that occur. Examples of these emergency conditions may be a structure fire, brush fire, hazardous material incident or medical call. The mutual aid agreements established with adjoining fire protection agencies might not be possible due to adverse climatic conditions having restricted or totally blocked access into the District.
- C. **Geological.** The Coastside Fire Protection District is located within a high activity seismic Zone 4. The San Andreas Fault, as well as faults that are not fully charted, are within immediate boundaries of the District. The seismic geological conditions present a very severe potential for multiple fires, major breakage of water mains, major breakage of natural gas mains, multiple electrical power failures, multiple collapsed structures, and large number of calls for emergency medical aid, all of which may occur simultaneously during a seismic event. Most of the structures within the hilly terrain have water pumping systems used for fire suppression water delivery as well as water storage tanks. Most of the pumping systems are dependent on electrical power for operation. Such electrical power may not be available during a seismic event. Water storage in the Point Montara zone of the District is deficient in volume. Water storage tanks used for the storage of required fire suppression water may also collapse in such an event forcing the additional needs to transport water via additional pieces of fire apparatus which will place a significant restraint on the ability of the District to provide the required emergency services.
- D. **Topographical.** The District is composed of areas that are considered by the State Fire Hazard Severity Zone mapping system to be of High and Very High fire hazard. Much of the District is hilly terrain covered with highly combustible natural vegetation including the presence of many groves of eucalyptus trees. The structures within the areas of hilly terrain have very limited fire access due to narrow roadways with steep grades and poor road surface conditions such as gravel. The presence of many existing structures within the high and very high fire hazard and wildland areas provides for a severe potential of a structure fire spreading into a wildland fire condition.

## **Section II. Adoption of California Fire Code.**

Ordinance Number **2024-02** related to providing a Fire Prevention Code for the Coastside Fire Protection District is hereby repealed. Furthermore, there is hereby adopted by the Board of Directors of the Coastside Fire Protection District, for the purpose of prescribing regulations

governing conditions hazardous to life, property and the environment from fire, or explosion, hazardous materials, and hazardous uses, that certain code known as the 2025 California Fire Code, California Code of Regulations, Title 24 Part 9. The 2025 California Fire Code utilizes the **2024** International Fire Code, published by International Code Council, as the base document. State Fire Marshal amendments that are considered Building Standards are included to form the California Fire Code.

### **Section III. Establishment of the Bureau of Fire Prevention.**

The Bureau of Fire Prevention is hereby established and shall operate under the supervision of the Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District.

### **Section IV.**

Establishment of Limits within the Coastside Fire Protection District in Which Storage and Use of Explosives and Blasting Agents is to Be Prohibited. The storage and use of explosives and blasting agents are prohibited within the boundaries of the Coastside Fire Protection District.

Exception: The Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District, may issue a permit to store or use explosives and blasting agents after due consideration has been given to the potential hazards to life, and property and compliance to the requirements established by the California State Fire Marshal for the Storage and Use of Explosives.

### **Section V.**

Establishment of Limits within the Coastside Fire Protection District in Which Storage of Flammable/Combustible Liquids in Outside Above-Ground Tanks is to Be Prohibited. The Chief shall have the authority to permit or deny each site-specific design and/or installation of above ground flammable/combustible liquids tanks within the established boundaries of the Coastside Fire Protection District.

### **Section VI.**

Establishment of Limits within the Coastside Fire Protection District in which Storage of Liquefied Petroleum Gases is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Liquefied Petroleum Gases within the established boundaries of the Coastside Fire Protection District.

### **Section VII.**

Establishment of Limits within the Coastside Fire Protection District in Which the Storage of Compressed Natural Gas Is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Compressed Natural Gas within the established boundaries of the Coastside Fire Protection District.

### **Section VIII.**

Establishment of minimum roofing classification for all new buildings constructed or re-roofed within the Coastside Fire Protection District.

All roof installations regulated by California Building Code Chapter 15 and Appendix Chapter 15 shall comply with CBC Section 1505, **but in no case shall be listed as less than a minimum of a Class B roofing assembly.**

The Chief shall have the authority to inspect all such roofing systems during construction and/or require certification from the installer that the roof system does meet these requirements.

### **Section IX.**

**Amendments and Deletions** to the 2025 California Fire Code as Published by and Printed by the International Code Council. The 2025 California Fire Code is amended and changed as follows:

#### **Section 101 [adopted in its entirety with the following amendments]**

**Section 101.1 Title [amended]** These regulations shall be known as the Fire Code of the Coastside Fire Protection District, hereafter referred to as “this code.”

**Section 101.2.1 Appendix Chapters. [amended]** Appendix chapters, which are not specifically adopted, may be used in whole or in part by the Coastside Fire Protection District as guides toward enforcement of the provisions of this ordinance.

#### **Section 104.1 [adopted in its entirety with the following addition]**

**Section 104.1.1 Fire Department Personnel and Peace Officer. [added]** Chief and members of the fire prevention bureau and other designated representatives as designated by the Chief shall have the powers of a public officer in performing their duties under this code and shall have the power to issue notices of violation or citations for violation of this code and any other ordinances of the Coastside Fire Protection District. Individuals designated as “peace officers” shall assume those duties upon successful completion of a PC 832 course of instruction.

#### **Section 104.2.4 Modifications [adopted in its entirety]**

#### **Section 104.4 [adopted in its entirety]**

#### **Section 104.4.1 [adopted in its entirety]**

**Section 104.10 [adopted in its entirety]**

**Section 104.11 [adopted in its entirety]**

**Section 105.5.60 Special Event. [added]** An operational permit is required to conduct a special event either inside or outside of a structure. Special events include but are not limited to the following types of activity: crafts faire, festivals, historical celebrations, etc.

**Section 109.1 Inspection Authority. [amended]** The Chief or other designated representatives shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

**Section 112.1 Board of Appeals Established. [amended]** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals.

Any person who is aggrieved within the meaning of this paragraph by an action of an authorized representative of the District may appeal the action to the Fire District's Board of Directors. The appeal must be in writing, must fully describe the action sought to be appealed and must be filed with the Clerk of the District Board within 30 days of the date of the action appealed. The Board of Directors shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. The decision rendered by the Board of Directors of the Coastside Fire District is final.

**Section 112.2 Limitations on Authority. [amended]** A person shall be deemed to be aggrieved within the meaning of this Section if the person is the applicant or the permittee or is otherwise directly affected by the action in question. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The action in question may also involve the approval or disapproval of a permit application submitted to the District, the grant or denial of a permit, or a decision concerning the interpretation, construction, operation, or enforcement of the District's Fire Prevention Code. The Board shall have no authority to waive requirements of this code.

**Section 112.3 Qualifications. [amended]** The Board of Appeals shall consist of the Fire District Board of Directors. The Fire Chief shall be an ex officio member of said Board but shall have no vote on any matter before the Board.

**Section 113.4 Violation Penalties. [adopted in its entirety with the following amendments]** 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 a

misdemeanor, punishable by a fine of not less than \$250 dollars or more than \$2,500 or imprisonment for not less than 180 days or both in accordance with Section 19 of the California Penal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Notwithstanding any other provision of this code, whenever violation of any section contained in this code is punishable as a misdemeanor, the prosecuting attorney having jurisdiction to prosecute said misdemeanor, may specify that the offense is an infraction and proceed with prosecution as an infraction, unless the defendant, at the time of his arraignment or plea, objects to the offense being made an infraction, in which event the complaint shall be amended to charge a misdemeanor and the case shall proceed on a misdemeanor complaint.

The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

- (1) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.
- (2) Due to the potential danger of the hazardous materials regulated under the International/California Fire Code, any person, firm, or corporation who violates any of the provisions of the International/California Fire Code, shall be liable for civil penalties not exceeding \$250 dollars per day for the first ten days; and \$2,500 dollars per day for the next 20 days; and \$5,000 dollars for each day after twenty. This shall apply to each violation.
- (3) In addition to the penalties set out in this Code, any condition caused or permitted to exist in violation of any of the provisions of this Code shall be deemed a public nuisance and may be summarily abated as such, and each day such condition continues shall be regarded as a new separate offense. The Coastside Fire Protection District shall also be permitted the right of recovering those funds, used to mitigate continuous, unabated hazards, which present a clear and present danger. The cost recovery fee shall be the based on the actual hourly rate for the Coastside Fire Protection District staff and the cost of using a private contractor and equipment, used in gaining compliance for those in violation.
- (4) Fines and cost recovery fees will be accessed to the property owners tax rolls after thirty (30) days of the violations notice, or after completion of the appeal process.

**Section 114.4 Failure to Comply. [amended]** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250 dollars or more than \$2,500.

**Section 202 General Definitions. [amended to include the following definitions]**

ADMINISTRATOR means the Board of Directors of the Coastside Fire Protection District.

AIR REACTIVE is any liquid, solid or gas, which, when combined with air, a reaction occurs that forms a hazardous condition. (See also, “pyrophoric”)

AUTHORITY HAVING JURISIDCTION OR JURISDICTION is the Coastside Fire Protection District.

AUTHORIZED REPRESENTATIVES shall be those persons determined by the Chief of the Coastside Fire Protection District to act as the Chiefs’ agent.

BUILDING CODE is the California Building Code, **2025** edition.

CHIEF OR CHIEF OF THE BEUREAU OF FIRE PREVENTION is the Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District.

DISTRICT COUNSEL is the Attorney for the Coastside Fire Protection District.

ELECTRICAL CODE is California Electrical Code, **2025** edition.

EXECUTIVE BODY is the Board of Directors for the Coastside Fire Protection District.

FIRE DEPARTMENT is the Coastside Fire Protection District.

JURISDICTION is the Coastside Fire Protection District.

JURISDICTIONAL AREA is the boundaries established for the Coastside Fire Protection District including the City of Half Moon Bay and unincorporated areas of San Mateo County including Miramar, El Granada, Princeton, Moss Beach and Montara.

LIQUID TIGHT is the ability of a material to retain a liquid being contained and prevent the passage of such liquid.

MECHANICAL CODE is the California Mechanical Code, **2025** edition.

PLUMBING CODE is the California Plumbing Code, **2025** edition.

STREET is any thoroughfare or public way not less than 20 feet in width which has been dedicated or deeded to the public for public use and required as a means of fire department access.

SUBSTANTIAL ALTERATION is the renovation of any structure and/or when combined with any additions to the structure, affects a gross floor area which exceeds fifty percent (50%) of the existing floor area of the structure. For the purpose of this Section, when

determining the affected gross floor area of an existing structure, whenever more than 50% of the wall or ceiling coverings (e.g., wallboard, plaster, etc.) have been removed from within a room or space bounded by three or more walls within the structure, the entire gross floor area of the room or space shall be counted towards the total affected gross floor area of the existing structure.

TRAFFIC CALMING DEVICES are design elements of fire apparatus access roads such as street alignment, installation of barriers, and other physical measures intended to reduce traffic and cut-through volumes, and slow vehicle speeds.

WASTE OIL is a Class III-B waste liquid resulting from the use of Class III-B combustible liquids such as motor oil, hydraulic oil, lubricating oil, brake fluids and transmission fluids.

### **Section 303 [adopted in its entirety]**

**Section 303.10 Fuel Cylinders for Asphalt Roofing Kettles. [added]** All fuel cylinders, used in conjunction with asphalt roofing kettles or related equipment, shall be adequately secured to prevent overturning.

**Section 304.1.3.1 Clearance of Brush, Vegetative Growth and Combustible Material from Lots. [added]** All lots shall be cleared of hazardous brush, vegetative growth and combustible material upon written notification by the Coastside Fire Protection District.

### **Section 304.1.3.2 Clearance of Brush, Vegetative Growth from Structure Area. [added]**

Any person owning, leasing, controlling, operating or maintaining any building or structure in, upon or adjoining any hazardous fire area or any such area within the jurisdictional boundary of the Coastside Fire Protection District, shall upon written notification remove and clear such brush, vegetative growth from the area of the building or structure, as prescribed within the written notice.

**Section 304.1.3.3 Fire Breaks. [added]** The Coastside Fire Protection District may require the installation of “fire breaks” around or within parcels of property where combustible weeds, crops, brush, or other combustible materials are present. The specific width and length of the “fire breaks” will be determined by the Coastside Fire Protection District. The following conditions will be included as part of the determining factors regarding the width and length of the “fire breaks”:

1. Height and width of combustible material present
2. Prevailing weather conditions
3. Topography of site
4. Available fire apparatus access
5. Fire protection systems available on-site
6. Relationship of structures within the given parcel to the combustible material or adjacent parcels where structures would become exposed to the presence of the combustible material

**Section 304.1.3.4 Weed Abatement. [added]** Due to heavy growth of fuels, unmaintained lots are a hazard to the surrounding properties. Coastside Fire Protection District staff shall carry out weed abatement program activities throughout the Coastside Fire Protection District.

**Section 304.1.3.5 Fire Hazard Severity Zones. [added]** Where a parcel is identified as multiple fire hazard severity zones by the State Fire Marshal, the entire parcel shall be treated as the highest fire hazard severity zone on that parcel.

**Section 305 [adopted in its entirety]**

**Section 307 [adopted in its entirety]**

**Section 308 [adopted in its entirety]**

**Section 311 [adopted in its entirety]**

**Section 503 [adopted in its entirety]**

**Section 503.1.2.1. Fire Department Access. [added]**

1. Fire Department Access shall be required when the gross floor area of a proposed alteration, addition, or combination of alterations and additions within a two-year period meets the definition of a “substantial alteration.”

**Exceptions:**

1. Any exemption otherwise allowable under the Fire Code as determined by the Fire Code Official
2. Exterior improvements and work not requiring permits as provided in the Building Code
3. Detached Group U occupancies or detached carports less than 1000 square feet.
4. Work requiring only a mechanical, electrical, plumbing, and/or demolition permit.

**Section 503.2.3.1 All Weather Surface. [added]** Where required by the fire code official, all weather surface shall be a minimum of 6 inches of compacted Class II base rock and 2 inches of asphalt or concrete for grades up to 15%. If the grade is between 15% to 20% an engineered surface such as a rough grooved concrete is required. In no circumstances shall the grade exceed 20%.

**Section 503.2.4.1 Turning Radius. [added]** Inside and outside turning radius for fire access roads will be based upon the capability of the fire apparatus used by the Coastside Fire Protection District. Turning radius design approval must be obtained from the Coastside Fire Protection District.

**Section 503.2.6 Bridges and elevated surfaces. [amended]** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed

and maintained in accordance with AASHTO **HS-20**. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained.

**Section 503.3.1 Fire Access Lane Markings. [added]** The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE".

**Section 503.4.1 Traffic Calming Devices. [amended]** Traffic calming devices are prohibited unless approved by the fire code official. Traffic calming devices shall not be installed on designated fire apparatus response routes. When approved, traffic calming devices shall be installed in accordance with the Coastside Fire District's "Traffic Calming Devices" Standard Detail and Specification.

**Section 503.4.2 Prohibited Parking. [added]** If in the judgment of the Coastside Fire Protection District it is necessary to prohibit vehicular parking, or other materials or articles, along private fire access lanes in order to prevent obstruction of the required width of the fire access lane, signs shall be posted, as appropriate or as indicated in Section D103.6 with the addition of the following lettering near the bottom of the sign: (C.V.C.22500.1)

**Section 503.4.3 Roadway Spikes. [added]** The installation of roadway traffic control spikes is prohibited within fire access lanes unless prior approval is given by the Coastside Fire Protection District.

**Section 505.1.1 Premises Identification for group R-3. [added]** New R-3 buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.

**Section 505.1.2 Multiple Tenant Structures. [added]** Multiple tenant buildings, using the same street address numbers, shall have suite or unit identification posted as required by the Coastside Fire Protection District.

**Section 505.1.3 Commercial/Industrial Size and Stroke of Number. [added]** Building address numbers shall be either internally or externally illuminated and

contrasting with the background so as to be seen from the public way fronting the building. Building address number heights shall be sized in accordance with the table noted below. The number stroke shall be 1/2-inch or larger.

| <u>Distance from Road</u> | <u>Address No. Size</u> |
|---------------------------|-------------------------|
| 0-50 feet                 | 6-inch                  |
| 50-100 feet               | 8-inch                  |
| 100-150 feet              | 10-inch                 |
| 150 + feet                | 12-inch                 |

with a corresponding increase in stroke width.

**Section 505.1.4 Rear Addressing. [added]** When required by the Chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of the property. Number stroke and size will comply with Section 505.1.1 for residential buildings and 505.1.3 for commercial buildings.

**Section 505.1.5 Suite/Unit Identification. [added]** Buildings containing separate suite and/or unit identification shall have the suite or unit identification clearly posted with assigned letters or numbers having a minimum height of four inches and a minimum stroke of 1/2 inch. Assigned letters or numbers shall be of contrasting color to the background and located between 5 feet and 6 feet off the finished floor. Directional address numbers or letters shall be provided.

**Section 505.1.6 Directories. [added]** Complexes with multiple buildings may be required by the Coastside Fire Protection District to provide one or more of the following: a directory, a premise map or directional signage. Location, size and color of such elements will be determined by the Coastside Fire Protection District on a site-specific basis.

**Section 505.2.1 Construction Site. [added]** Approved street or road signs and address numbers of the construction site shall be installed prior to combustible construction materials being placed on the site.

**Section 506 [adopted in its entirety]**

**Section 506.1.3 Key Box. [added]** When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

**Section 507.1.1 Fire Department Water Supply. [added]** Fire Department Water Supply shall be required when the gross floor area of a proposed alteration, addition, or combination of alterations and additions within a two-year period meets the definition of a “substantial alteration.”

**Exceptions:**

1. Any exemption otherwise allowable under the Fire Code as determined by the Fire Code Official
2. Exterior improvements and work not requiring permits as provided in the Building Code
3. Detached Group U occupancies or detached carports less than 1000 square feet.
4. Work requiring only a mechanical, electrical, plumbing, and/or demolition permit.

**Section 507.2.2.1 Storage of Suburban and Rural Water Supplies [added]** In calculating the water supply available to meet the minimum fire flow required in Section 507.1, swimming pools, ponds and underground cisterns shall not be considered as a primary water source.

**Section 903.2 Where Required. [amended]** Approved automatic sprinkler systems shall be provided in new buildings and structures.

**Exceptions:**

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.
2. Agricultural Buildings. For the purposes of this Section, an "Agricultural building" is defined as a non-residential structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. "Agricultural building" includes a place of employment where agricultural products are processed, treated, or packaged. Office uses within "agricultural buildings" shall not exceed ten percent (10%) of the total floor area of the building unless such buildings are provided with an automatic fire sprinkler system throughout. "Agricultural buildings" shall include greenhouses.
3. Non-Residential Structures less than 1,000 square feet in area.
4. Mausoleums of Type 1 construction, as defined by the California Building Code, which do not contain offices, chapels, or other places where the public assembles on a regular basis
5. Car wash structures where no offices or waiting rooms are attached.

**Section 903.2.8.1.1 Automatic sprinkler systems installed in Group R-3, occupancies [added]** shall conform to the following standards in addition to NFPA Standard 13D, currently adopted edition:

1. Automatic sprinkler system coverage shall be provided throughout the residence to include attached garages and any interior rooms used for storage.
2. An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.
3. An interior horn shall be mounted in a central location audible from the master bedroom upon activation of the required flow switch.
4. A sprinkler head shall be mounted on a metal sprig above any attic access openings and where required by the AHJ.
5. An inspector's test valve shall be mounted to flow from the most remote area of the system in an accessible location in structures larger than 3,600 square feet.
6. All group R-3 occupancies shall require an automatic sprinkler system regardless of square footage.
7. Accessory Dwelling Units shall conform to the most recent California State Fire Marshal's Information Bulletin.

**Section 903.6 Existing buildings or structures. [amended]** An Automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 of the California Fire Code or when improvements are conducted in accordance with this section.

**Section 903.6.1 Where required. [added]** All existing buildings and structures, except for Group R-3 One and Two-Family Dwellings, shall be provided with an automatic fire sprinkler system when any of the following conditions occur:

(A) When the scope of work qualifies as a "**substantial alteration.**"

**Exception:**

1. When in the opinion of the Chief, the change of occupancy classification did not result in a significant increase in the level of life safety or fire safety of the occupancy, the Chief may waive the requirement for automatic fire sprinkler system installation.

(B) When a change in occupancy classification, as defined within the Building Code, results in an increased fire hazard or risk due to business operation and/or number of occupants permitted in the building.

**Section 903.6.2 One- and Two-Family Dwellings [added]** All existing one- and two-family dwellings, buildings and/or structures shall be provided with an automatic fire sprinkler system when any of the following conditions occur.

1. Automatic sprinklers shall be installed in any one and two-family garage, carport or breezeway attached to any structure for which an automatic sprinkler system is required. A detached one and two-family garage, not containing any habitable space, 1,000 square feet or more shall require the installation of an NFPA-13D automatic fire sprinkler system.

2. All automatic fire sprinkler systems shall comply with the currently enforced edition of NFPA-13, NFPA-13D, NFPA-13R and any additional County specifications, or modifications imposed by supplemental rules and regulations adopted by the County of San Mateo or the City of Half Moon Bay.
3. Where the gross floor area of a proposed alteration, addition, or combination of alterations and additions and the gross floor area of any alterations, additions, or combination of alterations and additions meets the definition of a “**substantial alteration**”.
4. Where required by the local Fire District.

**Section 905.5.3 Class II System 1 1/2-inch hose. [amended]** A minimum *1 ½ inch (37.5 mm)* hose shall be allowed to be used for hose stations in light-hazard occupancies where investigated and listed for this service and where approved by the fire code official.

**Section 907.2.11.2.5.1 Smoke Detection for Existing Group R-3 Occupancies.**

**[added]** All existing Group R-3 Occupancies shall be provided with an approved smoke detection system meeting the requirements of 907.2.11.2 throughout the structure when any of the following occurs:

1. When property is occupied by other than the property owner and rental or lease income is derived.
2. When existing property is sold an inspection of the installed smoke detection system for compliance with the Fire Code shall be completed by the Coastside Fire Protection District prior to close of escrow.

**Section 907.8.4.1 Alarm Panel Clearance. [added]** A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of fire protection equipment including, but not limited to: fire sprinkler control valves, fire department connections, hose connections, risers, hood system manual pull stations, fire alarm control panels, fire pumps and specialized fire protection storage tanks (dry chemical, foam, CO<sub>2</sub>, clean agent). Where the fire protection equipment is wider than 30 inches, (762 mm), the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. Direct access to the working space shall be provided from aisles or access roadways. Modifications to working space dimensions shall be approved by the fire code official.

**Section 907.8.5 Making False Report. [added]** It shall be unlawful for a person to give, signal, or transmit a false alarm. A false report may include signals from a fire alarm system, including signals caused during fire alarm maintenance without prior Fire District notification. Making a false report shall be liable to a fine as set forth in the Fire District Fee Schedule.

**Section 907.8.5.1 Fire Department Response to False Alarms. [added]** Any building owner or owner’s agent who fails to properly maintain and service any smoke detector, fire alarm system, water flow detection alarm or fire sprinkler tamper alarm, after being notified that service or maintenance is required, will be subject to the payment of costs related to any false alarm response by the fire department.

**Section 912.5 Signs. [adopted in its entirety with the following amendments]**

**Section 915.5.2 Serving buildings. [amended]** Fire department connections to sprinkler systems and/or standpipe systems shall clearly identify the building(s) served as required by the Coastside Fire Protection District.

**Section 1003.3.4.1 Seismic Restraint for Storage Shelving. [added]** All storage shelving shall be provided with adequate seismic restraint as required by Chapter 16 of the California Building Code. Storage shelving not required to have seismic restraint by the Building Code may be required to be secured to prevent obstruction of the means of egress as determined by the Coastside Fire Protection District.

**Section 5601.1.6 Fireworks. [added]** All fireworks, including but not limited to, those listed by the California State Fire Marshal as “Safe and Sane”, are prohibited within the jurisdictional boundaries of the San Mateo County Fire Department on a year around basis. An exception is allowed for professional fireworks displays and theatrical use as permitted by the Fire Code Official.

**Section 6101.3 Construction Documents. [amended]** Where a single LP-gas container is 500 gallons (1893 L) or more in water capacity or the aggregate water capacity of LP-gas containers are more than 2,000 gallons (7570 L), the installer shall submit construction documents for such installation.

**Appendix D [adopted and amended as follows]**

**Section D103.4.1 [added]** The fire department reserves the right to use all or portions of City/County right of way for access and or turnarounds.

**Section D103.6.4 Maintenance and Installation of Fire Access Signs. [added]** It shall be unlawful for the owner, lessee, or person in charge of private property to fail to install and maintain required fire access lane signs and/or markings after having been given notice by the Coastside Fire Protection District.

**Section D103.7 Traffic Signal Control Devices. [added]** When a government agency requires an Encroachment Permit at any intersection and new or existing traffic signals are involved, the traffic signals shall be provided with a traffic signal control device that is operated from the fire apparatus.

**Appendix I [adopted in its entirety]**

**Appendix N [adopted in its entirety]**

**Appendix P [adopted and amended as follows]** Temporary and/or permanent Haunted Houses, Ghost Walks and similar amusement uses.

Coastside Fire Protection District Fire Prevention Bureau Standards are adopted as listed below:

Number / Title

- CFR-01 Residential Fire Sprinkler Requirements
- CFR-02 Commercial Fire Sprinkler Requirements
- CFR-03 Rural Water Supply and Hydrants
- CFR-04 Street Signs Addressing
- CFR-05 Traffic Calming Devices
- CFR-06 Roads and Turnarounds
- CFR-07 Fire Watch Requirements
- CFR-08 Bollard Guard Post

**Section X. Severability:**

If any Section, subsection, provision or other portion of this ordinance, or its application to any person or circumstance, is held invalid or unenforceable, all other parts of this ordinance shall remain in full force and effect, and the Board declares that it would have adopted each section, subsection and provision independently, and that each provision is severable.

**Section XI. Effective Date**

This ordinance shall be in full force and effect after it is ratified by the City of Half Moon Bay and The County of San Mateo, but in any event no sooner than thirty (30) days after its adoption by the District. Within fifteen (15) days after the ordinance is adopted, a summary of this ordinance and a tally of how each Board member voted shall be published once in a newspaper of general circulation and posted at the District office.

INTRODUCED at a regular meeting of the Board of Directors of the Coastside Fire Protection District on October 22, 2025 and ADOPTED at the regular meeting of the Board of Directors of the Coastside Fire Protection District on February 25, 2026 by the following vote:

AYES:

NOES:

ABSENT:

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President, Board of Directors  
Coastside Fire Protection District

ATTEST:

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Secretary of the District