

ORDINANCE NO. 2025-14
(Adoption of the 2025 California Fire Code and Local Amendments)

ORDINANCE OF COUNTY OF CONTRA COSTA, THE CROCKETT-CARQUINEZ FIRE PROTECTION DISTRICT, AND THE CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT ADOPTING THE 2025 CALIFORNIA FIRE CODE WITH AMENDMENTS.

The Contra Costa County Board of Supervisors, acting in its capacity as the Board of Supervisors for Contra Costa County, and as the Board of Directors of the Crockett-Carquinez Fire Protection District and the Contra Costa County Fire Protection District, ordains as follows:

SECTION 1. SUMMARY. This ordinance adopts the 2025 California Fire Code (California Code of Regulations, Title 24, Part 9), subject to the changes, additions, and deletions that are necessary because of local climatic, geological, or topographical conditions. This ordinance is adopted pursuant to Health and Safety Code sections 17922, 17958, 17958.5, and 17958.7, and Government Code sections 50020 through 50022.10.

SECTION 2. 2025 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS. Chapter 722-2 (Adoption) of Division 722 (Fire Code) of the County Ordinance Code is repealed and replaced with new Chapter 722-2 (Fire Code), to read:

“Chapter 722-2 FIRE CODE

722-2.002. Adoption. The 2025 California Fire Code (California Code of Regulations, Title 24, Part 9 [based on the 2024 International Fire Code published by the International Code Council]), including Chapters 1-12 and 20-80, Appendix B, Appendix C, Appendix D, Appendix F, Appendix H, Appendix I, Appendix J, Appendix K, and Appendix P, as amended by the changes, additions, and deletions set forth in this chapter, is adopted by this reference as though fully set forth herein as the Fire Code of Contra Costa County, the Crockett-Carquinez Fire Protection District, and the Contra Costa County Fire Protection District. The provisions of this chapter are controlling and enforceable within the limits of each jurisdiction. (Ord. 2025-14 § 2; Ord. 2022-34 § 1; Ord. 2016-13 § 1.)

722-2.004. Local Amendments. The 2025 California Fire Code is amended by the changes, additions, and deletions set forth in this section. Chapter and section numbers used below are those of the 2025 California Fire Code.

(a) Section 101.1 of Chapter 1 (Scope and Administration) is amended to read:

“**101.1 Title.** This code is the Fire Code of Contra Costa County, the Crockett-Carquinez Fire Protection District, and the Contra Costa County Fire Protection District, and is hereinafter referred to as “this code.””

(b) Section 102.1 of Chapter 1 (Scope and Administration) is amended to add Item 5, to read:

“5. Where not otherwise limited by law, the provisions of this code shall apply to vehicles, ships, and boats that are permanently affixed to a specific location within the boundaries of this jurisdiction.”

- (c) Section 105.5 of Chapter 1 (Scope and Administration) is amended, to read:

“105.5. Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Chapter 1, Sections 105.5.1 through 105.5.60.”

- (d) New Section 105.5.60 is to Chapter 1 (Scope and Administration) to read:

“105.5.60 Five-year sprinkler test. An operational permit is required to engage in the business of conducting the five-year test of an automatic fire sprinkler systems or standpipe, in accordance with NFPA 25 (Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems), 2013 California Edition.

- (e) Section 105.6 is amended to read

“105.6. Required construction permits. The fire code official is authorized to issue construction permits for the operations set forth in Chapter 1, Sections 105.6.1 through 105.6.25.”

- (f) Section 105.6 is amended by adding Sections 105.6.26 through 105.6.30, to read:

“105.6.26. Access for fire apparatus. Plans shall be submitted and a permit is required to install, improve, modify, or remove public or private roadways, driveways, and bridges for which Fire District access is required by the Fire Code.

105.6.27. Construction, Substantial Alteration, Additions of a building for which a building permit is required. Plans shall be submitted to the fire code official for all land developments or for the construction, substantial alteration, additions or renovation of a building within the jurisdiction where a building permit is required.

Exception: Non-sprinklered Group R-3 Occupancies where work does not involve a substantial addition or substantial alteration.

105.6.28. Land Development, Subdivisions. Plans shall be submitted to the fire code official for all land developments or improvements proposed within the jurisdiction that involve the subdivision of land.

105.6.29. Water supply for fire protection. Plans shall be submitted to the fire code official for the purpose of determining whether adequate water supplies, fire hydrants, and associated systems are provided for all facilities, buildings, or portions of buildings either constructed or moved into the District pursuant to Section 507.

105.6.30. Land Development. Plans shall be submitted to the fire code official for all land developments or improvements proposed within the jurisdiction.”

- (g) Section 112.4 is amended to read:

“112.4 Violation penalties. Every person who violates any provision of this fire code is guilty of an infraction or misdemeanor in accordance with Health and Safety Code Section 13871 and Government Code Section 53069.4. 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 (10) days

that prohibited conditions are maintained shall constitute a separate offense. The application of the aforesaid penalty shall not be held to prevent the enforced removal of prohibited conditions.”

- (h) Section 202 or Chapter 2 (Definitions) is amended to include the following additional defined terms:

“Administrator. Shall mean the Fire Chief.”

“Aerial Pre-Plans. An overhead layout of a parcel that contains structure(s) that identifies specific first responder related items to assist in effectively managing incidents and events for the protection of occupants, responding personnel, property, and the environment. The preplan shall be developed in accordance with a format approved by the AHJ. Preplan symbols shall comply with AHJ or the latest edition of NFPA 170 (Standard for Fire Safety and Emergency Symbols), and NFPA 1620 (Standard for Pre-Incident Planning).”

“All-weather driving surface. A roadway with a minimum surface finish that is designed to carry the imposed weight loads of fire apparatus.”

“Board of Directors. The Contra Costa County Board of Supervisors, acting in its capacity as either the governing body of the Crockett-Carquinez Fire Protection District, or the governing body of the Contra Costa County Fire Protection District, depending which agency has jurisdiction.

“Board of Fire Commissioners. An advisory commission appointed by the Board of Directors to act as set forth in this ordinance and by resolutions of the Board of Directors.”

“Combustible Material. Rubbish, litter or material of any kind other than hazardous vegetation that is combustible and endangers the public safety by creating a fire hazard as determined by the fire code official.”

“Driveway. A private roadway that provides access to no more than two (2) single-family dwellings.”

“Fire Trail. A graded firebreak of sufficient width, surface, and design to provide access for personnel and equipment to suppress and to assist in preventing a surface extension of fires. Must be able to support the safe travel of a Type 3 Fire Apparatus.”

“Hazardous Vegetation. Vegetation that is combustible and endangers the public safety by creating a fire hazard including but not limited to seasonal and recurrent grasses, weeds, stubble, brush, dry leaves, dry needles, dead, dying or diseased trees and any other vegetation as determined by the fire code official.”

“Key Box or Knox Box. (Underwriters Laboratory) UL "Listed" box, size and style, approved by the Fire Code Official or designee that meets the requirements and uses the same security key code adopted by the Fire District”

“Nuisance Fire Alarm. The activation of any fire protection or alarm system which results in the response of the Fire District and is caused by malfunction, improper maintenance, negligence, or misuse of the system by an owner, occupant, employee, or agent, or any other activation not caused by excessive heat, smoke, fire, or similar activating event.”

“Public Nuisance. A declaration by the fire code official that the presence of combustible materials on any parcel creates a fire hazard or threat to public safety (Health and Safety Code 14875 and

14876) or any violation of this code.”

“Response Time. The elapsed time from receipt of call to the arrival of the first unit on scene.”

“Rural Area. An area generally designated for agricultural or open space uses with parcels more than 10 acres (4.046873ha) in size.”

“Rural Residential Area. An area generally designated for single-family residential use with parcels between three (1.2140619ha) and 10 (4.046873ha) acres in size.”

“Sprinkler Alarm and Supervisory System (SASS). A Dedicated Function Fire Alarm System located at the protected premise installed specifically to monitor sprinkler water- flow alarm, valve supervisory, and general trouble conditions where a Building Fire Alarm is not required.”

“Streets. Includes alleys, parkways, driveways, sidewalks, and areas between sidewalks and curbs, highways, public right of ways, private road, paper street and, easements.”

Substantial Addition. Any change to an existing building or structure that meets both of the following criteria:

- (a) adds gross floor area that exceeds fifty percent of the gross floor area of the existing building or structure; and
- (b) results in the building or structure and the addition having a combined new gross floor area of 5,000 square feet or more.

Substantial Alteration. Any change to an existing building or structure that meets both of the following criteria within a one-year period:

- (a) The removal of fifty percent or more of the linear length of any interior or exterior wall of the building or structure; and
- (b) The removal and replacement of fifty percent or more of the area of the building or structure’s roof.

“Temporary Fire Department Access Road. A temporary, all-weather roadway constructed and maintained for the purpose of providing fire apparatus access to buildings, structures, or portions of a site under development until such time as the permanent fire apparatus access road is installed and approved. Temporary access roads shall be designed, constructed, and maintained to support the imposed loads of fire apparatus, provide the required width and vertical clearance, and remain clear and unobstructed at all times during construction.”

- (i) Chapter 3 (General Precautions Against Fire) is amended by adding new Section 324 (Exterior Fire Hazard Control), to read:

“324. Exterior Fire Hazard Control.

324.1. Subsurface Fires.

324.1.1. Peat Fire. It is the duty of each person, firm, corporation, or association not to permit a peat fire or a fire involving combustible vegetable matters under the surface of the natural ground to remain upon the property. It is hereby declared that it is the duty of any person as herein defined to take all necessary precautions to extinguish any subsurface fire involving peat or vegetable material

at the owner's own cost and expense.

324.1.2 Fire Suppression Costs. If there exists upon the lands or property of any person as herein defined a subsurface fire involving the burning or combustion of peat, vegetable matter, or vegetation, and the owner or occupant thereof has not taken reasonable precautions within a reasonable time to extinguish or minimize such fire or combustion, the Fire District may, in addition to its regular duties to extinguish or minimize such fire or combustion, go upon the lands of any person as herein defined and extinguish such fire or combustion. Any costs incurred by the Fire District in fighting the fire and for the cost of providing rescue or emergency medical services shall be a charge against the property owner. The charge shall constitute a debt of the property owner and is collectable by the jurisdiction incurring those costs in the same manner as in the case of an obligation under a contract, express or implied. (See Health and Safety Code, §13009.)”

- (j) New Section 401.5.1 is added to Chapter 4 (Emergency Planning and Preparedness), to read:

“401.5.1. Nuisance Fire Alarm. A fee may be charged for false or nuisance fire alarms in accordance with a fee schedule adopted by the Board of Directors.”

- (k) New Section 401.10 is added to Chapter 4 (Emergency Planning and Preparedness), to read:

“401.10 Aerial Pre-Plans. For all new construction the fire official is authorized to require a fire aerial pre-plan to be prepared by an approved vendor at the cost of the developer.”

- (l) New Section 401.11 is added to Chapter 4 (Emergency Planning and Preparedness), to read:

“401.11 Standby Personnel. Where, in the opinion of the fire code official or Fire Chief, it is essential for public safety in a place of assembly, or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest, or activity, the owner, agent, or lessee shall provide standby personnel as required and approved by the fire code official or Fire Chief. If the activity requires fire watch, fire watch shall be provided in accordance with Sections 403.11.1.1 and 403.11.1.2. Standby personnel needed for EMS standby shall be provided in accordance with Contra Costa County EMS Protocols.”

- (m) Section 503.1.1 in Chapter 5 (Fire Service Features) is amended, to read:

“503.1.1. Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension to 250 feet where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.”

- (n) Section 503.1.4 is added to Chapter 5 (Fire Service Features), to read:

- “503.1.4. Access to open spaces.** When access to open land/space or fire trail systems maintained for public or private use is obstructed by new development of any kind, the developer shall provide alternate acceptable access into the area that is sufficient to allow access for fire personnel and apparatus. The alternate means of access requires the approval of the fire code official.”
- (o) Section 503.1.5 is added to Chapter 5 (Fire Service Features), to read:
- “503.1.5. Existing fire trail systems shall be maintained.** When conditions make maintenance of existing trails impractical, alternate means of access shall be provided and requires approval by fire code official.”
- (p) Section 503.2.1 in Chapter 5 (Fire Service Features) is amended to include the following exception:
- “Exception:** A driveway with a minimum width of 16 feet is acceptable for access to one or two single-family dwellings.”
- (q) Section 505.3 is added to Chapter 5 (Fire Service Features), to read:
- “505.3 Street names and addressing.** Street names and addressing shall be submitted for review and approval to the fire code official, whose approval will not be unreasonably withheld. The purpose of the review is to verify that new street names and addressing will not duplicate existing street names and addressing.”
- (r) Section 506.2.1 is added to Chapter 5 (Fire Service Features) read:
- “506.2.1 Knox Box upgrade.** All current businesses and occupancies with current Knox Boxes shall upgrade their lockbox to the eCore Technology by December 31, 2028.”
- (s) Section 901.6.3 in Chapter 9 (Fire Protection Systems) is amended, to read:
- “901.6.3 Records.** Records of all system inspections, tests, and maintenance required by the reference standards shall be submitted to a third party electronic record keeping service as chosen by the fire district.”
- (t) Section 902.1 in Chapter 9 (Fire Protection Systems) is amended to include the following definitions:
- “Substantial Addition.** The addition of new gross floor area exceeds fifty percent of the existing gross floor area and the total new gross floor area is 5,000 square feet or greater.”
- “Substantial Alteration.** Where fifty percent or greater of the linear length of the wall of the building (exterior and interior) and fifty percent of the roof are removed or replaced within a one-year period.”
- (u) Section 903.2.1.1 in Chapter 9 (Fire Protection Systems) is amended, to read:
- “903.2.1.1. Group A-1.** An automatic sprinkler system shall be provided throughout stories containing Group A- 1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.”

“(v) Section 903.2.1.3 in Chapter 9 (Fire Protection Systems) is amended, to read:

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

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 10,000 square feet, contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by firewalls of less than 4-hour fire resistance rating without openings.”

(w) Section 903.2.1.4 in Chapter 9 (Fire Protection Systems) is amended, to read:

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

1. The fire area exceeds 5,000 square feet
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.”

(x) Section 903.2.2 in Chapter 9 (Fire Protection Systems) is amended, to read:

“903.2.2. Group B. An automatic sprinkler system shall be provided for Group B occupancies and intervening floors of the building where the fire area exceeds 5,000 square feet.”

(y) Section 903.2.9.1 in Chapter 9 (Fire Protection Systems) is amended to include the following exception:

“Exception: Floors classified as an open parking garage are not required to be sprinklered.”

(z) Section 903.2.3 in Chapter 9 (Fire Protection Systems) is amended, to read:

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

1. Throughout all Group E fire areas greater than 2,000 square feet in area.
Exception: An automatic sprinkler system is not required in any Group E Day Care Facility less than 5,000 square feet
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.
4. In rooms or areas with special hazards such as laboratories, vocational shops, and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.
5. Throughout any Group E structure greater than 4,000 square feet in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.
6. For public school state-funded construction projects, see Section 903.2.19.
7. For public school campuses, Kindergarten through 12th grade, see Section 903.2.20.”

(aa) Section 903.2.4 in Chapter 9 (Fire Protection Systems) is amended, to read:

“903.2.4. Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 5,000 square feet.
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeding 2,500 square feet (232 m2).”

(ab) Section 903.2.4.4 is added to Chapter 9 (Fire Protection Systems), to read:

“903.2.4.4 Group F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-2 occupancy greater than 5,000 square feet.”

(ac) Section 903.2.7 in Chapter 9 (Fire Protection Systems) is amended, to read

“903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 5,000 square feet.
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.
4. A Group M occupancy (is) used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.
5. The structure exceeds 5,000 square feet, contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.”

(ad) Section 903.2.8.1.1 is added to Chapter 9 (Fire Protection Systems), to read:

“903.2.8.1.1 Group R-3 Substantial Addition or Alteration. An automatic sprinkler system shall be provided throughout all existing Group R-3 dwellings where either a substantial addition

or alteration occurs.”

- (ae) Section 903.2.9 in Chapter 9 (Fire Protection Systems) is amended, to read:

“903.2.9. Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 5,000 square feet.
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet.
4. A Group S-1 occupancy used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.”

- (af) Section 903.2.9.1 in Chapter 9 (Fire Protection Systems) is amended, to read:

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

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet.
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet.”

- (ag) Section 903.2.10.1 in Chapter 9 (Fire Protection Systems) is amended, to read:

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

1. Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, exceeds 5,000 square feet.
2. Where the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the fire area of the open parking garage, in accordance with Section 406.5 of the California Building Code, exceeds 48,000 square feet.

- (ah) Section 903.2.10.3 is added to Chapter 9 (Fire Protection Systems), to read:

“903.2.10.3 Group S-2 low hazard storage. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy exceeding 5,000 square feet.

Exception: Open parking garages, including canopies and photovoltaic panel systems with open parking underneath, shall meet automatic sprinkler system requirements in accordance with the 2025 California Building Code and 2025 California Fire Code without local amendment.”

- (ai) Section 903.3.1.1.4 is added to Chapter 9 (Fire Protection Systems), to read:

“903.3.1.1.4 Undeclared Use. In buildings of undeclared use with floor to structure height greater than 14 feet, the fire sprinkler system shall be designed to conform to Extra Hazard Group I design density. In buildings of undeclared use with floor to structure height less than .14 feet, the fire sprinkler system shall be designed to conform to Ordinary Group II design density. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the owner 'and/or the occupant to upgrade the system.”

- (aj) Section 903.3.5.3 is added to Chapter 9 (Fire Protection Systems), to read:

“903.3.5.3 Non-permissible water supply for automatic sprinkler systems. Water supply for automatic sprinkler systems shall not be supplied by swimming pools or ponds.”

- (ak) Section 903.3.9 in Chapter 9 (Fire Protection Systems) is amended, to read:

“903.3.9. Floor control valves. Individual floor control valves and water flow detection assemblies shall be provided for each floor in multi-floor buildings at an approved location. Exception: Group R-3 and R-3.1 Occupancies.”

- (al) Section 903.6.1 and 903.6.2 are added to Chapter 9 (Fire Protection Systems), to read:

“903.6.1 Substantial Addition. An automatic sprinkler system shall be provided throughout all existing R-3 Occupancy buildings where a substantial addition occurs and the total new gross floor area of the structure exceeds 5,000 square feet. Group R-3 substantial additions or alterations shall comply with Section 903.2.8.1.1.

903.6.2 Change of occupancy classification. Any existing building that undergoes a change of occupancy classification into a higher hazard category shall comply with the requirements of Section 903.2. Relative hazard categories of occupancy groups shall be established based upon the Heights and Areas Hazard Categories of Table 1011.5 of the current edition of the International Existing Building Code, as published by the International Code Council. The requirements of Section 903.2 shall not be required when a change of occupancy classification is made to an equal or lesser hazard category. Group L occupancies shall be considered a relative hazard of 1 (highest hazard).”

- (am) Section 3303.1.2 is added to Chapter 33 (Fire Safety During Construction and Demolition), to read:

“3303.1.2 Amendments. Amendments may be required to an approved site safety plan if deemed necessary by both the building official and fire official, based on previous fires or hazards that occurred on site or occurring within the jurisdiction.”

- (an) Section 3303.1.3 is added to Chapter 33 (Fire Safety During Construction and Demolition), to read:

“3303.1.3 Site Security requirements. Site security requirements shall include the following if deemed necessary by both the building official and fire official:

1. Controlled access points
2. Site fencing, up to 12 feet in height with tamper sensors and security wires on top
3. Security guards, full-time 24/7 presence on-site, to perform fire watch and patrols

4. Detection check points located throughout the buildings for fire watch and patrol verification
 5. Security camera coverage throughout the site with motion detection notification.
 6. Identify measures taken to prevent tampering with security cameras and motion sensors
 7. Necessary lighting throughout the project site.”
- (ao) Section 4104.2 in Chapter 41 (Temporary Heating and Cooking Operations) is amended, to read:
- “4104.2 Open-flame cooking devices.** Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.
- Exceptions:**
1. Residential occupancies
 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 1/2 pounds.”
- (ap) Section 5001.5.1 in Chapter 50 (Hazardous Materials – General Provisions) is amended to add item numbers 10 and 11, to read:
- “10. A Site Fire/Explosion/Hazardous Material Release Analysis Assessment.
11. A Fire Protection Engineer (FPE) stamped risk assessment is required for each possible hazard risk associated with fire, explosion, smoke, and toxicity associated with the possible incident at a facility that is identified as a bulk transfer/process/storage facility. Refer to NFPA 550 & 551 for references.”
- (aq) Section 5001.5.3 is added to Chapter 50 (Hazardous Materials – General Provisions), to read:
- “5001.5.3 Emergency response support information.** Floor plans, material safety data sheets, Hazardous Materials Management Plans (HMMP), Hazardous Material Inventory Statements (HMIS), and other information must be stored at a readily accessible location; as determined by the fire code official. This location may be in cabinets located outside of facilities or buildings. Information may be required to be maintained in a specific electronic media format to facilitate computer aided dispatching.”
- (ar) Section 5003.9.1.2 is added to Chapter 50 (Hazardous Materials – General Provisions), to read:
- “5003.9.1.2 Documentation.** Evidence of compliance with provisions of this chapter as well as with state and federal hazardous material regulations shall be maintained on site and available for inspection by fire department personnel.”
- (as) Section 5601.1.3 in Chapter 56 (Explosives and Fireworks) is amended, to read:
- “5601.1.3 Fireworks.** The possession, manufacture, storage, sale, handling and use of fireworks are prohibited. Exceptions:
1. Storage and handling of fireworks as allowed in Section 5604
 2. Manufacture, assembly and testing of firework as allowed in Section 5605 and Health and Safety Code Division 11.
 3. The use of fireworks for fireworks displays pyrotechnics before a proximate audience and

pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks, reprinted in Section 5608 and Health and Safety Code Division 11.”

- (at) Sections 5601.1.3.1 through 5601.1.3.3 are added to Chapter 56 (Explosives and Fireworks), to read:

“5601.1.3.1 Definitions. "Responsible party" means any of the following:

(a) A person that owns, rents, leases, or otherwise has possession of, or is in immediate control of, a residence or other private property or a vessel.

(b) A person that organizes, supervises, sponsors, conducts, allows, controls, or controls access to, the possession, manufacture, sale, offer for sale, use, or discharge of fireworks at a residence or other private property or on a vessel.

Exception: If a residence or other private property is rented or leased for a period of more than 30 consecutive days, the landlord or lessor is not a responsible party unless the landlord or lessor: has possession of, or is in immediate control of, the residence or other private property; or has knowledge of the possession, manufacture, sale, offer for sale, use, or discharge of fireworks at the residence or other private property.

5601.1.3.2 Responsible party liability. A responsible party shall maintain, manage, and supervise the residence or other private property, or vessel, for which they are responsible to prevent violations of this chapter. A responsible party violates this chapter if any person possesses, manufactures, sells, offers to sell, uses, or discharges, any fireworks at the residence or other private property, or on the vessel, for which the responsible party is responsible, regardless of whether the responsible party is present when the violation occurs.

5601.1.3.3 Infraction arrest and citation. Any Fire Official and any City, County, or State Peace Officer, shall have and are hereby vested with the authority to arrest any person who violates the following provisions of the Code and other codes as indicated, punishable as an infraction or an administrative citation.”

- (au) Section 5601.2.2 in Chapter 56 (Explosives and Fireworks) is amended, to read:

“5601.2.2 Sale and retail display. Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks on highways, sidewalks, public property or in Group A or E occupancies within the jurisdiction.”

- (av) Section 5601.2.4 in Chapter 56 (Explosives and Fireworks) is amended, to read:

“5601.2.4 Financial responsibility. Before a permit is issued pursuant to Section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of \$2,000,000 or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

Exception: Fireworks in accordance with California Code of Regulations, Title 19, Division 1, Chapter 6. See Section 5608.”

- (aw) Section 5703.3 in Chapter 57 (Flammable and Combustible Liquids) is amended, to read:

“5703.3 Facility site Fire/Explosion/Hazardous Material Release Analysis Assessment. A Fire Protection Engineer (FPE) stamped risk assessment is required for each possible hazard risk associated with fire, explosion, smoke, and toxicity associated with the possible incident at a facility that is identified as a bulk transfer/process/storage facility when required by the fire official. Refer to NFPA 550 & 551 for references.”

- (ax) Section 5704.2.9.6.1 in Chapter 57 (Flammable and Combustible Liquids) is amended, to read:

“Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited in all zoning districts except districts zoned for commercial, industrial, or agricultural uses.

Exception: Above-ground tanks for the purpose of emergency power generator installations in areas zoned commercial, industrial, agricultural, business district, rural or rural residential, and for facilities on an individual basis consistent with the intent of this provision.”

- (ay) Section 5706.2.4.4 in Chapter 57 (Flammable and Combustible Liquids) is amended, to read:

“Section 5706.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited in all zoning districts except districts zoned for commercial, industrial, or agricultural uses.

Exception: Above-ground tanks for the purpose of emergency power generator installations in areas zoned commercial, industrial, agricultural, business district, rural or rural residential, and for facilities on an individual basis consistent with the intent of this provision.”

- (az) Section 5806.2 in Chapter 58 (Flammable Gasses and Flammable Cryogenic Fluids) is amended, to read:

“5806.2 Limitation. The storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in any area which is zoned for other than industrial use.

Exception: Liquid hydrogen fuel systems in compliance with Section 5806.3 or 5806.4.”

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- (ba) Table B105.2 in Appendix B (Fire-Flow Requirements for Buildings) is amended, to read:

“TABLE B105.2

Required Fire-Flow for Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses

AUTOMATIC SPRINKLER SYSTEM (DESIGN STANDARD)	MINIMUM FIRE-FLOW (GALLONS PER MINUTE)	FLOW DURATION (HOURS)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the California Fire Code	50% of the value in Table B105.1(2)a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code	50% of the value in Table B105.1(2)a	Duration in Table B105.1(2) at the reduced flow rate

For SJ: 1 gallon per minute= 3.785 Lim

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

- (bb) Table C102.1 in Appendix C (Fire Hydrant Locations and Distributions) is amended, as follows:

- (i) The title is amended to read: “TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS (footnote hand J)”
- (ii) The heading of the fourth column of Table C102.1 is amended to read: “MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT (d, f, g, i)”

- (iii) Footnotes “i” and “j” are added to Table C102.1, to read:

“i. A fire hydrant shall be provided within 250 feet of a fire trail access point off a public or private street.

j. For infill projects within existing single-family residential developments, Section 507.5.1 applies.”

- (bc) Section D102.1 in Appendix D (Fire Apparatus Access Roads) is amended, to read:

“D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

Exception: Driveways serving one or two single-family dwellings may be constructed of an alternate surface material, providing the imposed weight load design minimums are met and the grade does not exceed 10 percent.”

- (bd) Section D103.2 in Appendix D (Fire Apparatus Access Roads) is amended, to read:

“D103.2 Grade. Fire department access roadways having a grade of between 16 percent and 20 percent shall be designed to have a finished surface of grooved concrete sufficient to hold a 44,000 pound (19 958 kg) traction load. The grooves in the concrete surface shall be ½ inch (13 mm) wide by ½ inch (13 mm) deep and 1 ½ inch (38 mm) on center and set at a 30 to 45-degree angle across the width of the roadway surface. No grade shall exceed 20 percent, nor shall the cross slope exceed 8%, unless authorized in writing by the fire code official.”

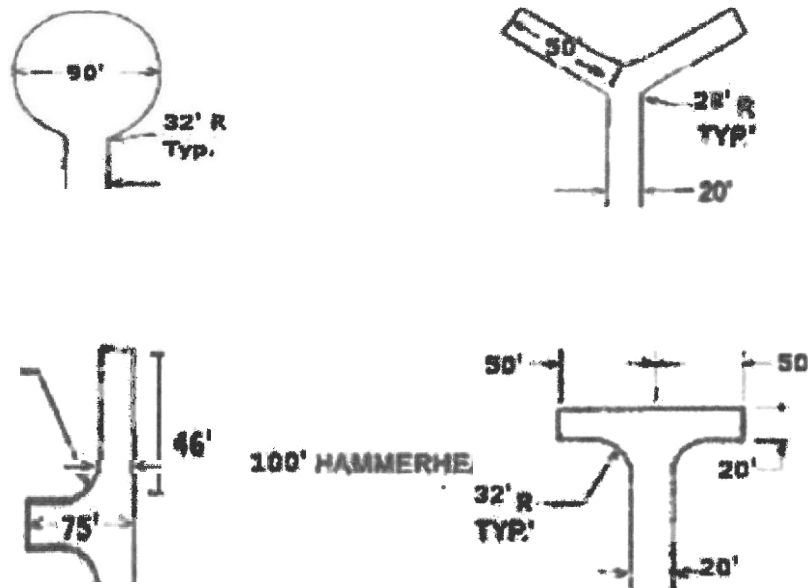
- (be) New Section D103.2.1 is added to Appendix D (Fire Apparatus Access Roads), to read:

“D103.2.1 Angles of approach and departure. The angles of approach and departure for any means of access shall not exceed 10 percent at 10 feet of the grade break.”

- (bf) Section D103.3 in Appendix D (Fire Apparatus Access Roads) is amended, to read:

“D103.3 Turning radius. Based on a minimum unobstructed width of 20 feet, a fire apparatus access roadway shall be capable of providing a minimum standard turning radius of 25 feet (7620 mm) inside and 45 feet (13 716 mm) outside.”

- (bg) Figure D103.1 in Appendix D (Fire Apparatus Access Roads) is deleted and replaced with following new Figure D103.1:



(bh) Table D103.4 in Appendix D (Fire Apparatus Access Roads) is amended, to read:

“Table D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	MINIMUM WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20a	None required
151 - 750	20a	100-foot Hammerhead, SO-foot "Y", 75-foot Shunt or 90-foot- diameter cul-de-sac in accordance with figure D103.1
Over 750	Special Approval Required	Special approval required

- a. A driveway with a minimum width of 16 feet is acceptable for access to no more than two single-family dwellings.
- b. Any fire apparatus access roadway or driveway that is approved to be less than 20 feet wide and to exceed 750 feet in length shall have outsets or turnouts every 300 feet along the length of the road or driveway, or at locations approved by the fire code official. Each outset or turnout shall be of the following dimensions: an 8-foot-wide turnout that extends at least 40 feet in length.”

(bi) Criterion 1 in Section D103.5 in Appendix D (Fire Apparatus Access Roads) is amended, to read:

“1. The minimum clear width shall be 20 feet (6096mm).

Exception: For access to one or two single-family dwellings, 16 feet clear width is acceptable.”

(bj) Criterion 9 is added to Section D103.5 of Appendix D (Fire Apparatus Access Roads), to read:

“9. All gates shall be installed and located a minimum of 30 feet off the street.”

(bk) Criterion 10 is added to Section D103.5 of Appendix D (Fire Apparatus Access Roads), to read:

“10. At the discretion of the Fire District, a Click2Enter system shall be installed for emergency access.”

(bl) Section D 103.6 in Appendix D (Fire Apparatus Access Roads), is amended to read:

“D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent “NO PARKING—FIRE LANE” signs.

1. Roadways 20 feet wide. Fire lane signs shall be posted on both sides of the road.

2. Roadways 21 to 28 feet wide. Fire lane signs shall be posted on one side of the road, as determined by the fire code official.

3. Emergency evacuation routes. As adopted by the local governing body as part of the local emergency evacuation plan, Fire lane signs shall be posted as designated by the fire code official, regardless of roadway width.

4. Enforcement. Fire lane restrictions established under this section shall be enforceable by both the fire code official and local law enforcement. Local law enforcement agencies are authorized to issue citations, order the removal of vehicles, and take other enforcement actions necessary to maintain fire apparatus access roads clear of obstructions. Vehicles parked in violation of this section may be cited and towed at the owner’s expense.”

(bm) Section D106.1 in Appendix D (Fire Apparatus Access Roads) is amended, to read:

“D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.”

(bn) Section D106.2 in Appendix D (Fire Apparatus Access Roads) is deleted in its entirety.

(Ord. 2025-14 § 2; Ord. 2022-34 §§ 2-3; Ord. 2016-23 § 2.)

722-2.006. References to Prior Code. Unless superseded and expressly repealed, references in city forms, documents, and regulations to the chapters and sections of the Fire Code of Contra Costa County, the Crockett-Carquinez Fire Protection District, and the Contra Costa County Fire Protection District, 2022, shall be construed to apply to the corresponding provisions contained within the Fire Code of Contra Costa County, the Crockett-Carquinez Fire Protection District, and the Contra Costa County Fire Protection District, 2025. Ordinance 2022-34 and all other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.
(Ord. 2025-14 § 2; Ord. 2022-34 § 4; Ord. 2016-23 § 2.)

722-2.008. Validity. The Contra Costa County Board of Supervisors declares that if any section, paragraph, sentence, or word of this chapter, or of the 2025 California Fire Code as adopted and amended herein, is declared for any reason to be invalid, it is the intent of the Contra Costa County Board of Supervisors that it would have passed all other portions or provisions of this ordinance independent of the elimination herefrom of any portion or provision as may be declared invalid.
(Ord. 2025-14 § 2; Ord. 2022-34 § 5; Ord. 2016-23 § 5.)

722-2.010. More Restrictive Requirements. If requirements more restrictive than those in this chapter are adopted by the city of Antioch, Bay Point, Bethel Island, Brentwood, Byron, Clayton, Concord, Discovery Bay, Hercules, Knightsen, Lafayette, Martinez, Oakley, Pittsburg, Pleasant Hill, San Pablo, or Walnut Creek, or the County of Contra Costa, the more-restrictive requirements will apply only within the jurisdiction adopting those more-restrictive requirements.
(Ord. 2025-14 § 2; Ord. 2022-34 § 6; Ord. 2016-23 § 6.)”

SECTION 3. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage. This ordinance becomes operative January 1, 2026, or 30 days after passage, whichever is later. Within 15 days of passage, this ordinance shall be published once in the East Bay Times, a newspaper published in this County. This ordinance shall be published in a manner satisfying the requirements of Government Code Section 25124, with the names of supervisors voting for and against it.

PASSED on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: MONICA NINO,
Clerk of the Board of Supervisors
and County Administrator

Board Chair

By: _____
Deputy

[SEAL]