

VENTURA COUNTY FIRE PROTECTION DISTRICT ORDINANCE NUMBER 34

AN ORDINANCE OF THE VENTURA COUNTY FIRE PROTECTION DISTRICT REPEALING ORDINANCES NO. 29 AND 32, AND ADOPTING BY REFERENCE THE 2025 CALIFORNIA FIRE CODE TOGETHER WITH APPENDIX CHAPTERS D AND P, PORTIONS OF THE 2024 INTERNATIONAL FIRE CODE, PORTIONS OF THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, PORTIONS OF THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, AND PORTIONS OF TITLE 19 OF THE CALIFORNIA CODE OF REGULATIONS, WITH ADDITIONS, DELETIONS AND AMENDMENTS THERETO.

The Board of Directors of the Ventura County Fire Protection District (Fire District) ordains as follows:

ARTICLE 1 - ADOPTION OF THE VENTURA COUNTY FIRE CODE AND VENTURA COUNTY WILDLAND-URBAN INTERFACE CODE

1.1 Findings. The Board of Directors finds the following:

1. Every three years the State of California adopts a new fire and wildland-urban interface code, as part of the California Building Standards Code, which becomes effective within the jurisdiction of the Ventura County Fire Protection District 180 days after publication by the California Building Standards Commission.
2. The International Fire Code has been published and adopted, as amended, by the California Building Standards Commission into the California Code of Regulations as Title 24, Part 9, titled the California Fire Code.
3. The International Wildland-Urban Interface Code has been published and adopted, as amended, by the California Building Standards Commission into the California Code of Regulations as Title 24, Part 7, titled the California Wildland-Urban Interface Code.
4. The Fire District may establish more restrictive standards reasonably necessary to provide fire protection for life and property because of local climatic, geological, or topographical conditions pursuant to California Health and Safety Code Section 13869.7.
5. The Fire District has established more restrictive standards that are contained within Article 3, Section 903, Article 3, Appendix B, and Article 4 Section 604.11 of this ordinance.
6. Findings supporting the more restrictive buildings standards made by the Fire District shall be filed with the California Department of Housing and Community Development pursuant to California Health and Safety Code Section 13869.7.

In addition, the findings shall be on file with the Ventura County Clerk of the Board.

1.2 Purpose. The purpose of this ordinance is to adopt the items outlined in Section 1.4 of this ordinance to govern the safeguarding of life and property from fire, explosion hazards and hazardous conditions and to regulate the issuance of permits and collection of fees.

1.3 Authority. This ordinance is adopted pursuant to California Health and Safety Code Sections 13869, 13869.7, 17958.7, and 18941.5 which allow a fire protection district to adopt modifications or changes to the California Fire Code and the California Wildland-Urban Interface Code that are reasonably necessary because of local climatic, geological, and topographical conditions.

1.4 Adoption. Article 3 of this ordinance shall be known as the “Ventura County Fire Code”, and may be cited as such. Article 4 of this ordinance shall be known as the “Ventura County Wildland-Urban Interface Code”, and may be cited as such. Together they will be referred herein as “this Code”.

For the purpose of prescribing regulations governing conditions hazardous to life and property from fire, explosion or hazardous materials, those certain portions of the referenced codes and ordinances specified in the subsections below except such portions as are hereinafter added, deleted, modified or amended by Article 3 and Article 4 of this Code are hereby adopted by reference as the Ventura County Fire Code and Ventura County Wildland-Urban Interface Code respectively pursuant to Section 13869 et seq. of the California Health and Safety Code, and are incorporated as fully as if set out at length herein.

1.4.1 The specified portions adopted by the California State Fire Marshal and designated by the Matrix Adoption Table for each Chapter of the California Code of Regulations Title 24, Part 9 known as the 2025 California Fire Code published by the International Code Council, together with Appendix Chapters D and P.

1.4.2 The specified portions of the California Code of Regulations Title 19, Division 1 known as the “Regulations of the State Fire Marshal” designated by the Matrix Adoption Table for each Chapter of the California Code of Regulations Title 24, Part 9 known as the 2025 California Fire Code published by the International Code Council.

1.4.3 The specified portions of the 2024 International Fire Code not adopted as part of the California Fire Code by the California State Fire Marshal as published in the 2025 California Fire Code by the International Code Council with the exception of those deleted portions that are designated in Table 1.4.3 of this Code.

1.4.4 The specified portions adopted by the California State Fire Marshal and designated by the Matrix Adoption Table for each Chapter of the California Code of Regulations Title 24, Part 7 known as the 2025 California Wildland-Urban Interface

Code published by the International Code Council, together with Appendix Chapter A, with exception of Chapter 5.

1.4.5 The specified portions of the 2024 International Wildland-Urban Interface Code not adopted as part of the California Wildland-Urban Interface Code by the California State Fire Marshal as published in the 2025 California Wildland-Urban Interface Code by the International Code Council with the exception of those deleted portions that are designated in Table 1.4.4 of this Code.

TABLE 1.4.3 – Portions of the International Fire Code deleted

Section	Deleted
104.8.1	x
105.5.34	x
202 – Mobile Food Preparation Vehicles Definition	x
Section 308.1.5	x
Section 308.1.5.1	x
503.1.1 – 503.6	x
805.1	x
4106	x
Appendix A	x
Appendix E	x
Appendix F	x
Appendix G	x
Appendix I	x
Appendix J	x
Appendix K	x
Appendix L	x
Appendix M	x

TABLE 1.4.4 – Portions of the International Wildland-Urban Interface Code deleted.

Section	Deleted
104.8.1	x
Chapter 3	x
Chapter 4	x
Chapter 5	x
603.2.1	x
603.2.2	x
603.2.3	x
604.4.1	x
604.4.2	x
A104.10	x
Appendix B	x
Appendix C	x
Appendix D	x
Appendix E	x
Appendix F	x
Appendix G	x
Appendix H	x
Appendix I	x

1.5 Filing with the Clerk of the Board. Not less than one (1) certified copy of this Code and of each of the codes adopted by reference herein are on file in the office of the Clerk of the Board of Supervisors of the County of Ventura (County), and all such certified copies of the codes shall be kept at that office for public inspection while this Code is in force.

1.6 Copies of Code for sale to the public. Copies of this Code and other Fire District ordinances adopted by reference shall be made available in the offices of the Fire Code Official for examination. The public may purchase copies of this Code and other Fire District ordinances adopted by reference at a price not to exceed the actual cost thereof to the Fire District or the County, plus a reasonable handling charge as established by the Fire Code Official or Clerk of the Board. Each of the codes adopted by reference are available for purchase from the publishers of those codes.

ARTICLE 2 - REPEAL OF CONFLICTING ORDINANCES

2.1 Repeal. Fire District Ordinances No. 29 and 32 are hereby repealed in their entirety on the effective date of this Ordinance.

2.2 References to prior code. Unless superseded and expressly repealed, references

in Ventura County Fire Protection District forms, documents and regulations to the chapters and sections of the former Ventura County Fire Code, 2022, shall be construed to apply to the corresponding provisions contained within the Ventura County Fire Code, 2025. To the extent there is or may be any conflict with or ambiguity by any provisions found in prior ordinances of the Ventura County Fire Protection District, the provisions of this Ordinance shall control.

ARTICLE 3 - AMENDMENTS TO THE 2025 CALIFORNIA FIRE CODE AND THE 2024 INTERNATIONAL FIRE CODE

3.1 Amendments. All chapters, sections, and other headings shall be those of the California Fire Code and the International Fire Code as delineated in the 2025 California Fire Code; California Code of Regulations, Title 24, Part 9 published by the International Code Council. Generally, each numbered portion of these codes, such as Section 109.3, is deemed to be a separate section. An amendment as specified below to such a numbered portion amends only that section and does not, by omission or reference, delete any other section such as Section 109.3.1.

3.1.1 The 2025 California Fire Code (CFC) and the 2024 International Fire Code (IFC) are amended and changed in the following respects:

CHAPTER 1

DIVISION II – SCOPE AND ADMINISTRATION

Section 101.1 is amended to read as follows:

101.1 Title. Article 3 of this ordinance shall be known as the "Ventura County Fire Code," may be cited as such, and will be referred to herein as "this Code."

Section 102.7 is amended to read as follows:

102.7 Referenced codes and standards. The codes and standards referenced in this Code shall be those that are listed in Article 3, Chapter 80, and such codes and standards shall be considered part of the requirements of this Code to the prescribed extent of each such reference and as further regulated in Article 3, Sections 102.7.1 and 102.7.2. Where references are made to the California, International or Uniform version of a particular code, those references shall mean the California version of the code adopted under the California Buildings Standards Code unless otherwise specified.

Section 103.1 is amended to read as follows:

103.1 General. The Fire Prevention Bureau is established within the jurisdiction under the direction of the fire chief. The function of the Bureau shall be the implementation, administration, and enforcement of the provisions of this code.

Section 104.6 is amended to read as follows:

104.6 Notices and orders. The Fire Code Official is authorized to issue such notices or orders as are required to affect compliance with this Code in accordance with Article 3, Section 113 and California Health & Safety Code Sections 13870 and 13872.5.

Section 104.6.1 is added to read as follows:

104.6.1 Citations. The Fire Code Official and his or her authorized representatives shall have the authority to issue citations for violations of this Code in accordance with Article 3, Section 113, Appendix U and California Health & Safety Code Section 13872.

Section 104.8 is amended to read as follows:

104.8 Liability. The Fire Code Official or any authorized representative and each member of the board of appeals, charged with the enforcement of this Code, acting in good faith and without malice in the discharge of his or her duties, shall not thereby render himself or herself personally liable for any damage that may accrue to Persons or property as a result of any act or omission in the discharge of such duties. The Fire District shall defend and indemnify the Fire Code Official or any authorized representative or member of the board of appeals against any suit brought against such Person because of such act or omission performed by such Person in the enforcement of any provision of this Code or other pertinent laws or ordinances implemented through the enforcement of this Code.

It is the intent of the Board of Directors to establish minimum standards for the protection of the public health, safety, and welfare. This Code shall not be construed to establish standards of performance, strength, or durability other than those specified. Neither this Code nor any service rendered in connection with or pursuant to its terms by Fire District or County officers, inspectors, agents or employees is intended to be nor shall be construed against the Fire District or any of its officers, inspectors, agents, or employees as the basis for any express or implied warranty or guarantee to any Person relative to or concerning any Structure or part, portion, or appurtenance thereto or thereof constructed, erected, altered, enlarged, repaired, moved, replaced, or removed pursuant to this Code or any permits because any Structure or portion thereof erected, constructed, altered, enlarged, repaired, moved, replaced, or removed, or any appliances installed, maintained, repaired or replaced hereunder does not meet the standards prescribed herein, or does not meet any other

standards prescribed elsewhere as to performance, strength, durability or other characteristics.

This Code shall not be construed to relieve from or lessen the responsibility of any Person owning, operating, or controlling any Building or Structure for any damages to Persons or property caused by defects, nor shall the Fire District or the County be held as assuming any such liability by reason of the inspections authorized by this Code or any permits or certificates of inspection issued under this Code.

Section 104.8.1 is deleted.

Section 105.1.7 is added to read as follows:

105.1.7 Sale or delivery without permit. No Person shall sell, deliver or cause to be delivered, any hazardous commodity to any Person not in possession of a valid permit when such permit is required by the provisions of this Code.

Section 105.3.3 is amended to read as follows:

105.3.3 Occupancy and use, prohibited before approval. The Building or Structure shall not be occupied prior to the Fire Code Official issuing a permit that indicates that applicable provisions of this Code have been met. No appliance, device, equipment, or system shall be operated or used until the installation has been approved and permitted by the Fire Code Official and all applicable provisions of this Code have been met. It shall be the duty of both the permit applicant and his or her contractor to cause the work to remain accessible and exposed for inspection purposes.

Section 105.5.36 is amended to read as follows:

105.5.36 Open Burning. An operational permit is required for kindling or maintaining Open Burning. Instructions and stipulations of the permit shall be adhered to.

Exception: Recreational Fires (See Article 4, Section A104.7 for permit requirements in Wildland-Urban Interface areas)

Section 105.5.54 is amended to read as follows:

105.5.54 Miscellaneous combustible compost, composting, green waste, mulch, organic processing and yard waste. An operational permit is required to store in any Building or upon any premises, in excess of 200 cubic yards gross volume of combustible composting, green waste, mulch, organic processing, yard waste, or similar Combustible Material. See Article 3, Section 2808.

Exception: On-site storage for normal agricultural operation in conformance with Article 3, Section 2808.1.1.

Section 106.1 is amended to read as follows:

106.1 Submittals. Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Except as otherwise determined by the Fire Code Official, plans for the construction, alteration, repair, or conversion of Buildings or portions thereof which are classified as high-rise Buildings, Use Groups A, E, H, I, L and R occupancies, except Group R-3 occupancies, shall be submitted for review prior to obtaining a building permit. The Fire Code Official shall check for compliance with state and local laws and regulations that relate to fire and life safety.

Exception: The Fire Code Official is authorized to waive the submission of construction documents and supporting data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.

Section 108.2 is amended to read as follows:

108.2 Schedule of fees. Fees for permits and services rendered pursuant to this Code shall be assessed as set forth in this Code, and in accordance with the latest Fire District Fee Schedule as established by the Board of Directors.

Section 108.4 is amended to read as follows:

108.4 Work commencing before permit issuance. A Person who commences any work, activity or operation regulated by this Code before obtaining the necessary permits and or approvals shall be subject to an investigation fee in accordance with Article 3, Section 108.4.1.

Section 108.4.1 is added to read as follows:

108.4.1 Investigation fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then, or is subsequently, issued. The investigation fee shall be equal to the amount of the permit fee required by this Code and shall in no case be less than the minimum fees required by the latest Fire District Fee Schedule. The payment of such investigation fee shall not exempt any Person from compliance with all applicable provisions of this Code or any of the codes adopted by reference hereby, nor from any penalty prescribed by law.

Sections 108.7 through 108.7.3 are added to read as follows:

108.7 Delinquent fees. The following shall apply to any delinquent fee due, including fees assessed under Article 4 of this ordinance:

108.7.1 Penalties. A penalty of ten percent (10%) shall be added to any delinquent fines on the last day of each month more than 15 Days after the due date. The penalty shall not exceed fifty percent (50%) of the original fee due.

108.7.2 Interest. In addition to penalties provided by this Section, delinquent fees will accrue interest at the rate of one percent (1%) per month, exclusive of penalties, from the due date.

108.7.3 Legal means. The Fire District may use all legal means to collect any past due fees should a permittee or property owner fail to pay the fine in a timely manner.

Section 112.1 is amended to read as follows:

112.1 Board of Appeals established. In order to hear and decide appeals of orders or decisions 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. The County Executive Officer shall provide staff services for the board. The Board of Appeals shall be appointed by the Fire District's Board of Directors and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Code Official.

Section 112.2 is amended to read as follows:

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equivalent or better method of protection or safety is proposed, with the exception of the provisions dealing with the abatement of combustible and flammable materials in Article 4 of this ordinance. The board shall have no authority to waive the requirements of this Code or state law or interpret the administration of this Code. The board also shall have no authority to hear appeals regarding opinions provided to other governmental agencies by Fire District personnel (e.g., on projects currently under review by a planning commission, city council, board of supervisors, etc.).

Section 112.3 is amended to read as follows:

112.3 Members and qualifications. The Board of Appeals shall consist of five members who are residents of the County of Ventura: a Fire Department member (not employed by the Fire District), a Licensed Architect, a Licensed Engineer, a Licensed General Contractor, and a member of the public at large. Each member must be qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions, or fire protection systems and are not employees of the Fire District.

Section 112.4 is amended to read as follows:

112.4 Finality. The Fire Code Official shall take immediate action in accordance with the decision of the board. The Board of Appeals' decision shall be final, except in the case of appeals from other governmental entities. Such entities may appeal any adverse Board of Appeals' decision to the Fire District's Board of Directors.

Section 113.4 is amended to read as follows:

113.4 Violation penalties. Persons who violate a provision of this Code or fail to comply with any of the requirements thereof or who erect, install, alter, repair or do work in violation of the approved construction documents or any directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, and from which violation no appeal has been taken, or who fail to comply with any order affirmed or modified by the Board of Appeals within the time fixed therein, shall severally for each and every such violation and noncompliance, respectively, be subject to the criminal sanctions set forth in Health and Safety Code Section 13871. Each numbered portion of this Code, such as Section 109.3, is deemed to be a separate section. In addition, the Fire Code Official may use the provisions of Article 3, Appendix U, Administrative Citations. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All violators shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each Day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

Sections 113.5 through 113.5.5 are added to read as follows:

113.5 Notice of intent to record notice of noncompliance and recordation of notice of noncompliance. Whenever the Fire Code Official determines that any work or use has been done without the required permit or has not been completed in accordance with the requirements of this Code, the Fire Code Official may post the property and mail to the owner(s) of that property a Notice of Intent to Record a Notice of Noncompliance. The Notice of Intent shall describe the property, shall set forth the non-complying conditions, and shall inform the owner(s) that the Fire Code Official may record a Notice of Noncompliance unless, by a date specified in the Notice of Intent, (1) it is demonstrated to the satisfaction of the Fire Code Official that the non-complying conditions have been corrected or (2) a timely appeal has been filed with the Board of Appeals.

113.5.1 If by the date specified in the Notice of Intent, (1) it has not been demonstrated to the satisfaction of the Fire Code Official that the non-complying conditions have been corrected and (2) a timely appeal has not been filed with the Board of Appeals, the Fire Code Official may record a Notice of Noncompliance unless the Fire Code Official determines that the non-complying conditions have been corrected in accordance with the Board of Appeals' decision.

113.5.2 If a timely appeal is filed with the Board of Appeals and the Board finds that the non-complying conditions have not been corrected and need to be corrected, the Fire Code Official shall record a Notice of Noncompliance.

113.5.3 Under either 113.5.1 or 113.5.2 above, the Notice of Noncompliance shall be recorded with the office of the County Recorder and the owner(s) of the property shall be notified of such action. The Notice of Noncompliance shall describe the property, shall set forth the non-complying conditions, and shall state that the property owner(s) have been notified.

113.5.4 Release. If after a Notice of Noncompliance has been recorded, it is demonstrated to the satisfaction of the Fire Code Official that the non-complying conditions have been corrected or removed, the Fire Code Official shall record with the office of the County Recorder a Release of Notice of Noncompliance. The Release of Notice of Noncompliance shall describe the property, crossed-referenced to the Notice of Noncompliance, and state that the non-complying conditions have been corrected or removed.

113.5.5 Fee. A fee as set forth in the latest Fire District Fee Schedule may be charged the property owner(s) for issuing and recording the Release of Notice of Noncompliance.

CHAPTER 2

DEFINITIONS

Section 202 is amended to include the following definitions in addition to the definitions found therein not inconsistent herewith:

SECTION 202 – DEFINITIONS

AGRICULTURAL LAND. Property with a zoning designation of Agricultural Exclusive (AE) or Coastal Agricultural (CA). This term is further defined within the Ventura County Ordinance Code Division 4, Chapter 7, Article 1, Section 4701.

APPLICATION (LAND APPLICATION). The spreading of compostable material, compost, or mulch on land at the end user location.

BONFIRE. Open Burning utilized for ceremonial purposes and not classified as a Recreational Fire.

BREEZEWAY. A roofed open passage connecting two Buildings.

BUILDING, EXISTING. A Building erected prior to the adoption of this Code, or one

for which a legal building permit has been issued.

BUILDING, NEW. A Building erected after the adoption of this Code and for which a legal building permit has been issued.

CARPORT. An automobile shelter entirely open on at least two sides.

CHIPPING AND GRINDING OPERATION. Any activity where compostable material is mechanically reduced (chipped or ground) and where such activity is subject to regulatory compliance by any regulation or standard, whether or not a solid waste permit is required.

CITEE. Means the Person(s) to whom a Fire Code Official issued an administrative citation pursuant to Article 3, Appendix U.

COMBUSTIBLE MATERIAL. Includes seasonal and recurrent weeds, stubble, brush, dry grass, dry leaves, mulch, manure, tumbleweeds, rubbish, recyclable material, litter or flammable materials of any kind, including petroleum-based products.

COMPOST AND COMPOSTABLE MATERIAL. Any organic material that when accumulated is capable of rapid decomposition and generating temperatures of at least 122-degrees Fahrenheit.

CONTAMINANTS. Pieces of non-compostable solid waste that includes, but not limited to, paper, plastics, metals, glass, clothing, painted or treated wood, plywood and other similar materials.

CRITICAL FIRE WEATHER. As determined by the Fire Code Official, a set of weather conditions (usually a combination of low relative humidity, warmer temperatures and/or high winds) favorable to the ignition and the effect of which on fire behavior makes control of a fire difficult and threatens fire fighter and public safety. This includes "Red Flag Warnings" and "Fire Weather Watches" as issued by the National Weather Service.

DAY. Means calendar, not business, Day.

DISPOSAL. The final deposition of solid waste onto property. Disposal includes, but is not limited to, the following activities:

- a) Application of mulch exceeding an average of twelve (12) inches in total depth, except as provided for in Section 4704 (d)(2) of the Ventura County Ordinance Code.
- b) Application of mulch in which the mulch contains contaminants that exceed 0.1% of the total volume of mulch at the time of application.

- c) Storing or stockpiling of compostable material onto land for a combined period of time greater than six (6) months, or agricultural and green material for twelve (12) months on prime agricultural land as defined in Government Code Section 51201, unless the Regional Water Quality Control Board, in consultation with the Resource Management Agency Environmental Health Division, makes a written finding that the material may remain within the operations area for a period of time greater than specified.

EXISTING PARCEL. Parcels, including those located in a State Responsibility Area (SRA), that were legally created and recorded prior to October 1, 1980.

FIRE AND LIFE HAZARD. "Fire and Life Hazard" means any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire or a hazardous material release (spill, leak, etc.) to a greater degree than customarily recognized as normal by Persons in the public service of preventing, suppressing or extinguishing fire and responding to hazardous material releases; or which may obstruct, delay, or hinder egress from a facility or Building, or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of a fire or hazardous material release.

FIRE APPARATUS ACCESS ROAD. A roadway that provides fire apparatus access from a fire station or other staging area to a facility, Building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane, access roadway and driveway. This road may provide ingress and egress for both the fire department and the general public during emergency events and normal use.

FIRE-FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure (PSIR), that is available for firefighting. Fire-flow also includes the required storage duration as required by this appendix or the adopted Water Works Manual.

GREENHOUSE. A Group U agricultural Building used for the growing of plants. It shall include other Structures also known as hothouses, cold frames and other similar specialty categories. It shall include construction materials of glass, rigid plastic, flexible plastic, masonry, wood, metal and concrete.

GROSS SQUARE FEET. The sum of all areas on all floors of a Building included within the outside faces of its exterior walls. Gross Square Feet is used in determining automatic fire sprinkler retro-fit requirements for Group R-3 Occupancies, inclusive of attached garages.

HAZARDOUS FIRE AREA (HFA). Is land which is covered with grass, grain, brush, or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage

through fire or resulting erosion and includes any location within 500 feet of a forest or brush, grass, or grain covered land, exclusive of small individual lots or Parcels of land located outside of a brush, forest, or grain covered area. Such areas are designated by the Fire Code Official. The Fire Code Official is authorized to utilize, as references, the definition of Wildland-Urban Interface (WUI), State SRA FHSZ maps, LRA FHSZ Maps designated pursuant to California Government Code, Sections 51175 through 51189, and the International Wildland-Urban Interface Code. Areas classified as a Hazardous Fire Area are designated as a WUI area for purposes of this code.

HEARING OFFICER. The Fire District's Fire Marshal, or designee, will select the Hearing Officer for the administrative citation hearing.

HELISPOT. A site used for helicopter landings and take-offs during emergency operations.

HORIZONTAL PROJECTION. Any roofed projection intended for shelter or occupancy and constructed as a roof assembly or floor/ceiling assembly above. Horizontal Projection may include awnings, canopies, marquees, patio covers, covered porches, balconies, eaves, eave overhangs, roofed overhangs, Breezeways, covered decks, etc.

MULCH. Compostable material limited to landscape waste and crop production byproducts consisting of leaves, grass clippings, woods, yard trimmings, wood waste, branches and stumps, and whole plants/trees, that have been mechanically reduced in size, whether composted or not. For the purposes of Article 4 of this ordinance , Mulch also includes shredded or ground combustible petroleum or synthetic products.

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

PARCEL. A portion of land of any size, the area of which is depicted on or described by a tentative map, final map, parcel map, instrument of conveyance or determined by the assessor's maps and records and which may be identified by an assessor's parcel number whether or not any Buildings are present.

PERSON. An individual, a natural Person, heirs, executors, administrators or assigns, and also includes a firm, partnership whether general or limited, company, corporation, unincorporated association, union or organization, cooperative and trust, its or their successors or assigns, or the agent of any of the aforesaid. It shall include the plural as well as the singular number, the male and female gender, and all

governmental entities subject in whole or in part to this Code and the codes adopted by reference herein.

PUBLIC NUISANCE. The presence of Combustible Material on a Parcel that the Fire Code Official determines creates a fire hazard is a public nuisance.

RECREATIONAL FIRE. Open Burning where the fuel being burned is not contained in a portable outdoor fireplace, or barbeque used for cooking and has a total fuel area of 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purpose.

RECYCLABLE MATERIAL. Any type of material that would otherwise become solid waste but, instead, is or may be recycled, as defined in the Public Resources Code Section 40180 as “recycle” and shall include material that is commingled or source separated, including compostable materials.

REVIEWING OFFICER. The Fire Code Official’s representative assigned to conduct initial requests for review of an administrative citation.

RUBBISH (TRASH). Combustible and noncombustible waste materials, including residue from the burning of coal, wood, coke or other Combustible Material, paper, rags, cartons, tin cans, metals, mineral matter, glass crockery, dust, garbage, construction debris and discarded household appliances.

STRUCTURE. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

TEMPORAY USE. Unless otherwise specified within this Code, Temporary Use, when allowed, shall not exceed a period of 180 Days in a 12-month period.

CHAPTER 3

GENERAL REQUIREMENTS

Section 301.3 is added to read as follows:

301.3 Fire hazard. No Person operating any occupancy subject to these regulations shall permit any fire hazard to exist on premises under their control or fail to take immediate action to abate a fire hazard when requested to do so by the Fire Code Official.

Section 304.1.3 is amended to read as follows:

304.1.3 Vegetation. Weeds, grass, vines, or other growth that is capable of being

ignited and endangering life and property, shall be cut down and removed by the owner or occupant of the parcel. The Fire Code Official may determine such condition to be a Public Nuisance and use the provisions for notice, abatement and collection of costs as provided by Article 4 of this ordinance. Vegetation clearance requirements in Wildland-Urban Interface (WUI) areas, and any other Parcels determined a Public Nuisance by the Fire Code Official shall be in accordance with Article 4 of this ordinance.

Section 304.1.5 is added to read as follows:

304.1.5 Unlawful disposal. Every Person who places, deposits or dumps Combustible Material on a Parcel whether or not the Person owns such Parcel, or whether or not the Person so places, deposits or dumps on such Parcel with the consent of the owner thereof, is subject to the criminal sanctions set forth in Health and Safety Code Section 13871.

Section 307.1 is amended to read as follows:

307.1 General. A Person shall not kindle or maintain or authorize to be kindled or maintained any Open Burning unless conducted and approved in accordance with Article 3, Sections 307.1.1 through 307.5. For Open Burning in WUI areas see Article 4, Sections 105.2, A104.7.1, and A104.7.2.

Section 307.1.1 is amended to read as follows:

307.1.1 Prohibited Open Burning. The Fire Code Official may prohibit Open Burning and the use of portable outdoor fireplaces when atmospheric conditions or local circumstances make such fires hazardous.

Section 307.1.2 is added to read as follows:

307.1.2 Prohibited burning of rubbish. The Open Burning of rubbish is prohibited.

Exceptions:

1. Materials authorized by Ventura County Air Pollution Control District Rule 56
2. Rubbish from food preparation in a campfire at approved designated campsites

Section 307.1.3 is added to read as follows:

307.1.3 Prohibited open fires. Open Burning and other outdoor fires are not allowed on any public street, sidewalk, or against or adjacent to any public bulkhead or other public Structure.

Section 307.1.4 is added to read as follows:

307.1.4 Responsibility. The Fire District is not responsible for damages to property or to the general public resulting from Open Burning authorized by this Code.

Responsibility rests with the Person responsible for setting and maintaining the fire as specified in the California Health and Safety Code Sections 13007 through 13009.

Section 307.2 is amended to read as follows:

307.2 Permit required. A permit shall be obtained from the Fire Code Official in accordance with Article 3, Section 105.5 for Open Burning prior to kindling a fire for recognized silvicultural or range or wildfire management practices, prevention or control of disease or pests, or a Bonfire. Application for such permits shall only be accepted by and permits issued to the owner or authorized agent of the land on which the fire is to be kindled.

Section 307.3 is amended to read as follows:

307.3 Extinguishment authority. When Open Burning or the use of a portable outdoor fireplace creates or adds to a hazardous situation, or a required permit for Open Burning has not been obtained, the Fire Code Official is authorized to extinguish or order the extinguishment of the fire.

Section 307.4 is amended to read as follows:

307.4 Location from Structures. For other than Recreational Fires, the location for Open Burning shall be not less than 50 feet (15 240 mm) from any Structure, and provisions shall be made to prevent the fire from spreading to within 50 feet (15 240 mm) of any Structure.

Exceptions:

1. Fires in approved containers that are not less than 15 feet (4572 mm) from a Structure
2. The minimum required distance from a Structure shall be 25 feet (7620 mm) where the pile size is 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height

Section 307.4.1 is amended to read as follows:

307.4.1 Bonfires. A Bonfire shall not be conducted within 50 feet (15 240 mm) of a Structure or Combustible Material. Conditions that could cause a fire to spread to within 50 feet (15 240 mm) of a Structure or Combustible Material shall be eliminated prior to ignition. Provisions shall be maintained to prevent injury to people.

Section 307.4.2 is amended to read as follows:

307.4.2 Recreational Fires. Recreational Fires shall not be located within 25 feet (7620 mm) of a Structure or Combustible Material. Conditions that could cause a fire to spread to within 25 feet (7620 mm) of a Structure or Combustible Material shall be eliminated prior to ignition.

Exceptions:

1. For Recreational Fires in approved containers the minimum required distance shall be 15 feet (4572 mm)
2. For Recreational Fires in approved containers at one and two-family dwellings, the separation requirements shall be in accordance with requirements for portable outdoor fireplaces.

Section 307.4.3 is amended to read as follows:

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufactures instructions and shall not be operated within 15 feet (3048 mm) of a Structure or Combustible Material. The burning of rubbish shall be prohibited in outdoor fireplaces.

Exception: Portable outdoor fireplaces used at one and two-family dwellings

Section 308.1 is amended to read as follows:

308.1 General. Open flame, fire and burning on all premises shall be in accordance with Article 3, Sections 308.1.1 through 308.4.1 and other applicable sections of this Code. For open flame, fire and burning in WUI areas, see Article 4, of this ordinance.

Section 308.1.5 is deleted.

Section 308.1.5.1 is deleted.

Section 308.1.7 is amended to read as follows:

308.1.7 Sky lanterns. The ignition and launching of sky lanterns is prohibited.

Exception: When approved by the Fire Code Official, sky lanterns may be used when necessary for religious or cultural ceremonies and adequate safeguards have been taken. Sky lanterns shall be tethered in a safe manner to prevent them from leaving the area and must be constantly attended until extinguished.

Section 308.2 is amended to read as follows:

308.2 Permits required. Permits shall be obtained from the Fire Code Official in accordance with Article 3, Section 105.5 prior to engaging in the following activities involving open flame, fire and burning:

1. Use of a torch or flame-producing device to remove paint from a Structure.
2. Use of open flame, fire or burning in connection with Group A or E occupancies.

Section 315.1 is amended to read as follows:

315.1 General. Storage shall be in accordance with Article 3, Sections 315.2 through 315.6. Outdoor pallet storage shall be in accordance with Article 3, Sections 315.2, 315.7, and Article 4 of this ordinance.

Exception: Wood and wood composite pallets stored outdoors at pallet manufacturing and recycling facilities and complying with Article 3, Section 2810.

Section 315.7 is amended to read as follows:

315.7 Outdoor pallet storage. Pallets stored outdoors shall comply with Article 3, Sections 315.7 through 315.7.7. Pallets stored within a building shall be protected in accordance with Chapter 32. Storage of pallets associated with pallet manufacturing and recycling facilities shall be in accordance with Article 3, Section 2810.

Section 315.7.8 is added to read as follows:

315.7.8 Fire Apparatus Access Roads. Fire Apparatus Access Roads shall be provided around all outdoor pallet storage areas in accordance with Article 3, Appendix D.

Section 317.1 is amended to read as follows:

317.1 General. Vegetative roofs and landscaped roofs shall comply with Sections 1505 and 1507.15 of the California Building Code and be installed and maintained in accordance with Article 3, Sections 317.2 through 317.4 and Article 4, Section 604.

Section 321.1 is amended to read as follows:

321.1 Artificial combustible vegetation on roofs and near Buildings. Artificial combustible vegetation exceeding 6 feet (1829 mm) in height and permanently installed outdoors within 5 feet (1524 mm) of a Building or on the roof of a Building shall comply with Article 3, [Section 807.4.1](#). The placement of artificial combustible vegetation shall also comply with Article 3, [Sections 806.3](#) and [807.4.2](#), and Article 4, Section 604.

Exception: Artificial decorative vegetation located more than 30 feet (9144 mm) from the exterior wall of a Building.

Section 324 is added to read as follows:

SECTION 324 – COMBUSTIBLE MATERIALS SUBJECT TO SPONTANEOUS IGNITION

324.1 General. Combustible Materials, as defined in Article 3, Section 202, subject to spontaneous ignition, including mulch, manure, recyclable materials, are governed by Article 3, Sections 324 and 2808, and Article 4.

324.2 Prevention of ignition. Materials shall be stored, handled, treated or monitored as necessary and in such a manner as to prevent ignition.

324.3 Provisions for extinguishment. The owner or Person responsible for such materials shall provide the necessary means to extinguish a fire should ignition occur. Piles of such materials shall be arranged in such a manner as not to exceed the capability of resources available to the owner or Person responsible for such materials to extinguish a fire in any single pile before it can spread to another pile or any other combustible fuels. Access for firefighting apparatus shall be provided when required by the Fire Code Official.

324.4 Location. When materials are located in, upon or adjoining any WUI area, clearance between such materials and any other from combustible vegetation shall be maintained in accordance with Article 3, Section 2808 and Article 4 for Buildings.

Section 325 is added to read as follows:

SECTION 325 – SPECIAL HAZARDS, NOT OTHERWISE SPECIFIED

325.1 General. Any process that utilizes materials not normally considered to be hazardous, but that in combination, or when electricity, pressure, heat or any other external source is applied to them, creates a product (or by-product) that may itself cause serious harm or damage to life, health, the environment or property, must be reported to the Fire Code Official and any and all appropriate agencies for review and approval prior to receiving and engaging in any use of the process.

325.2 Written report. The manufacture, storage, transfer and disposal of such material(s), which shall be designated as a “Special Hazard”, shall be fully explained in writing to the satisfaction of the Fire Code Official and any agency with authority over the process or use of such materials.

325.3 Safety. The Fire Code Official may utilize provisions of this Code and other recognized standards for the classification of any hazard that the process most resembles. Any recommendations and/or requirements to render the operation safe(r) shall be complied with prior to receiving a Certificate of Occupancy and permission to operate the process.

325.4 Modifications. Any future additions, expansions or alterations to the process and any information submitted with respect to such modifications, must be reviewed and approved by the Fire Code Official prior to such process, as modified, being initiated.

325.5 Non-hazardous materials. Those precursor materials not considered to be hazardous that are used in the process are not subject to this section.

325.6 Reporting. Any business that uses such processes shall complete the "Business Plan" form as prescribed by Section 25500 et seq. of the California Health and Safety Code and shall submit a copy to the Fire Code Official before initiating use of any such process.

CHAPTER 5

FIRE SERVICE FEATURES

Section 503.1 is amended to read as follows:

503.1 Where required. Fire Apparatus Access Roads shall be provided and maintained in accordance with Article 3, Appendix D.

CHAPTER 9

FIRE PROTECTION SYSTEMS

Section 903.1.2 is added to read as follows:

903.1.2 Concurrent permits. Additions or modifications where the application for a building permit is submitted prior to the final inspection of any previously issued building permit(s) shall require the installation of an automatic fire sprinkler system throughout the entire Structure when the area of the addition or modification of all open permits combined with the new application exceed the exceptions listed under Article 3, Section 903.2.

Section 903.1.3 is added to read as follows:

903.1.3 Maintenance of area separation walls. Area separation walls used to create fire areas less than 5,000 square feet of floor area (5,000 Gross Square Feet for Group R-3 Occupancies) in Buildings constructed under the original accepted building permit application dated prior to November 1, 2002, shall be maintained with no openings as approved. If the approved area separation walls are not maintained, the affected fire areas, as determined by the Fire Code Official, shall be retrofitted with an approved automatic fire sprinkler system.

Section 903.1.4 is added to read as follows:

903.1.4 Change of use. Any change of use of a Group U Occupancy, that reclassifies to a new occupancy classification that would not have been exempt from

fire sprinklers due to existing size, use, fire-flow, access requirements, or distance to a fire station under a previous Fire District Ordinance in effect at the time the building permit was issued, shall provide fire sprinklers within the Existing Building. Allowance in Article 3, Section 903.2 item number 2 shall not apply. This section does not limit the requirements for fire sprinklers for the new occupancy classification under the current California Building and Fire Codes.

Section 903.2 is amended to read as follows:

903.2 Where required. Notwithstanding the provisions of Article 3, Sections 903.1.1 through 903.1.4 and 903.2.1 through 903.2.21 an approved automatic fire sprinkler system shall be installed in Buildings and Structures as follows:

1. An automatic fire sprinkler system shall be installed in all New Buildings.

Exceptions:

- A. Group U Occupancies when approved by the Fire Code Official.
- B. Small agricultural produce stands as defined and constructed in accordance with the current edition of the Ventura County Building Code (VCBC) which comply with all of the following:
 1. Floor area of the Structure does not exceed 400 square feet
 2. Separated from other Buildings a minimum of 30 feet
- C. Picnic and lunch shelter Structures which comply with all of the following:
 1. Use is defined as a Group A-2 or A-3 Occupancy by the Building Department
 2. Shall not exceed 1,500 square feet of floor area for an A-2 Occupancy or 4,500 square feet for an A-3 Occupancy
 3. Separated from other Buildings a minimum of 30 feet
 4. Only picnic tables and chairs are located underneath the shelter
 5. Shall not have any enclosed space underneath the shelter covering
 6. Shall be located at grade level around the entire shelter
 7. Open on all sides from finished grade to a height of 10 feet above finished grade
 8. Structural columns and other architectural features may not obstruct more than 10% of the opening length around the

Structure

9. Shall have no obstructions that will hinder egress within 10 feet of the exterior perimeter of the shelter for a distance of 75% of the opening length around the shelter
 10. A food preparation surface area may be located along one opening, but shall not obstruct more than 20 feet or 10% of the opening length, whichever is less
 11. May be constructed of any materials allowed by the California Building Code (CBC)
 12. Any roof covering shall be non-combustible if not an open trellis style shelter
- D. S-2 Carport Structures which comply with all of the following:
1. Buildings or Structures shall be freestanding and legally separated from all other Buildings or uses
 2. Building shall be constructed of non-Combustible Materials
 3. Fire apparatus access shall extend to within 25 feet of all portions of the interior of the Carport as measured by an approved route around the exterior of the Building or Structure
2. An approved automatic fire sprinkler system shall be installed in Buildings or Structures with additions as determined by the following:
- A. Additions to legally existing Group R-3 Occupancies, inclusive of attached Group U Occupancies where the addition is both greater than 1,000 square feet and greater than 50% of the existing legal Gross Square Feet of the Structure
 - B. All occupancies other than Group R-3, where an addition is greater than 25% of the legally existing floor area of the Structure

Exception: Group U Occupancies when approved by the Fire Code Official
 - C. Where additions to Existing Buildings or Structures increase the allowable area beyond that permissible in Article 3, Sections 903.2.1 through 903.2.21 for non-sprinklered Buildings
3. Change of use shall require fire sprinklers in accordance with Article 3, Sections 903.2.1 through 903.2.21.
 4. Mobile homes, manufactured homes, and multi-family manufactured homes with up to two dwelling units that are manufactured in accordance with Title 25 of the California Code of Regulations.

Section 903.3.1.2.3 is amended to read as follows:

903.3.1.2.3 Attics. Attic protection shall be provided as follows:

1. Attics shall be protected by an automatic fire sprinkler system.

Exceptions:

- 1.1. Attics constructed with only noncombustible materials.
- 1.2. Attics constructed with only fire-retardant-treated wood complying with Section 2303.2 of the California Building Code.
- 1.3. Attics filled with noncombustible insulation.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attics that are used for storage or intended for living purposes shall be protected by an automatic fire sprinkler system.

CHAPTER 12

ENERGY SYSTEMS

Section 1205.5.1 is amended to read as follows:

1205.5.1 Vegetation control. A clear, brush-free area shall be required around the perimeter of the ground-mounted photovoltaic arrays in accordance with Article 4, Section 604.7.4. A maintained vegetative surface or a non-combustible base, approved by the Fire Code Official, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations.

CHAPTER 28

LUMBER YARDS AND AGRO-INDUSTRIAL, SOLID BIOMASS AND WOODWORKING FACILITIES

Section 2801.1 is amended to read as follows:

2801.1 Scope. The storage, manufacturing and processing of solid biomass

feedstock, timber, lumber, plywood, veneers, compost, compostable material, mulch, and agro-industrial byproducts shall be in accordance with this chapter and with the requirements of the Ventura County Wildland-Urban Interface Code.

Section 2802.1 is amended to read as follows:

2802.1 Definitions. The following terms are defined in Article 3, Chapter 2:

AGRO-INDUSTRIAL.

AGRICULTURAL LAND.

APPLICATION.

BIOMASS.

CHIPPING AND GRINDING OPERATION.

COLD DECK.

COMPOST AND COMPOSTABLE MATERIAL.

CONTAMINANTS.

DISPOSAL.

FINES.

HOGGED MATERIALS.

MULCH.

PLYWOOD AND VENEER MILLS.

RAW PRODUCT.

RECYCABLE MATERIAL.

SOLID BIOFUEL.

SOLID BIOMASS FEEDSTOCK.

STATIC PILES.

TIMBER AND LUMBER PRODUCTION FACILITIES.

Section 2808 is amended to read as follows:

SECTION 2808 – STORAGE AND PROCESSING OF WOOD CHIPS, HOGGED MATERIAL, FINES, COMPOST, COMPOSTABLE MATERIAL, MULCH, SOLID BIOMASS FEEDSTOCK, RAW PRODUCT AND COMBUSTIBLE YARD WASTE AND RECYCLE MATERIAL

Section 2808.1 is amended to read as follows:

2808.1 General. The storage and processing of wood chips, hogged materials, fines, compost, compostable material, mulch, solid biomass feedstock, raw product and combustible yard waste produced from yard waste, debris and recycling facilities shall comply with Article 3, Section 2808, the Ventura County Ordinance Code and State and Federal Regulations. Where any conflict occurs with the requirements of this chapter and other Laws, Regulations, Rules and Codes, the most restrictive application shall apply, unless prohibited by Law.

Section 2808.1.1 is added to read as follows:

2808.1.1 Compost, compostable material, mulch, combustible yard waste, and recyclable material. Storage, processing and application of compost, compostable material, mulch, combustible yard waste, and recyclable material shall be as approved and required by the Fire Code Official.

Section 2808.1.2 is added to read as follows:

2808.1.2 Other materials. Materials other than compost, compostable material, mulch, combustible yard waste, and recyclable material shall comply with Article 3, Sections 2808.2 to 2808.10.

Section 2808.3 is amended to read as follows:

2808.3 Size of piles. Piles shall not exceed 15 feet (4572 mm) in height, 50 feet (15 240 mm) in width and 100 feet (30 480 mm) in length. Stackable products shall not be stacked in excess of 15 feet (4572 mm) in height, 25 feet (7620 mm) in width and 100 feet (30 480 mm) in length.

Section 2808.6 is amended to read as follows:

2808.6 Static pile protection. Static piles shall be monitored by an approved means to measure temperatures within the static piles. Internal pile temperatures shall be monitored and recorded weekly. Records shall be kept on file at the facility and made available for inspection. An operational plan indicating procedures and schedules for the inspection, monitoring and restricting of excessive internal temperatures in static piles shall be submitted to the Fire Code Official for review and approval.

Section 2808.10 is amended to read as follows:

2808.10 Fire Protection Plan. The owner or operator shall develop a plan for monitoring, controlling and extinguishing spot fires and submit the plan to the Fire Code Official for review and approval. The plan shall include the following:

- A. Scaled and dimensioned site plan indicating property lines, Buildings, access roads, fire hydrants, location of piles, and push out area. A 20 or 40 scale shall be used.
- B. Available fire flow (if from purveyor) or location and size of water tanks (no purveyor).
- C. Monitoring procedures for pile temperature and moisture content.
- D. Fire suppression methods.

- E. Other procedure and methods to reduce fire within piles.
- F. Methods to control contaminants and contaminant storage / disposal procedures.
- G. Employee training.
- H. Equipment and resources available on-site for fire prevention / suppression.
- I. Thresholds for calling 911.

Section 2810 is amended to read as follows:

SECTION 2810 – OUTDOOR STORAGE, MANUFACTURING, AND PROCESSING OF PALLETS AT PALLET MANUFACTURING AND RECYCLING FACILITIES

Section 2810.1 is amended to read as follows:

2810.1 General. The outdoor storage, manufacturing, and processing of wood, wood composite, and other nonmetallic pallets at pallet manufacturing or recycling facilities shall comply with Article 3, Sections 2810.2 through 2810.12 and with the requirements of the Ventura County Wildland-Urban Interface Code.

Section 2810.7 is amended to read as follows:

2810.7 Clearance to important buildings. Stacks of pallets shall be stored in accordance with Article 3, Tables 315.7.6(1) and 315.7.6(2) or shall comply with Article 3, Section 2810.11.

Section 2810.7.1 is added to read as follows:

2810.7.1 Distance to other combustibles. Stacks of pallets shall be stored in accordance with Article 3, Section 315.7.6.2.

Section 2810.8.1 is added to read as follows:

2810.8.1 Pallet pile stability and size. Pallet stacks shall be arranged to form stable piles. Individual pallet piles shall not exceed 8,000 cubic feet (71 m³) in volume.

Section 2810.9 is amended to read as follows:

2810.9 Fire-flow. Fire-flow requirements for the site shall be as specified in Article 3, Table 2810.9.

Table 2810.9
REQUIRED FIRE-FLOW FOR OUTDOOR PALLET STORAGE

Pallet Pile Size (cubic feet)	Minimum Fire-flow (gallons per minute)	Flow Duration (hours)
0 – 2,500	Not required	Not required
2,501 – 124,000	2,000	2
124,001 and greater	3,000	3

Section 2810.12 is added to read as follows:

2810.12 Fire hydrants. Fire hydrants shall be located within 300 feet (91 440 mm) of all portions of the pile.

Section 2810.13 is added to read as follows:

2810.13 Fire Apparatus Access Roads. Fire Apparatus Access Roads shall be provided in accordance with Article 3, Appendix D.

Section 2810.14 is added to read as follows:

2810.14 Heat treatment chambers. Heat treatment chambers used to treat finished products for pest eradication shall be installed per the manufacturer's specifications and shall comply with Article 3, Sections 2810.14.1 through 2810.14.3.

2810.14.1 Distance to other combustibles. Heat treatment chambers shall be separated from other Combustible Materials a minimum of 30 feet (9144 mm).

2810.14.2 Fuel supply. Fuel supply systems shall comply with Article 3, Section 603.

2810.14.3 Above-ground fuel tanks. Above-ground fuel tanks shall comply with Article 3, Chapters 57 and 61.

CHAPTER 50

HAZARDOUS MATERIALS – GENERAL PROVISIONS

Section 5003.14 is added to read as follows:

5003.14 Enclosures. Two means of access shall be provided when an enclosure is

provided on three or more sides of a hazardous material container, tank or storage area. The two points of access shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the enclosure. Each access shall be a minimum of three feet in width. When provided, the method of locking or securing the enclosure shall be approved by the Fire Code Official.

CHAPTER 56

EXPLOSIVES AND FIREWORKS

Section 5601.1.3 is amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks, including those labeled as “Safe and Sane” as defined by California Code of Regulations Title 19, are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Article 3, Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Article 3, 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 Article 3, Section 5608 and Health and Safety Code Division 11*.
4. The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided that such fireworks and facilities comply with the 2006 edition of NFPA 1124, CPSC 16 CFR Parts 1500 and 1507, and DOTn 49 CFR Parts 100-185, as applicable for consumer fireworks *and Health and Safety Code Division 11*.

Section 5601.7 is amended to read as follows:

5601.7 Seizure. The Fire Code Official or any law enforcement officer is authorized to remove or cause to be removed or disposed of in an approved manner, at the expense of the owner, explosives, explosive materials or fireworks offered or exposed for sale, stored, possessed, or used in violation of this chapter or Title 19.

APPENDIX B

VCFPD FIRE-FLOW REQUIREMENTS

Section B103.3 is amended to read as follows:

B103.3 Areas without water supply systems. For information regarding water supplies for fire-fighting purposes in rural areas in which adequate and reliable water supply systems do not exist, the Fire Code Official is authorized to utilize NFPA 1142 or the Ventura County Wildland-Urban Interface Code.

Section B103.4 is added to read as follows:

B103.4 Inadequate water purveyors. New Buildings and uses requiring a water demand, domestic and or fire-flow, shall not be permitted.

APPENDIX C

FIRE HYDRANT LOCATIONS AND DISTRIBUTION

Section C103.1 is amended to read as follows:

C103.1 Hydrant spacing. Fire Apparatus Access Roads and public streets providing required access to Buildings in accordance with Article 3, Appendix D shall be provided with one or more fire hydrants, as determined by Article 3, Section C102.1. Where more than one hydrant is required, the distance between required fire hydrants shall be in accordance with Article 3, Sections C103.2 and C103.3. When required by the Fire Code Official, additional fire hydrants above those required by Article 3, Section C102.1 shall be provided along a complex, development or subdivision perimeter streets to provide a water supply for wildland fires.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

Provisions of this appendix are still under revision.

APPENDIX U

ADMINISTRATIVE CITATIONS

Appendix U is added to read as follows:

SECTION U101 – GENERAL PROVISIONS

U101.1 Purpose. This chapter is adopted for the purpose of making any violation of this Code subject to an administrative fine and to set forth the procedures for the imposition and collection of such fines.

U101.2 Applicability. This chapter provides for administrative citations that are in addition to all other legal remedies, criminal or civil, which may be pursued by the Fire Code Official to address any violation of this Code. The use of this chapter shall be at the sole discretion of the Fire Code Official enforcing this Code.

SECTION U102 – DEFINITIONS

U102.1 Definitions. For the purpose of this appendix, the following terms are defined in Article 3, Chapter 2:

CITEE.

DAY.

FIRE CODE OFFICIAL.

HEARING OFFICER.

REVIEWING OFFICER.

SECTION U103 – NOTICES

U103.1 Service. Unless otherwise provided, all notices and citations required by this chapter shall be served on Citee via personal service or first-class mail, postage prepaid, to Citee's last known address. Service shall be deemed effective when personally served or when deposited into the United States mail. The individual serving Citee with any notice shall complete a declaration of service. Failure to receive any notice shall not affect the validity of the proceedings conducted under this chapter.

SECTION U104 – ADMINISTRATIVE CITATIONS

U104.1 Administrative citations. Issuing an administrative citation pursuant to this chapter is in lieu of any criminal citation that could have been issued for the same violation. The issuance of the administrative citation does not, however, prevent issuance of a criminal citation for subsequent violations of the same nature.

U104.2 Contents. Each administrative citation shall contain the following information:

1. The date of the violation.
2. The address or a definite description of the geographic location where the violation occurred or is occurring.
3. The section of this Code that was violated.

4. A description of the conditions causing the code violation.
5. The amount of the administrative fine for the code violation.
6. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid.
7. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation.
8. Notification that payment of a fine under this chapter shall not excuse or discharge any continuation or repeated occurrence of the code violation that is the subject of the administrative citation.
9. A description of the administrative citation review process, including the time within which the administrative citation may be contested and the manner in which a request for review of the citation may be requested; and
10. The name of the citing Fire Code Official.

U104.3 Service; storage. The Fire Code Official shall serve the original citation on the Citee in the manner set forth in this chapter. The Fire Code Official will be the custodian for the citation and, except as specified by this chapter, all documents related thereto.

U104.4 Records duration. All citations and related documents shall be retained for a period of three (3) years after final disposition of the citation case.

SECTION U105 – ADMINISTRATIVE FINES

U105.1 Amount of fine. The amounts of the administrative fines imposed under this chapter for violations of this Code shall be established by Board of Directors and are subject to change by resolution of the Board of Directors. That resolution shall also set forth any increased fines for repeat violations of the same code provision(s) by the same Person within twelve (12) months from the date of a previous administrative citation.

U105.1.1 Administrative fine established. The following administrative fines are established and shall be applicable to each violation of any provision of this Code unless the Board of Directors provides otherwise by subsequent resolution or ordinance amendment:

1. A fine not exceeding one hundred dollars (\$100) for the first violation.
2. A fine not exceeding two hundred dollars (\$200) for the second violation of the same provision within one (1) year of the first violation.

3. A fine not exceeding five hundred dollars (\$500) for the third violation of the same provision within one (1) year of the first violation.

U105.1.1.1 Factors to be considered in determining the amount of any fines.

The amount of any administrative fine imposed for separate violations of this Code may be up to, but not exceed, \$1,000 per Day. In determining the amount of the fine, the fire code enforcement officer shall consider the known relevant circumstances in light of various factors which include, but are not limited to, the following:

1. The actual or potential extent of the harm caused;
2. The likelihood to cause harm;
3. The seriousness or gravity of the violation (i.e., the level of threat to property, health, or safety of people and animals or the environment);
4. Whether the violation is subject to correction by obtaining a permit or cannot be corrected by permit;
5. The culpability of the violator in causing the violation;
6. The length of time over which the violation occurs;
7. The history of past violations, either of a similar or different nature, on the same or different property under the same ownership;
8. The cooperation of the violator in resolving the existing and past violations;
9. The financial burden to the violator;
10. The factors and policies set forth in any guidelines hereafter adopted by the Board of Directors; and
11. All other relevant circumstances.

U105.2 Payment Of administration fines. An administrative fine shall be paid to the Fire District within thirty (30) Days from the date of the administrative citation or, if a request for an initial administrative review is submitted, within fifteen (15) Days of the date of issuance of the Reviewing Officer's report of the conclusions of the initial administrative review, whichever is later (the "due date").

U105.3 Delinquent administrative fines penalties & interest. The following shall apply to any delinquent administrative fine due:

U105.3.1 Penalties A penalty of ten percent (10%) shall be added to any delinquent fines on the last day of each month after the due date. The total amount of any penalty shall not exceed fifty percent (50%) of the fine.

U105.3.2 Interest In addition to any penalties provided by this Section, delinquent fines will accrue interest at the rate of one percent (1%) per month, exclusive of penalties, from and after the due date until paid in full.

U105.3.3 Legal means. The Fire District may use all legal means to collect any past due fines or penalties should a Citee fail to pay the fine or penalties by the applicable due date.

U105.4 Issuance of permits. Should a Fire Code Official issue a citation because the Citee lacks a required permit and the fine subsequently become delinquent, the required permit shall not be issued until the delinquent fine, and any applicable penalties and interest, is paid in full. Any permit issued may be revoked for the Citee's failure to timely pay any delinquent fine or penalties.

SECTION U106 – ADMINISTRATIVE REVIEW AND HEARINGS

U106.1 Initial Administrative review request. A Citee may request an initial administrative review of the citation within twenty (20) Days of its issuance. This request must be made in writing to the Ventura County Fire Protection District, attention: Reviewing Officer. A Citee's request must set forth, with particularity, the reasons the Citee believes a violation did not occur or that the Citee should not be found responsible for the violation(s), and must also include a copy of the citation, and the address to which the Reviewing Officer's report of the conclusions of the initial administrative review should be mailed. A request for an initial administrative review is a mandatory prerequisite to any subsequent request for an administrative hearing.

U106.2 Initial administrative review decision. Upon receiving a Citee's request for review, the Reviewing Officer shall review the request, citation, and other pertinent information, and provide the Citee with written report that includes either of the following with respect to each alleged violation:

1. The citation is vacated because there was no violation, or the Citee was not responsible for the violation; or
2. The citation is not vacated because no justification for setting aside the violation was found.

The report shall briefly set forth the reasons for the Reviewing Officer's conclusion(s).

U106.2.1 Notification. The Reviewing Officer shall mail a copy of the report to the Citee at the address included in the request for initial administrative review along with, if applicable, notice of the fine due date and the procedure for requesting an administrative hearing.

U106.2.2 Time period. Absent unusual circumstances, a Reviewing Officer should complete his or her review within ten (10) business days of receiving a Citee's request. A notice of the administrative review decision shall be mailed within 3 business days of the Reviewing Officer's conclusion of his or her review.

SECTION U107 – ADMINISTRATIVE HEARING PROCEDURES

U107.1 Request for administrative hearing. Any Citee dissatisfied with the conclusions of an initial administrative review may further contest the citation by requesting an administrative hearing. Any request for an administrative hearing must be submitted in writing within fifteen (15) Days of the date of the Reviewing Officer's report, which shall otherwise be final. Requests for administrative hearings must be submitted to the Fire District's Prevention Bureau and must be accompanied by an advance deposit in the total amount of the fine or a request for a hardship waiver.

U107.2 Advance deposit – hardship waiver. Citees who claim they are financially unable to make an advance deposit in the amount of the administrative fine may file for a hardship waiver. The request for a hardship waiver must be filed with the Fire District's administrative office on a form containing the information requested by the Fire District, including the address to which the Fire District's determination should be mailed. The Fire District will review the request and determine whether a waiver is justified. A waiver may only be approved if the request for waiver is accompanied by a sworn affidavit, together with any supporting documents or materials, demonstrating that the Citee's actual financial inability to deposit the full amount of the fine pending further review.

U107.2.1 Notification. The Fire District will inform the Citee in writing regarding whether the Fire District has approved or denied the waiver. This determination shall be served upon the Citee by mail at the address provided in the waiver application. The Fire District's determination is final.

U107.2.2 Deposit due. Should the Fire District determine that waiver is unjustified, the Citee must deposit the amount of the fine with the Fire District at the location set forth in the citation not later than ten (10) Days after the date of the Fire District's notice of rejection of the waiver. Citee's failure to make such a deposit within ten (10) Days after denial of any waiver shall be deemed a waiver of the Citee's right to an administrative hearing and the administrative fine shall be deemed final and delinquent.

U107.3 Hearing date. After receiving a timely filed hearing request and deposit, or waiver, of the fine amount, the Fire Marshal will set an administrative hearing on a date not less than fifteen (15), or more than sixty (60) Days, from the date the hearing is requested, or the waiver is granted or denied. Written notice of the date, time and location of the administrative hearing will be provided to the Citee at least fifteen (15) Days prior to the hearing date.

U107.4 Conduct of hearings. The following procedures shall apply to the administrative hearing:

U107.4.1 Evidentiary rules. The administrative citation shall constitute *prima facie* evidence of the respective facts contained in the citation. Both the Citee and the Fire Code Official shall have the opportunity to testify and present additional evidence concerning the administrative citation. Evidence may include, without limitation, witness testimony, documents, or other similar evidence. Evidence sought to be introduced shall not be limited by any legal rules of evidence except that it must be relevant and material to the issue of whether the violation alleged in the citation occurred and whether the Citee was responsible for the alleged violation.

U107.4.2 Waiver of personal appearance at hearing. In lieu of personally appearing at an administrative hearing, the Citee may request that the Hearing Officer decide the matter based on the citation's face and any documentary evidence submitted by the Citee or the Fire Code Official prior to the hearing date.

U107.4.3 Failure to appear at hearing. Failure of a Citee to appear at the hearing shall be deemed a waiver of the right to be personally present at the hearing. The Hearing Officer shall then decide the matter based upon the citation itself, any documentation evidence previously submitted, and any additional evidence that may be presented at the hearing by the fire code enforcement officer who issued the citation.

U107.4.4 Attendance of the Fire Code Official. The fire code enforcement officer who issued the administrative citation may, but is not required, to attend the administrative hearing. Whether or not the fire code enforcement officer attends the hearing, the fire code enforcement officer may, prior to the hearing date, submit reports, photographs, or other documentation regarding the alleged violation to the Hearing Officer for consideration at the administrative hearing.

U107.4.5 Continuation of hearings. The Hearing Officer may continue any hearing and request additional information from the fire code enforcement officer or the Citee prior to issuing a written decision.

U107.5 Hearing Officer's decision. The Hearing Officer must issue a written decision to uphold or set aside the administrative citation and must present the reasons for the decision in the decision.

U107.5.1 Notification. The Fire Marshal will serve a copy of the Hearing Officer's decision to the Citee by first class mail with notice of the Citee's right to challenge the decision in a limited civil action in Ventura County's Superior Court.

U107.5.2 Decision. The Hearing Officer's decision is the Fire District's final action on the matter. The decision is final as of the date of the decision.

U107.6 Disposition of administrative fines. The following actions regarding deposited fines shall occur after the hearing:

U107.6.1 Citation upheld. Should the Hearing Officer uphold the administrative citation, then the Fire District will retain the deposited fine amount and may expend such revenues as authorized by the Board of Directors.

U107.6.2 Citation vacated. Should the Hearing Officer vacate the administrative citation, the Fire District will promptly refund the amount of the deposited fine amount, if any, to the Citee.

U107.6.3 Hardship payment due. Should the Hearing Officer uphold the administrative citation in cases where a hardship waiver was granted, the due date for paying the administrative fine shall be thirty (30) Days from the date of the notice of the Hearing Officer's decision. After such time, the fine shall be delinquent.

U107.7 Right to judicial review. A Citee may appeal the Hearing Officer's decision by filing an appeal with the Superior Court in accordance with the terms of California Government Code Section 53069.4 within twenty (20) Days from service of the Hearing Officer's decision.

U107.7.1 Suspension of fine. Should the Citee file a timely appeal with the Superior Court, any outstanding obligation to pay the fine (or any penalties) will be suspended and the payment of the fine and penalties, if any, will be in accordance with the Superior Court's final decision.

SECTION U108 – COLLECTION AND LIEN PROCEDURES

U108.1 Recovery of administrative citation fines and costs. In addition to any other legal remedy for collection of delinquent fines and penalties, the Fire Code Official may record a lien on property owned by the Citee in an amount equal to the sum of any fines delinquent for more than ninety (90) Days, plus penalties and interest. Imposition of a lien pursuant to this Section must be based on a citation related to the condition or use of real property, or its improvements, owned by the Citee.

U108.2 Satisfaction of lien. Once the Fire District receives full payment for outstanding principal, penalties, and costs, the Fire District shall either record a notice of satisfaction or provide the Citee with a notice of satisfaction for recordation at the Ventura County Recorder's Office. This notice of satisfaction shall cancel the lien.

ARTICLE 4 – AMENDMENTS TO THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE AND THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

4.1 Amendments. All chapters, sections, and other headings shall be those of the California Wildland-Urban Code and the International Wildland-Urban Interface Code as delineated in the 2025 California Wildland-Urban Interface Code; California Code of Regulations, Title 24, Part 7 published by the International Code Council. Generally, each numbered portion of these codes, such as Section 109.3, is deemed to be a separate section. An amendment as specified below to such a numbered portion amends only that section and does not, by omission or reference, delete any other section such as Section 109.3.1.

4.1.1 The 2025 California Wildland-Urban Interface Code (CWUIC) and the 2024 International Wildland-Urban Interface Code (IWUIC) are amended and changed in the following respects:

CHAPTER 1

DIVISION I – CALIFORNIA ADMINISTRATION

Section 1.12.1 BoF – Board of Forestry is amended to read as follows:

The specific scope of application of the agency responsible for enforcement, the enforcement agency, and the specific authority to promulgate and enforce provisions applicable to wildland-urban interface areas, unless otherwise stated. The access requirements of California Code of Regulations (CCR) Title 14, Division 1.5 are amended by the VCFC Article 3, Appendix D, to be equal to or more restrictive, as allowed by CCR Title 14, Subsection 1270.05(a).

DIVISION II – SCOPE AND ADMINISTRATION

Section 101.1 is amended to read as follows:

101.1 Title. Article 4 of this ordinance shall be known as the “Ventura County Wildland-Urban Interface Code”, may be cited as such, and will be referred to herein as “this Code”.

Section 102.4 is amended to read as follows:

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Article 4, Chapter 7 and such codes and standards shall be considered as part of the requirements of this code to the

prescribed extent of each such reference and as further regulated in Article 4, Sections 102.41. and 102.4.2. Where references are made to California, International or Uniform version of a particular code, those references shall mean the California version of the code adopted under the California Buildings Standards Code unless otherwise specified.

Section 103.1 is amended to read as follows:

103.1 General. The Fire Prevention Bureau is established within the jurisdiction under the direction of the fire chief. The function of the Bureau shall be the implementation, administration, and enforcement of the provisions of this code.

Section 104.6 is amended to read as follows:

104.6 Notices and orders. The Fire Code Official is authorized to issue such notices or orders as are required to affect compliance with this Code in accordance with Section 110 and California Health & Safety Code Sections 13870 and 13872.5.

Section 104.6.1 is added to read as follows:

104.6.1 Citations. The Fire Code Official and his or her authorized representatives shall have the authority to issue citations for violations of this Code in accordance with Section 110, Article 3 Appendix U, and California Health & Safety Code Section 13872.

Section 104.8 is amended to read as follows:

104.8 Liability. The Fire Code Official or any authorized representative and each member of the board of appeals, charged with the enforcement of this Code, acting in good faith and without malice in the discharge of his or her duties, shall not thereby render himself or herself personally liable for any damage that may accrue to Persons or property as a result of any act or omission in the discharge of such duties. The Fire District shall defend and indemnify the Fire Code Official or any authorized representative or member of the board of appeals against any suit brought against such Person because of such act or omission performed by such Person in the enforcement of any provision of this Code or other pertinent laws or ordinances implemented through the enforcement of this Code.

It is the intent of the Board of Directors to establish minimum standards for the protection of the public health, safety, and welfare. This Code shall not be construed to establish standards of performance, strength, or durability other than those specified. Neither this Code nor any service rendered in connection with or pursuant to its terms by Fire District or County officers, inspectors, agents or employees is intended to be nor shall be construed against the Fire District or any of its officers, inspectors, agents, or employees as the basis for any express or implied warranty or guarantee to any Person relative to or concerning any Structure or part, portion, or

appurtenance thereto or thereof constructed, erected, altered, enlarged, repaired, moved, replaced, or removed pursuant to this Code or any permits because any Structure or portion thereof erected, constructed, altered, enlarged, repaired, moved, replaced, or removed, or any appliances installed, maintained, repaired or replaced hereunder does not meet the standards prescribed herein, or does not meet any other standards prescribed elsewhere as to performance, strength, durability or other characteristics.

This Code shall not be construed to relieve from or lessen the responsibility of any Person owning, operating, or controlling any Building or Structure for any damages to Persons or property caused by defects, nor shall the Fire District or the County be held as assuming any such liability by reason of the inspections authorized by this Code or any permits or certificates of inspection issued under this Code.

Section 104.8.1 is deleted.

Section 105.2 is amended to read as follows:

105.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official.

For buildings or structures erected for temporary uses, see Article 4, Section A108.3.

A permit shall be obtained for the following activities, operations, practices or functions within a wildland-urban interface area:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.
3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Landscape and fuel modification zones.
8. Liquefied petroleum gases.
9. Lumberyards.
10. Motor vehicle fuel-dispensing stations.
11. Open burning.
12. Pyrotechnical special effects material.
13. Tents, canopies and temporary membrane structures.
14. Tire storage.
15. Welding and cutting operations.

Section 106.1 is amended to read as follows:

106.1 Submittals. Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Except as otherwise determined by the Fire Code Official, plans for the construction, alteration, repair, or conversion of Buildings or portions thereof which are classified as high-rise Buildings, Use Groups A, E, H, I, L and R occupancies, except Group R-3 occupancies, shall be submitted for review prior to obtaining a building permit. The Fire Code Official shall check for compliance with state and local laws and regulations that relate to fire and life safety.

Exception: The Fire Code Official is authorized to waive the submission of construction documents and supporting data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.

Section 106.9.1 is added to read as follows:

106.9.1 Approved documents. Construction documents approved by the Fire Code Official are approved with the intent that such construction documents comply in all respects with this code. Review and approval by the Fire Code Official shall not relieve the applicant of the responsibility of compliance with this Code.

Section 108.2 is amended to read as follows:

108.2 Schedule of fees. Fees for permits and services rendered pursuant to this Code shall be assessed as set forth in this Code, and in accordance with the latest Fire District Fee Schedule as established by the Board of Directors.

Section 108.4 is amended to read as follows:

108.4 Work commencing before permit issuance. A Person who commences any work, activity, or operation regulated by this Code before obtaining the necessary permits and or approvals shall be subject to an investigation fee in accordance with Section 108.4.1.

Section 108.4.1 is added to read as follows:

108.4.1 Investigation fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then, or is subsequently, issued. The investigation fee shall be equal to the amount of the permit fee required by this Code and shall in no case be less than the minimum fees required by the latest Fire District Fee Schedule. The payment of such investigation fee shall not exempt any Person from compliance

with all applicable provisions of this Code or any of the codes adopted by reference hereby, nor from any penalty prescribed by law.

Sections 108.7 through 108.7.3 are added to read as follows:

108.7 Delinquent fees. The following shall apply to any delinquent fee due.

108.7.1 Penalties. A penalty of ten percent (10%) shall be added to any delinquent fines on the last day of each month more than 15 days after the due date. The penalty shall not exceed fifty percent (50%) of the original fee due.

108.7.2 Interest. In addition to penalties provided by this Section, delinquent fees will accrue interest at the rate of one percent (1%) per month, exclusive of penalties, from the due date.

108.7.3 Legal means. The Fire District may use all legal means to collect any past due fees should a permittee or property owner fail to pay the fine in a timely manner.

Section 109.3.7 is amended to read as follows:

109.3.7 Violation penalties. Persons who violate a provision of this Code or fail to comply with any of the requirements thereof or who erect, install, alter, repair or do work in violation of the approved construction documents or any directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, and from which violation no appeal has been taken, or who fail to comply with any order affirmed or modified by the Board of Appeals within the time fixed therein, shall severally for each and every such violation and noncompliance, respectively, be subject to the criminal sanctions set forth in Health and Safety Code Section 13871. Each numbered portion of this Code, such as Section 109.3, is deemed to be a separate section. In addition, the Fire Code Official may use the provisions of Article 3, Appendix U, Administrative Citations. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All violators shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each Day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

Section 112.1 is amended to read as follows:

112.1 Board of Appeals established. In order to hear and decide appeals of orders or decisions 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. The County Executive Officer shall provide staff services for the board. The Board of Appeals shall be appointed by the Fire District's Board of Directors and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its

business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Code Official.

Section 112.2 is amended to read as follows:

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equivalent or better method of protection or safety is proposed, with the exception of the provisions dealing with the abatement of combustible and flammable materials in Article 4 of this ordinance. The board shall have no authority to waive the requirements of this Code or state law or interpret the administration of this Code. The board also shall have no authority to hear appeals regarding opinions provided to other governmental agencies by Fire District personnel (e.g., on projects currently under review by a planning commission, city council, board of supervisors, etc.).

Section 112.3 is amended to read as follows:

112.3 Members and qualifications. The Board of Appeals shall consist of five members who are residents of the County of Ventura: a Fire Department member (not employed by the Fire District), a Licensed Architect, a Licensed Engineer, a Licensed General Contractor, and a member of the public at large. Each member must be qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions, or fire protection systems and are not employees of the Fire District.

Section 112.4 is amended to read as follows:

112.4 Finality. The Fire Code Official shall take immediate action in accordance with the decision of the board. The Board of Appeals' decision shall be final, except in the case of appeals from other governmental entities. Such entities may appeal any adverse Board of Appeals' decision to the Fire District's Board of Directors.

CHAPTER 2

DEFINITIONS

Section 201.4 is amended to read as follows:

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Merriam Webster's Collegiate Dictionary, 11th Edition, shall be considered as providing ordinarily accepted meanings.

Section 202 is amended to include the following definitions in addition to the definitions found therein not inconsistent herewith:

SECTION 202 – DEFINITIONS

COMBUSTIBLE FENCING. Any fencing material or installation that is not IGNITION-RESISTANT MATERIAL. Combustible fencing includes wood, plastic, and other petroleum-based fence materials.

COMBUSTIBLE MATERIAL. Includes seasonal and recurrent weeds, stubble, brush, dry grass, dry leaves, mulch, manure, tumbleweeds, rubbish, recyclable material, litter or flammable materials of any kind, including petroleum-based products.

CRITICAL FIRE WEATHER. As determined by the Fire Code Official, a set of weather conditions (usually a combination of low relative humidity, warmer temperatures and/or high winds) favorable to the ignition and the effect of which on fire behavior makes control of a fire difficult and threatens fire fighter and public safety. This includes “Red Flag Warnings” and “Fire Weather Watches” as issued by the National Weather Service.

DECK. A flat surface capable of supporting weight, similar to a floor, constructed outdoors and attached to or located within five (5) feet of a Structure, including porches, balconies, and stairs. A Patio on grade constructed of concrete, stone, or similar materials is not a deck.

FIRE HAZARD SEVERITY ZONES. *Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204, California Government Code, Sections 51175 through 51189.*

The map, approved by the Office of the State Fire Marshal, is hereby incorporated by reference and entitled “State Responsibility Area Fire Hazard Severity Zones,” dated September 29, 2023, and the map adopted by the Ventura County Fire Protection District Board of Directors dated March 10, 2025 and entitled “VCFD Local Responsibility Area Fire Hazard Severity Zones”.

FUEL. *Any combustible material, including petroleum-based products, cultivated landscape plants, Ornamental Landscape, grasses, weeds, and wildland vegetation.*

HAZARDOUS FIRE AREA (HFA). Is land which is covered with grass, grain, brush, or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion and includes any location within 500 feet of a forest or brush, grass, or grain covered land, exclusive of small individual lots or Parcels of land located outside of a brush, forest, or grain covered area. Such areas are designated by the Fire Code Official. The Fire Code Official is authorized to utilize, as references, the definition of Wildland-Urban Interface (WUI), State SRA FHSZ maps, LRA FHSZ Maps designated pursuant to California Government Code, Sections 51175 through

51189, and the International Wildland-Urban Interface Code. Areas classified as a Hazardous Fire Area are designated as a WUI area for purposes of this code.

LADDER FUELS. Vegetative fuels which provide vertical continuity, thereby allowing fire to carry from surface fuels into the crowns of trees or shrubs with relative ease.

ORNAMENTAL LANDSCAPE. All grasses, plants, trees, and other vegetation installed by a property owner. This is usually for aesthetic or privacy screening.

PUBLIC NUISANCE. The presence of Combustible Material on a Parcel that the Fire Code Official determines creates a fire hazard.

VEGETATION. Means all plants, including trees, shrubs, grass, and perennial or annual plants.

WILDLAND-URBAN INTERFACE (WUI). *A geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the Fire Code Official to be at a significant risk from wildfires including Hazardous Fire Areas.*

CHAPTER 3

WILDLAND-URBAN INTERFACE AREAS

Section 302.3 is added to read as follows:

302.3 Local responsibility area fire hazard severity zone maps. The current Local Responsibility Area (LRA) Fire Hazard Severity Zone (FHSZ) maps are those adopted under VCFPD Ordinance No. 33 and entitled "VCFD Local Responsibility Area Fire Hazard Severity Zones".

Section 302.4 is added to read as follows:

302.4 Interim changes to fire hazard severity zones. When State and Local Responsibility Area change prior to the next adoption of FHSZ maps by the State Fire Marshal or the Local Agency, interim changes to the FHSZ maps shall be in accordance with VCFPD Ordinance No. 33.

Section 302.5 is added to read as follows:

302.5 Local hazardous fire areas. Local Hazardous Fire Areas (HFA) shall be determined by the Fire Code Official. The Fire Code Official will be guided by the definition of Hazardous Fire Area. Updates to the HFA will be at the direction of the Fire Code Official. The HFA map and GIS layers will be known as the "VCFD Local Hazardous Fire Area".

CHAPTER 4

WILDLAND-URBAN INTERFACE AREAS REQUIREMENTS

Section 402.1.1 is amended to read as follows:

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with Fire Apparatus Access Roads in accordance with the California Fire Code; the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 2; Article 3, Appendix D of this ordinance; and access requirements in accordance with Article 4, Section 403 of this ordinance.

Section 402.1.2 is amended to read as follows:

402.1.2 Water supply. New subdivisions, as determined by this jurisdiction, shall be provided with water supply in accordance with the Section 507 of the California Fire Code; California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 4; Article 3, Appendix B of this ordinance; and Article 4, Section 404 of this ordinance.

Section 402.2.1 is amended to read as follows:

402.2.1 Access. Individual structures hereafter constructed or relocated into or within the Wildland-Urban Interface Areas shall be provided with Fire Apparatus Access in accordance with the California Fire Code; the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Subsection 1273; Article 3, Appendix D of this ordinance; and Article 4, Section 403 of this ordinance.

Section 402.2.2 is amended to read as follows:

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within the Wildland-Urban Interface Areas shall be provided with a conforming water supply in accordance with the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 4; California Fire Code Section 507; Article 3, Appendix B of this ordinance; and Article 4, Section 404 of this ordinance.

Section 403 user note is amended to read as follows:

USER NOTE: *The standards in Article 4, Section 403 applicable to roads shall not apply to roads used solely for agriculture; mining; or the management of timberland or harvesting of forest products unless the road serves as access for a building. [CCR, Title 14 §1270.03(d)]*

Section 403.1 is amended to read as follows:

403.1 General. All access roads and driveways, whether public or private, shall be in accordance with Article 3, Appendix D.

Sections 403.1.1 through 403.1.10 are deleted.

Section 404.2 is amended to read as follows:

404.2 Required water supply. *An approved water supply capable of supplying the required fire-flow for structural fire protection and wildland fire exposure shall be provided to the premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with Section 507 of the California Fire Code, and Article 3, Appendix B of this ordinance.*

Section 404.4 is amended to read as follows:

404.4 Hydrants. Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the fire code official. *The number and spacing of fire hydrants shall be in accordance with Appendix C or CC of the California Fire Code, and Article 3, Appendix C of this ordinance, as applicable.*

Section 404.5 is amended to read as follows:

404.5 Adequate water supply. *Fire-flow requirements shall be determined in accordance with Appendix B or BB of the California Fire Code, and Article 3, Appendix B of this ordinance, as applicable.*

CHAPTER 5

SPECIAL BUILDING CONSTRUCTION REGULATIONS

Chapter 5 is not adopted by the Ventura County Fire Protection District.

CHAPTER 6

FIRE PROTECTION REQUIREMENTS

Chapter 6 User Note is amended to read as follows:

USER NOTE: About this chapter: *In addition to the building construction requirement in the California Building Code and California Residential Code, this chapter contains requirements for development and construction in Local*

Responsibility Areas (LRA) designated as Very High Fire Hazard Severity Zones and areas designated by the State Fire Marshal as State Responsibility Areas (SRA). While many of these provisions are found in Title 14 and Title 19 of the California Code of Regulations, they are replicated here for the code user. The local jurisdiction has the authority to apply the same regulations to LRA when the regulations are adopted by local ordinance.

The requirements in this chapter reference criteria for evaluating existing subdivisions that are at significant fire risk and are without an adequate secondary egress; and criteria for fire safety provisions required in the Safety Element of a city or county General Plan.

Article 4, Chapter 6 of this ordinance is the local Vegetation Management Ordinance for the purposes of Civil Code Article 1.5 (Sections 1102 through 1102.19) within the jurisdictional boundaries of the Ventura County Fire Protection District (VCFPD).

The chapter includes mitigation strategies to reduce the hazards of fire originating within a structure spreading to wildland and fire originating in wildland spreading to structures. These strategies are included in the following requirements:

- 1. Development of fire protection plans.*
- 2. Development of landscape plans and long-term vegetation management.*
- 3. Creation and maintenance of defensible space to protect structures and subdivisions.*

Section 601.2 is amended to read as follows:

601.2 Objective. The objective of this chapter is to establish minimum requirements to mitigate *conditions that might cause a fire originating in a structure to ignite vegetation in the Wildland-Urban Interface (WUI) Area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.* This chapter also provides requirements for defensible space within the boundaries of the Ventura County Fire Protection District.

Section 601.3 is added to read as follows:

601.3 Cost. The cost of any fire protection plan, Fuel Modification Plan and vegetation management/landscape plan preparation and review required by this chapter shall be the responsibility of the applicant.

Section 602.1 is amended to read as follows:

602.1 General. *A fire protection plan shall be submitted to the Fire Code Official for any proposed subdivision of land, or building project, when located in a WUI area.*

The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration and reducing the impact on the community's fire protection delivery system.

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist or similar specialist acceptable to the fire code official and shall analyze the wildfire risk of the building, project, premises or region to recommend necessary changes.

Exception: A single-family dwelling (Group R-3 Occupancy) when located on an existing legal parcel.

Section 602.2 is amended to read as follows:

602.2 Contents. *The fire protection plan shall be based on a project-specific wildfire hazard assessment that includes considerations of location, topography, aspect, and climatic and fire history.*

The plan shall identify conformance with all applicable state wildfire protection regulations, statutes and applicable local ordinances, whichever are more restrictive.

The plan shall address fire department access, egress, road and address signage, water supply, in addition to fuel reduction, in accordance with Public Resources Code (PRC) 4290, this Code, and Article 3, Appendix D of this ordinance, as periodically amended; the defensible space requirements in accordance with PRC 4291, Government Code 51182, and Article 4, Sections 603 and 604 of this ordinance; and the applicable building codes and standards for wildfire safety. The plan shall identify proposed mitigation measures to address the project's specific wildfire risk. The fire protection plan shall include at minimum the following items:

- 1. Total size of the project.*
- 2. Information on the adjoining properties on all sides, including current land uses, and if known, existing structures and densities, planned construction, natural vegetation, environmental restoration plans, roads and parks.*
- 3. A map with all project boundary lines, property lines, slope contour lines, proposed structure foundation footprints, and proposed roads and driveways. The map shall identify project fuel modification zones and method of identifying*

the fuel modification zone boundaries.

4. *A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:*
 - a. *The plant life-form;*
 - b. *The scientific and common name; and*
 - c. *The expected height and width for mature growth.*
 - d. *Identification of irrigated and non-irrigated zones.*
 - e. *Identification of existing vegetation proposed to remain.*
 - f. *Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground Fuels, Ladder Fuels, and dead trees, and the thinning of live trees.*
5. *Methods and timetables for controlling, changing, or modifying areas on the property.*
6. *Requirements for vegetation reduction around emergency access and evacuation routes.*
7. *Identification of points of access for equipment and personnel to maintain vegetation in common areas.*
8. *Legally binding statements regarding community responsibility for maintenance of Fuel Modification Zones.*
9. *Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.*

Section 602.3 is amended to read as follows:

602.3 Project Information. *The fire protection plan shall be reviewed and approved prior to start of construction. For any proposed project subject to a discretionary review by the Planning Department where the project is located, a Fire Protection Plans shall be submitted for review and approval by the Fire Code Official prior to the discretionary approval.*

Section 602.3.1 is deleted.

Section 602.3.2 is deleted.

Section 603.1 is amended to read as follows:

603.1 General. *Planting of vegetation for new and replacement landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.*

Section 603.2 is amended to read as follows:

603.2 Application. *All new plantings of vegetation in State Responsibility Areas (SRA) and Local Responsibility Areas (LRA) designated as a Fire Hazard Severity Zone, and WUI areas identified by the Fire Code Official, shall comply with Article 4, Sections 603.3 through 603.4.2.1.*

Section 603.3 is amended to read as follows:

603.3 Landscape and Fuel Modification plans. *Landscape and Fuel Modification plans shall be submitted for any project located in a WUI area. The landscape and Fuel Modification plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.*

Section 603.3.1 is amended to read as follows:

603.3.1 Contents. *Landscape plans shall contain the following:*

- 1. Delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management zones from all structures.*
- 2. Identification of existing vegetation to remain and proposed new vegetation.*
- 3. Identification of irrigated areas.*
- 4. A plant legend with both botanical and common areas, and identification of all plant material symbols.*
- 5. Identification of ground coverings within the 30-foot (9144 mm) zone.*

Section 603.4 is amended to read as follows:

603.4 Vegetation. *All new vegetation shall be fire-smart vegetation in accordance with this section and the requirements of Defensible Space and Fuel Modification Standards as is and approved by the Fire Code Official.*

To be considered fire-smart vegetation, it must meet at least one of the following as approved by the Fire Code Official:

- 1. Be identified as fire-smart vegetation in an approved book, journal or listing from an approved organization.*
- 2. Be identified as fire-smart vegetation by a licensed landscape architect with supporting justification.*
- 3. Plants considered fire-smart vegetation and approved by the local enforcing agency.*

Section 603.4.1 is deleted.

Section 603.4.2.1 is deleted.

Section 603.5 is added to read as follows:

603.5 New prohibited plants. Plants and trees listed in VCFD Prohibited Plant List or identified as “Target” (undesirable) plants and trees in VCFD Plant Reference Guide shall not be newly planted within any zone.

Section 603.6 is added to read as follows:

603.6 Recorded notice and deed restriction. Whenever new landscaping is installed, a covenant and deed restriction shall be recorded upon the parcel to ensure continued maintenance of the non-combustible Zone 0, Zone 1, and Zone 2 requirements, and to advise all future property owners of these requirements.

Section 604.1 is amended to read as follows:

604.1 General. *Vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.*

Section 604.2 is amended to read as follows:

604.2 Application. *Buildings, structures, and parcels, located in the following areas shall maintain the required defensible space:*

- 1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).*
- 2. Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.*

3. Land designated as a WUI area by the Fire Code Official.

Section 604.3 is amended to read as follows:

604.3 Requirements. *Vegetation and fuels around all buildings and structures shall be maintained and spaced at all times in accordance with the following laws and regulations:*

1. *Public Resources Code, Section 4291.*
2. *California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.*
3. *California Government Code, Section 51182.*
4. *California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.*
5. The requirements of Article 4, Appendix A of this ordinance, and the Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

Should a conflict of any requirements occur, the most restrictive requirement shall prevail.

Section 604.3.1 is added to read as follows:

604.3.1 Retroactivity. When required by the Fire Code Official, or State Law, existing Defensible Space/Fuel Modification Zones (FMZ) shall require retrofitting, including thinning and/or removal of plants, trees, and vegetation, to meet this Code, the Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official, or State Law. Upon notification by the Fire Code Official, and when approved, work to bring an existing Defensible Space and FMZ into compliance with this Code, and the Defensible Space and Fuel Modification Standards, may be done over a two to four (2-4) year period as determined by the Fire Code Official. A compliance plan prepared by the property owner may be requested for review and approval by the Fire Code Official.

Section 604.3.2 is added to read as follows:

604.3.2 Responsibility and costs. The responsibility to provide and maintain any required Defensible Space, including any associated costs, shall be that of the actual owner of the land, or portion of land, within the required 100-foot clearance zone except as indicated in Article 4, Section 604.4.1 or 604.4.2 of this ordinance.

Section 604.3.2.1 is added to read as follows:

604.3.2.1 County of Ventura road right-of-way. The responsibility and any associated costs for the clearing and providing the required Defensible Space or roadside clearance upon any County of Ventura road right-of-way (ROW), in the area between the back of curb, or back edge of any improved shoulder (graded or paved), shall be that of the actual owner of the land, or portion of land, abutting the ROW within the required 100-foot clearance zone from any building, or roadside clearance area. In cases where no road has been installed, the abutting property owners shall be responsible to the centerline of the ROW. Reference: Ventura County Ordinance Code Division 12, Chapter 7, Sections 12701 through 12703 (VC Ordinance No. 4355)

Section 604.3.3 is added to read as follows:

604.3.3 Private road parcels. The responsibility and any associated costs for the clearing and providing the required Defensible Space upon any private road parcel where no ownership can be established shall be that of the actual owner of the land, or portion of land, abutting the private road parcel to the centerline of the private road parcel.

Section 604.4 is deleted.

Section 604.5 is amended to read as follows:

604.5 Disposal of fuels and vegetation. All Fuels and vegetation cut and/or removed to provide the required Defensible Space, including clearing of land for a new building, access roads and driveways, shall be disposed of in accordance with all applicable Federal, State, and Local Laws and Regulations. Cut and/or removed Fuels and vegetation shall not be relocated outside the required Defensible Space zone. Burning of Fuels and vegetation for disposal is prohibited.

Section 604.6 is added to read as follows:

604.6 Clearance of brush, vegetative growth and Combustible Material from Parcels. All Parcels declared a Public Nuisance shall be cleared entirely of Combustible Material. If the Fire Code Official determines this impractical, the provisions of Article 4, Section 604.7 may be used.

Section 604.7 is added to read as follows:

604.7 Clearance of Fuels or vegetative growth from Structures.

Section 604.7.1 is added to read as follows:

604.7.1 Structures. Any Person owning, leasing, controlling, operating, or maintaining any Building in, upon, or adjoining any WUI area, and any Person

owning, leasing, or controlling any land adjacent to such Buildings, shall at all times maintain around and adjacent to such Building, an effective firebreak made by removing and clearing away, all Combustible Material on their property for a distance not less than 100 feet from all portions of the Building.

Distances may be increased by the Fire Code Official due to a site-specific analysis based on local conditions and when required, based on a Fire Protection Plan. This section shall not apply to single specimens or stands of protected species of trees, Ornamental Landscape or similar plants used in landscaping and ground covers, that are well-pruned, maintained, and spaced, and do not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure, and are in accordance with the requirements of Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

Section 604.7.2 is added to read as follows:

604.7.2 Timing for New Buildings and additions to Existing Buildings. The provisions of Article 4, Section 604.7 shall be completed prior to vertical construction of any New Building or addition to an Existing Building.

Section 604.7.3 is added to read as follows:

604.7.3 Detached accessory Buildings. Detached accessory Buildings are not subject to the clearance requirements of Article 4, Section 604.6 when all of the following apply:

1. The Building Area does not exceed 120 square feet when a building permit is not required by the local Building Department or 250 square feet when open on all sides.
2. The Building is setback a minimum of 50 feet from any other Building subject to the clearance requirements of Article 4, Section 604.7.1.
3. The Building does not contain any hazardous items or material/process requiring a fire code permit.
4. The area within 10 feet of the Building has been cleared to bare mineral earth. Vegetation more than 10 feet but less than 20 feet from the building shall be fire-smart vegetation.

Section 604.7.4 is added to read as follows:

604.7.4 Photovoltaic systems. The clearance requirements around freestanding photovoltaic systems and equipment shall comply with the following:

1. A minimum 10-foot clearance for clusters of panels not exceeding 1,500 square feet of combined panel area.
2. A minimum of 30-foot clearance for clusters of panels greater than 1,500 square feet of combined panel area.
3. Clusters shall be separated a minimum of 20 feet.
4. Panels and clusters shall be not located within 30 feet of any Building subject to clearance requirements of Article 4, Section 604 unless the clearance requirements of Article 4, Section 604 are provided as measured from the perimeter of the panel or cluster.

Section 604.7.5 is added to read as follows:

604.7.5 Prefabricated intermodal cargo steel storage containers used for storage. The clearance requirements of Article 4, Section 604.7.1 may be reduced to a minimum of 30 feet when all of the following apply:

1. The container does not exceed 320 square feet.
2. There are no alterations/modifications to the container, including, but not limited to, doors, windows, ventilation openings, etc.
3. There are no utilities connected to or serving the container.
4. The container is setback a minimum of 30 feet from any Building and 6 feet from other containers.
5. The container does not contain any hazardous items or any material/process requiring a fire code permit.
6. The under-floor area of the container is located on grade and is sealed to prevent intrusion of combustible vegetation, debris, and embers underneath the container.

Section 604.8 is added to read as follows:

604.8 Defensible Space clearance zones and requirements. The required 100-foot Defensible Space clearance is identified in three (3) distinct zones: Zone 0, 1, and 2. Additional clearance beyond the required 100-foot Defensible Space is identified as Zone 3.

Section 604.8.1 is added to read as follows:

604.8.1 Requirements. Defensible Space shall be in accordance with the requirements of the Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official and the specific requirements for each zone listed in Article 4, Section 604.8.2 through 604.8.5.

Section 604.8.2 is added to read as follows:

604.8.2 Zone 0 purpose and location. Zone 0 reduces the likelihood of structure ignition by reducing the potential for direct ignition of the structure from flame contact, by embers that accumulate at the base of a wall, and/or indirect ignitions when embers ignite vegetation, vegetative debris, or other combustible materials located close to the structure that result in either a radiant heat and/or a direct flame contact exposure to the structure.

Zone 0 is the horizontal area within the first five (5) feet around the structure, including stairs, balconies, attached or adjacent decks, and outbuildings. Zone 0 is measured from the edge of a structure, attached or adjacent decks, patio covers, balconies, and floor projections above-grade. Zone 0 also includes the area on the roof of a building, and underneath and on top of attached decks, patio covers, balconies, and stair landings.

Advisory Notice: VCFPD has local Zone 0 requirements currently in effect for new Buildings and additions to existing Buildings. New State regulations for Zone 0 are currently under development by the State Board of Forestry and Fire Protection. Any State regulation more restrictive than this ordinance or the requirements of Defensible Space and Fuel Modification Standards, as issued and approved by the Fire Code Official, shall apply. This may require thinning and/or removal of plants, trees, and vegetation to meet State Law and regulations.

Section 604.8.2.1 is added to read as follows:

604.8.2.1 Non-Combustible Zone 0 for New Buildings, additions to Existing Buildings, and new or replacement landscape. Effective March 1, 2025, Fuels, including Combustible Materials and vegetation, are prohibited in Zone 0 for all New Buildings, additions to Existing Buildings, installation of new landscape, and refurbishment of existing landscape areas.

The application date of Article 4, Section 604.2.8.1 shall be the later application date when any of the following occur:

1. Fire Department Clearance for a New Building or addition to an Existing Building.

2. Building permit for a New Building or addition to an Existing Building.
3. Landscape plans submitted for VCFPD review.
4. Landscape plans approved by VCFPD prior to March 1, 2025, but not installed.
5. Replacement of landscape when landscape plans are not required.

Section 604.8.2.2 is added to read as follows:

604.8.2.2 Additional requirements in Zone 0.

1. New and existing tree canopies are prohibited within 10 feet of New Buildings, including the addition portion to Existing Buildings.

Exception: Existing protected oak trees shall be trimmed to provide a minimum 5-foot clearance above the roof and 5 feet to the side of any New Building, or the addition portion to an Existing Building.

2. Landscaped roofs are prohibited.
3. Vegetation on and underneath decks is prohibited.
4. Vegetation on balconies is prohibited.
5. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
6. Planting boxes, including window boxes, shall not be attached to or located within 5 feet of the structure.
7. Artificial or synthetic grass is prohibited within Zone 0.
8. Vines and climbing plants are not allowed on structures, including decks, patio/shade structures, and any fences within 5 feet of a Building.
9. Combustible mulch and wood chips are prohibited.
10. Firewood is prohibited.
11. All fencing and gates shall be non-combustible. See Article 4, Section 604.11.

Section 604.8.2.3 is added to read as follows:

604.8.2.3 Zone 0 requirements for Buildings constructed prior to March 1, 2025.

Section 604.8.2.3.1 is added to read as follows:

604.8.2.3.1 Zone 0 restrictions. The following requirements apply within Zone 0 for all Existing Buildings with landscape installed prior to March 1, 2025:

1. No combustible landscape mulch or wood chips.
2. No firewood.
3. No vegetation underneath decks.
4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Roofs and gutters on Buildings shall be maintained free of any leaves, needles, or other vegetative Combustible Materials.
6. The vertical clearance distance for trees and vegetation above any roof shall be not less than 3 feet.
7. A minimum 3-foot clearance of trees and vegetation shall be provided to the side and above any eave or roof projection from the exterior wall of a Building. A minimum 3-foot clearance of trees and vegetation shall be provided below any eave or roof projection. This requirement also applies to any patio cover or other Building projections.
8. Artificial or synthetic grass is prohibited.
9. New trees are not allowed.
10. New or replacement landscaping shall comply with Article 4, Sections 604.8.1, 604.8.2.1, and 604.8.2.2.

Section 604.8.2.3.2 is added to read as follows:

604.8.2.3.2 Landscaped roofs. Landscape roofs are prohibited within a WUI area.

Section 604.8.3 is added to read as follows:

604.8.3 Zone 1 purpose and location. Zone 1 reduces the likelihood of fire burning directly to the structure. This is accomplished by modifying Fuels and creating a discontinuity between planting groups that limits the pathways for fire to burn to the structure and reduces the potential for near-to-building ember generation and radiant heat exposures. An additional purpose of this zone is to provide a defensible area for fire personnel to stage and take direct action.

Zone 1 is the area within 5-30 feet of structures and decks, with slopes not greater than 20 percent; 5-50 feet from Buildings and decks, when slopes are greater than 20 percent.

Section 604.8.3.1 is added to read as follows:

604.8.3.1 Zone 1 transitional area. Zone 1 includes a transitional area adjacent to Zone 0 that protects the integrity of Zone 0 and is the area within 5 feet of Zone 0, 10 feet when slopes exceed 20 percent.

Section 604.8.3.2 is added to read as follows:

604.8.3.2 Requirements and allowable items. This is minimal planting zone and very limited trees of a fire-smart type with additional spacing provided. Plants and other vegetation shall be in accordance with Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

Section 604.8.4 is added to read as follows:

604.8.4 Zone 2 purpose and location. Zone 2 is designed to reduce the potential behavior of an oncoming fire in such a way as to drop an approaching fire from the crown of trees to the ground, reducing the flame heights, and the potential for ember generation and radiant heat exposure to structures. Additional benefits of the Zone 2 include facilitating direct defense actions and improving the function of Zones 0 and 1.

Zone 2 is the area from the outer edge of Zone 1 to 100 feet from structures and decks.

Section 604.8.4.1 is added to read as follows:

604.8.4.1 Plants and other vegetation shall be in accordance with Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

Section 604.8.4.2 is added to read as follows:

604.8.4.2 Spacing. Spacing of vegetation and trees at the outer edge of Zone 2 shall be based upon the height of the vegetation within Zone 2 or the adjacent area beyond the 100-foot zone, whichever provides for the greater spacing. This may require clearance outside the 100-foot zone or setting back vegetation and trees within Zone 2 away from the 100-foot line.

Section 604.8.5 is added to read as follows:

604.8.5 Zone 3 purpose and location. Zone 3 is considered a thinning zone and is any FMZ greater than 100 feet from structures and decks. When provided, either by conditions of development, voluntary by the property owner, or required by the Fire

Department. This zone is more of a progressive thinning zone to lessen spread of fire as it approaches the primary FMZ adjacent to structures. The amount of fuel reduction and removal should take into consideration the type and density of fuels, aspect, topography, weather patterns, and fire history.

Section 604.8.6 is added to read as follows:

604.8.6 General requirements for Zone 0, 1, and 2.

Section 604.8.6.1 is added to read as follows:

604.8.6.1 All dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles shall be removed.

Section 604.8.6.2 is added to read as follows:

604.8.6.2 Mulch and wood chips within Zones 1 and 2. Use of combustible Mulch and wood chips shall be in accordance with the requirements of Application of Mulch and chips in Defensible Space Standards as issued and approved by the Fire Code Official.

Section 604.8.6.3 is added to read as follows:

604.8.6.3 Firewood. See Article 4, Section 607.

Section 604.8.6.4 is added to read as follows:

604.8.6.4 Clearance from chimney, stovepipe. Any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed.

Section 604.8.6.5 is added to read as follows:

604.8.6.5 Trees. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.

Section 604.8.6.5.1 is added to read as follows:

604.8.6.5.1 Tree spacing. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in Zone 2. Separation distance may be increased for slopes exceeding 20 percent. Required spacing is measured between trees at maturity.

Section 604.8.6.5.2 is added to read as follows:

604.8.6.5.2 Ground clearance of trees. Trees exceeding 6 feet in height shall be limbed up from the ground 6 feet or 1/3 the height of the tree, whichever is less.

Exception: Fruit trees when approved by the Fire Code Official.

Section 604.8.6.5.3 is added to read as follows:

604.8.6.5.3 Ground cover under tree canopy. When approved ground cover and shrubs are located underneath trees, the vertical clearance to the lowest branch of the tree canopy shall not be less than three times the height of the ground cover or shrub under or adjacent to the tree. The horizontal clearance shall be 3 feet from the trunk of the tree.

Section 604.8.6.6 is added to read as follows:

604.8.6.6 Continuous tree canopies.

Section 604.8.6.6.1 is added to read as follows:

604.8.6.6.1 New Structures. Continuous tree canopies are not allowed. Tree spacing shall be in accordance with the Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

Section 604.8.6.6.2 is added to read as follows:

604.8.6.6.2 Existing Structures prior to April 1, 2019. Continuous tree canopies may be allowed as determined by the Fire Code Official but will require the complete removal of any understory and smaller trees to meet requirements for a shaded fuel zone. Any remaining trees shall be limbed up a minimum of 12 feet from the ground or 1/3 the tree height, whichever is less. The intent is to not allow a crown (canopy) fire to spread unchecked to a structure and to bring any crown fire down to the ground level prior to Zone 1.

Section 604.8.6.7 is added to read as follows:

604.8.6.7 Grasses. Natural or annual grasses shall be mowed to a maximum height of 3-inch stubble with clippings removed.

Section 604.9 is added to read as follows:

604.9 Fire protection equipment and utilities. The clearance requirements of Article 4, Sections 604.7 and 604.8 shall apply to communication site towers and their support Buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility Structure as required by the

Fire Code Official. The Fire Code Official may consider a reduced distance, not less than 30 feet, for communication site towers, water tanks, and Structures with no interior space, based upon a site risk assessment. Also see Article 4, Appendix A.

Section 604.10 is added to read as follows:

604.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors.

Section 604.11 is added to read as follows:

604.11 Fencing.

Section 604.11.1 is added to read as follows:

604.11.1 Scope. This section only applies to fences, including gates within the fencing, within 5 feet of Building(s), including Decks, (Zone 0) that are in the WUI area.

Section 604.11.2 is added to read as follows:

604.11.2 New fencing. New fencing and gates installed on or after January 1, 2023, shall be constructed of a non-combustible material.

Section 604.11.3 is added to read as follows:

604.11.3 Existing fencing. Fencing installed prior to January 1, 2023, may remain.

Exception: The entire fencing not parallel and within 5 feet of the Building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is being replaced. Fencing beyond 5 feet from the Building is not required to be replaced with non-combustible material.

Section 607.1 is amended to read as follows:

607.1 General. Combustible Materials shall not be stored in unenclosed spaces beneath Buildings or Structures, or on Decks or under eaves, canopies, or other projections or overhangs. Firewood shall not be stored within Zone 0.

Section 607.1.1 is added to read as follows:

607.1.1 Firewood piles. The maximum amount of firewood storage for on-site consumption within Zones 1 and 2 shall not exceed 250 cubic feet. Each firewood pile shall not exceed 125 cubic feet and a maximum height of 4 feet. Firewood piles located in Zone 1 shall be completely enclosed in a secured, fire-resistant enclosure

or material, and located a minimum of 5 feet from any Building. Exposed firewood piles in Zone 2 shall have a minimum clearance of 10 feet down to bare mineral soil in all directions. See Article 4, Appendix A for firewood storage exceeding 250 cubic feet.

Section 607.1.2 is added to read as follows:

607.1.2 Combustible Materials. Combustible Materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to any Building. Piles shall not exceed 100 square feet of area and a maximum height of 10 feet. Piles shall be separated by a minimum of 20-foot clear area.

Section 607.2 is amended to read as follows:

607.2 Storage for off-site use. Firewood and Combustible Materials not for consumption on the premises shall not be stored within Zones 0, 1, and 2. See Article 4, Appendix A for storage requirements.

Section 608.1.1 is added to read as follows:

608.1.1 Restricted development setbacks. New Structures and additions to existing Structures shall not be constructed less than 100 feet from any protected habitat, whether on the same or adjacent Parcels, where the 100-foot Defensible Space required under Article 4, Section 604.7 cannot be provided, unless an alternate method of construction and protection is provided that can ensure the safety of the Structure and emergency responders as approved by the Fire Code Official. Protected habitat includes lands restricted from brush clearance or modification due to Federal or State listed endangered species. Protected habitat does not include sensitive habitat areas.

Section 608.2 is amended to read as follows:

608.2 General. *All parcels shall provide a minimum 30-foot (9144 mm) setback for all buildings from property lines and the center of a road, except as provided for in Article 4, Section 608.2.1. [CCR T14 §1276.00(a)]* This section applies to new Tract and Parcel maps, new Buildings, and additions to Existing Buildings.

Section 608.2.1 is amended to read as follows:

608.2.1 Setback reduction. *A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size; topographic limitations; Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating a combination of features such as, but not limited to:*

1. *Non-combustible block walls or fences; or*
2. *Non-combustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the building; or*
3. *Hardscape landscaping; or*
4. *A reduction of exposed windows on the side of the structure with setback less than 30 feet (9144 mm).*
[CCR T14 §1276.01]

Section 609.2.7.1 is added to read as follows:

609.2.7.1 Greenbelts. Subdivisions and other developments, which propose Greenbelts as a part of the development plan, shall locate the Greenbelts strategically, as a separation between wildland fuels and Structures. The locations shall be approved by the inspection authority.

Section 609.2.7.2 is added to read as follows:

609.2.7.2 Access to Greenbelts. A minimum of one (1) access point shall be provided to new Greenbelts at an approved location to allow for on-going maintenance and firefighter access. Additional access points shall be provided when required by the Fire Code Official.

Section 613 is added to read as follows:

613 Correction and Notices.

Section 613.1 is added to read as follows:

613.1 Correction of conditions. The Fire Code Official is authorized to give notice to the owner of the property on which conditions regulated by Article 4, Sections 604, 606, 607, and Appendix A, exist to correct such conditions. The Fire Code Official may use the provisions for notice, abatement and collection of costs as provided by Article 4, Sections 613 through 615.

Section 613.2 is added to read as follows:

613.2 Notice and prosecution. The Fire Code Official shall serve a written order upon the owner or possessor of a Parcel, when in the opinion of the Fire Code Official, a Public Nuisance exists thereon. The order shall direct such owner or possessor to remove or abate the Public Nuisance within ten (10) Days after such order is given. Every owner or possessor who fails or refuses to abate said Public Nuisance from such Parcel as ordered shall be guilty of a misdemeanor. Evidence that the current

County of Ventura assessment roll shows real property assessed to a Person shall constitute prima facia evidence that such Person is the owner of such property.

Section 613.2.1 is added to read as follows:

613.2.1 Additional notices. The 10-Day abatement period shall not apply for any additional notices the Fire Code Official may issue to a property owner or possessor for abatement of the hazard identified in the original notice. A reduced abatement period may apply as indicated by the Fire Code Official on the additional notice. Additional notices may be posted upon the property in lieu of mailing.

Section 614 is added to read as follows:

614 Clearance Upon Default of Owner or Lessee.

Section 614.1 is added to read as follows:

614.1 Notice. The Fire Code Official may, instead of or in addition to following the procedure set forth in Article 4, Section 613, cause a notice to be mailed.

Section 614.2 is added to read as follows:

614.2 Mailed notice. If a notice is mailed, the Fire Code Official shall provide information specified in Article 4, Section 613 and shall include a description of the property according to that set forth on the County of Ventura assessment roll (Assessor Parcel Number – APN), to the last assessee of the property at the address given on said roll. The Fire Code Official shall also provide such notice, including description, to the Clerk of the Board of Directors three (3) Days prior to the Board hearing. The notice shall be mailed at least ten (10) Days before the Board of Directors meet to hear the report of the Fire Code Official regarding the alleged Public Nuisance. It shall be the responsibility of the owner of record in the current County of Ventura assessment roll to notify any new owner or possessor of the property of the notice that was received and forward the notice to the new owner or possessor of the property. It shall also be the responsibility of the current owner of record to notify the Fire District and the County of Ventura Assessor of this change in ownership in the manner specified by the County Assessor.

Section 614.3 is added to read as follows:

614.3 Hearing. At the time and place stated in the notices, the Board of Directors shall meet to hear the report of the Fire Code Official and any objections thereto. The Fire Code Official shall attend, inform the Board as to the alleged Public Nuisance, and supply the description of the Parcel upon which it exists, APN, and state what has been done in order to give notice of the hearing according to the provisions of this Code. The Board may continue the hearing from time-to-time as it sees fit.

Section 614.4 is added to read as follows:

614.4 Seasonal and re-occurring. If the Board of Directors makes a finding of seasonal and re-occurring Combustible Materials upon the Parcel, no further public hearings are required before the Fire Code Official can issue a notice to abate the hazard and Article 4, Section 614.6 shall apply. Ref: California Health & Safety Code §14900.5

Section 614.5 is added to read as follows:

614.5 Clean-up order. If, after a hearing, the Board of Directors finds that a Public Nuisance exists upon a Parcel, the Board may direct the Fire Code Official to abate the Public Nuisance. The Board shall maintain a record of its proceedings at such hearing and retain therewith the report of the Fire Code Official and a description of such Parcel (APN).

Section 614.6 is added to read as follows:

614.6 Abatement. If the Board of Directors directs the Fire Code Official to abate a Public Nuisance, the Fire Code Official shall proceed to abate such nuisance unless it has been completely abated before arrival to begin such abatement. The Fire Code Official may enter the property to abate the fire hazard in accordance with California Health and Safety Code Section 14901. The Fire Code Official may expend Fire District funds for such abatement and may contract with a Person or Persons for such abatement.

Section 614.7 is added to read as follows:

614.7 Abatement of parcels not included in the annual Fire District Notification and Inspection program. For parcels not receiving notice in accordance with Article 4, Sections 614.2 through 614.6, the Fire Code Official may use the provisions in accordance with Government Code (GC) Section 51186(a). When using this provision, said Parcels shall be considered a Public Nuisance in accordance with GC Section 51187.

Section 615 is added to read as follows:

615 Collection of the Cost of Abatement.

Section 615.1 is added to read as follows:

615.1 Account of expenses. The Fire Code Official shall keep an account of expenses when abating a Public Nuisance pursuant to an order by the Board of Directors and file the account thereof with the Board which shall include a description, according to the County of Ventura assessment roll, of the Parcel upon which such Public Nuisance existed.

Section 615.2 is added to read as follows:

615.2 Confirmation of expense account. The account of expenses shall be maintained on file, open to public inspection, in the office of the Clerk of the Board of Directors for at least ten (10) Days before a hearing of the Board to confirm such account. Before the expiration of such ten (10) Days, any Person may file a written request to be notified of such hearing. Upon confirmation, the Board shall mail notice to the address supplied for any such written request. At the time fixed for such hearing, the Board shall meet to hear any objections to the account of expenses filed by the Fire Code Official. At such hearing the Board may make any modification in the amount it deems just, after which the account shall be confirmed.

Section 615.3 is added to read as follows:

615.3 Special assessment and lien. The amount of expenses incurred by the Fire Code Official for abating a Public Nuisance when confirmed by the Board of Directors shall constitute a special assessment against the Parcel from which the said Public Nuisance was removed and a lien thereon for the amount of such assessment. In the case of common homeowner or property owner association land, the amount of expenses may be prorated and attached to each real Parcel of ownership within the association.

Section 615.4 is added to read as follows:

615.4 Transmittal of account. The Board of Directors shall deliver a copy of the account, as confirmed, to the County of Ventura Auditor on or before the 1st Day of August following such confirmation.

Section 615.5 is added to read as follows:

615.5 Inclusion of assessment. The County of Ventura Auditor shall enter the amount stated in the account as a special assessment against the Parcel described in the account. The County of Ventura Tax Collector shall include the amount of the assessment on the bill for taxes levied against the Parcel. All laws applicable to the levy, collection, and enforcement of county taxes area applicable to such special assessments, except that if any real property to which such lien would attach has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrance for value has been created and attached thereon, prior to the date on which the first installment of such taxes would become delinquent, then the lien which would otherwise be imposed by this section shall not attach to such real property and the costs of abatement, as confirmed, relating to such real property shall be transferred to the unsecured roll for collection. All special assessments collected shall be paid into the Ventura County Treasury to be used on behalf of the Fire District.

Section 616 is added to read as follows:

616 Recorded notices. The Fire Code Official may record notices upon real property as follows:

1. To serve notice that the real property is subject to annual fire hazard abatement.
2. To serve notice of abatement fees due when the abatement occurs after the current year tax bill cycle.

Section 616.1 is added to read as follows:

616.1 Release of recorded notice. The Fire Code Official shall record a Release of Notice within 30 Days whenever the conditions listed under Article 4, Section 616 no longer exist.

Section 617 is added to read as follows:

617 Defensible Space Inspection Upon Sale of Residential Property.

Section 617.1 is added to read as follows:

617.1 Prior to sale, transfer, or exchange of ownership, or any real property subject to Civil Code Article 1.5 (Sections 1102 through 1102.19) within the jurisdictional boundaries of the Ventura County Fire Protection District (VCFPD), seller(s) of such real property shall be required to have a Defensible Space inspection conducted by the VCFPD to determine compliance with the applicable Defensible Space requirements of Article 4, Sections 604 through 607 of this ordinance.

Section 617.2 is added to read as follows:

617.2 Satisfaction of Article 4, Section 617.1 may be met if an applicable Defensible Space inspection has been conducted by the VCFPD and approval has been issued within the previous six (6) months prior to the date of sales contract. In this case, the seller shall submit a request for the approved Defensible Space compliance report.

Section 617.3 is added to read as follows:

617.3 The request for inspection under Article 4, Section 617.1, or compliance report under Article 4, Section 617.2, shall be made by the seller or seller's authorized agent.

Section 617.4 is added to read as follows:

617.4 If the required Defensible Space inspection report identifies violations of the applicable Defensible Space requirements of Article 4, Sections 604 through 607, the

violations shall be corrected within thirty (30) Days from the date of the corrections report or the close of escrow date, whichever is earlier. A new Defensible Space inspection shall be requested after corrections have been made so a valid compliance report can be issued prior to close of escrow. If the seller cannot reasonably make the corrections prior to close of escrow, the seller and the buyer can agree that the buyer will correct the violations within sixty (60) Days after closing escrow, except as provided in Article 4, Section 617.5. A copy of any agreement shall be provided to the Fire District prior to close of escrow and shall include a statement that the buyer is aware of Article 4, Section 617.4.1 and assumes full responsibility for the corrections.

Section 617.4.1 is added to read as follows:

617.4.1 If any corrections identified are not corrected in the time specified, the Fire Code Official may use the provisions of Government Code Section 51186 and/or Article 4, Sections 613 through 615, to correct the violations.

Section 617.5 is added to read as follows:

617.5 The owner of any property where a notice to abate fire hazard has been issued in accordance with Article 4, Sections 613 through 615, shall correct all violations within the timeframe indicated on the notice issued. If the correction date is after the projected close of escrow, the seller and buyer shall reach an agreement regarding correction by the date indicated on the notice. A copy of any agreement shall be provided to the Fire District prior to close of escrow and shall include a statement that the buyer is aware of Article 4, Section 617.4.1 and assumes full responsibility for the corrections.

APPENDIX A

GENERAL REQUIREMENTS

Section A101.2 is amended to read as follows:

A101.2 Objective. The objective of this appendix is to provide necessary fire protection measures to reduce the threat of wildfire in a Wildland-Urban Interface Area and improve the capability of controlling such fires. These measures also provide for increased first responder and public safety during an emergency.

Section A102.1 is amended to read as follows:

A102.1 General. Vegetation control shall comply with Article 4, Sections A102.2 through A102.4 and with Article 4, Chapter 6.

Section A102.4 is amended to read as follows:

A102.4 Correction of condition. See Article 4, Sections 513 through 616.

Section A104.1 is amended to read as follows:

A104.1 General. In addition to the requirements of other sections of this Code, ignition sources shall be in accordance with Article 4, Sections A104.2 through A104.9 and includes, but not limited to, electrical panels, flare stacks, generators, fixed equipment, and machinery capable of producing sparks.

Section A104.3 is amended to read as follows:

A104.3 Clearance from ignition sources. Clearance between ignition sources and grass, brush, or other Combustible Materials shall be maintained at not less than 30 feet (9144 mm). A reduced distance may be approved but shall not be less than 15 feet (4572 mm), when a non-combustible barrier is provided between the ignition source and the grass, brush, and Combustible Materials.

Section A104.3.1 is added to read as follows:

A104.3.1 Flammable and hazardous material processes, storage, and use.

Section A104.3.1.1 is added to read as follows:

A104.3.1.1 General. In addition to the requirements of other sections of this Code, flammable and hazardous material processes, storage, and use shall be in accordance with Article 4, Sections A104.3.1.2 and A104.3.1.3.

Section A104.3.1.2 is added to read as follows:

A104.3.1.2 Clearance from Combustible Materials. Clearance between flammable and hazardous material processes, storage, and use areas and any grass, brush, or other Combustible Materials shall be maintained a minimum of 30 feet. A reduced distance may be approved, but shall not be less than 15 feet, when a non-combustible barrier is provided between the flammable and hazardous material processes, storage, and use areas and the grass, brush, and Combustible Materials.

Section A104.3.1.3 is added to read as follows:

A104.3.1.3 Oil drilling operations. A minimum 100-foot clearance from grass, brush, or other Combustible Materials shall be maintained from any oil well drilling operations.

Section A104.5.1 is added to read as follows:

A104.5.1 Use of equipment.

Section A104.5.1.1 is added to read as follows:

A104.5.1.1 General. Except as otherwise provided in this section, no Person shall use, operate or cause to be operated, in upon or adjoining any WUI area, any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with an approved spark arrestor maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Section A104.5.1.2 is added to read as follows:

A104.5.1.2 Location. Spark arrestors affixed to the exhaust system of engines or vehicles subject to Article 4, Section A104.5.1 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

Section A104.5.1.3 is added to read as follows:

A104.5.1.3 Construction. A spark arrestor is a device constructed of non-flammable material specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 inches in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service (USFS) and bears a USFS approval stamp.

Section A104.5.1.4 is added to read as follows:

A104.5.1.4 Other vehicles. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to Article 4, Section A104.5.1 if the exhaust system is equipped with a muffler as defined in the California Vehicle Code and the muffler is maintained in proper working condition.

Section A104.5.1.5 is added to read as follows:

A104.5.1.5 Turbocharged engines. Turbocharged engines are not subject to Article 4, Section A104.5.1 if all exhaust gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in effective mechanical condition.

Section A104.5.1.6 is added to read as follows:

A104.5.1.6 Private closed courses. Article 4, Section A104.5.1 shall not apply to an organized closed course facility if measures to prevent, control, and extinguish any fire

resulting from use of internal combustion engines are approved by the Fire Code Official. A Fire Protection Plan may be required.

Section A104.5.2 is added to read as follows:

A104.5.2 Tracer bullets, tracer charges, rockets, and model aircraft. Tracer bullets and tracer charges shall not be processed, fired, or caused to be fired into or across any WUI area. Rockets, model aircraft, balloons, or similar devices, powered with an engine, propellant, or other feature liable to start or cause a fire shall not be fired or projected into or across any WUI area.

Section A104.5.3 is added to read as follows:

A104.5.3 Outdoor gun ranges and target shooting. Outdoor gun ranges and target shooting shall be situated to prevent fires spreading into a WUI area. Any gun range located within a WUI area shall be provided with a 30-foot wide area clear of combustible vegetation around the entire range and a 10-foot wide area clear of combustible vegetation around individual targets.

Section A104.7.1 is amended to read as follows:

A104.7.1 Permits. No Person shall ignite, kindle, or maintain Open Burning or a portable outdoor fireplace in a wildland fire area except by the authority of a written permit from the Fire Code Official or when by an approved California Campfire Permit issued by the California Wildland Coordinating Group. For the purpose of this section, a wildland fire area is land which is covered by grass, grain, brush, or forest whether privately or publicly owned.

Exceptions:

1. Recreational Fires and portable outdoor fireplaces on properties of one and two-family dwellings when the fire is within 75 feet of the dwelling and there is a minimum of 100 feet of Defensible Space for the Structure.
2. Designated campsites where such fires are in a permanent barbeque, portable barbeque, outdoor fireplace, incinerator, or grill.

Section A104.7.2 is amended to read as follows:

A104.7.2 Additional requirements. In addition to the requirements of this Code for Open Burning and portable outdoor fireplaces, the following requirements shall apply:

1. Fire shall be extinguished when winds of 15 miles per hour or higher are present.

2. The Fire Code Official may incorporate such terms and conditions that will reasonably safeguard public safety and property.
3. A responsible Person of at least 17 years old is present to attend to the fire.

Section A104.10 is deleted.

Section A105.1 is amended to read as follows:

A105.1 General. In addition to the requirements of the Ventura County Fire Code and Article 4, Chapter 6, storage and use of the materials shall be in accordance with Article 4, Sections A105.2 through A105.4.2.

Section A105.4 is amended to read as follows:

A105.4 Combustible Materials. Outside storage of Combustible Materials such as, but not limited to, wood, rubber tires, building materials, or paper products shall comply with the other applicable sections of this Code and this section. Storage of pallets shall be in accordance with Article 3, Section 2810. Storage and processing of wood chips, hogged materials, fines, Compost, Compostable Material, Mulch, solid biomass, raw product, and combustible yard waste and recycle material shall be in accordance with Article 3, Section 2808.

Section A105.4.1 is amended to read as follows:

A105.4.1 Individual piles. Individual piles shall be located a minimum of 100 feet from a Building and shall not exceed 5,000 square feet of contiguous area. Piles shall not exceed 50,000 cubic feet in volume or 10 feet in height.

Exception: Piles not exceeding 1,000 cubic feet and 10 feet in height shall be located a minimum of 40 feet from any Building.

Section A105.4.2 is amended to read as follows:

A105.4.2 Separation. A clear space of not less than 40 feet shall be provided between piles. A minimum 10-foot clear space shall be provided for piles less than 1,000 cubic feet. The clear space shall not contain Combustible Material or vegetation.

Section A108.1 is amended to read as follows:

A108.1 General. Festivals, animal shows, concerts, weddings, religious revival meetings, public exhibitions, and similar uses located within a WUI area must comply with all other provisions of this Code and this section.

Section A108.2 is amended to read as follows:

A108.2 The increased public use of land or Structures within a WUI area also increases the potential threat to life safety. The provisions of this section, including enhanced access for ingress and egress, are intended to reduce that threat.

Section A108.3 is amended to read as follows:

A108.3 Permits. Festivals, animal shows, concerts, weddings, religious revival meetings, public exhibitions, and similar uses shall not be allowed within a designated WUI area, except by permit from the Fire Code Official. Permits shall incorporate such terms and conditions that will reasonably safeguard public and emergency responder safety and property protection. Items to consider include, but are not limited to, type of event, attendance, time of year, site location, terrain, surrounding Fuels (brush), access roadways, water supplies, and distance to fire stations.

Section A108.4 is amended to read as follows:

A108.4 Access roadways. In addition to the requirements in Article 3, Appendix D, increased access roadway widths and additional access may be required by the Fire Code Official. When required by the Fire Code Official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

APPENDIX J

FINDINGS

Appendix J is added to read as follows:

SECTION J101 – FINDINGS

Section J101.1 is added to read as follows:

J101.1 Findings. The Board of Directors find that the findings, made by the California State Legislature during the approval of the State Statutes and reprinted herein, support and authorize the local amendments to the 2025 California Wildland-Urban Interface Code as adopted by the California State Fire Marshal.

Section J101.1.1 is added to read as follows:

J101.1.1 Government Code Section 51175 The Legislature hereby finds and declares as follows:

- (a) Wildfires are extremely costly, not only to property owners and residents, but also to local agencies. Wildfires pose a serious threat to the preservation of the public peace, health, or safety. The wildfire front is not the only source of risk since embers, or firebrands, travel far beyond the area impacted by the front and pose risk of ignition to a structure or fuel on a site for a longer time. Since fires ignore civil boundaries, it is necessary that cities, counties, special districts, state agencies, and federal agencies work together to bring raging fires under control. Preventive measures are therefore needed to ensure the preservation of the public, peace, health, or safety.
- (b) The prevention of wildland fires is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but instead, a matter of statewide concern. It is the intent of the Legislature that this chapter apply to all local agencies, including, but not limited to, charter cities, charter counties, and charter cities and counties. This subdivision shall not limit the authority of a local agency to impose more restrictive fire and public safety requirements, as otherwise authorized by law.
- (c) It is not the intent of the Legislature in enacting this chapter to limit or restrict the authority of a local agency to impose more restrictive fire and public safety requirements, as otherwise authorized by law.

Section J101.1.2 is added to read as follows:

J101.1.2 Assembly Bill 38 Chaptered October 2, 2019. The Legislature finds and declares all of the following:

- (a) Climate change has resulted in higher year-long temperatures and increasing dry weather conditions in California, resulting in extended, sometimes multiyear, droughts; extended wildfire seasons throughout the year, with higher temperatures during dry season conditions; and impacts on vegetation wildfire fuel loads and increasing decay and loss of vegetation due to insect infestations and plant diseases.
- (b) Wildfires have grown larger and have increased in intensity over the last several decades. As compared with 1986, wildfires in the western United States have occurred nearly four times more often, burning more than six times the land area and lasting almost five times as long. Through the end of 2017 calendar year, 11 of the 20 most destructive wildfires in California have occurred in the last 10 years. The 2018 calendar year witnessed the most destructive wildfires in California history in terms of the loss of life and structures.
- (c) In terms of the size of wildfires, in the last decade, enormous wildfires have consumed vast areas, including the 2013 Rim Fire impacting national park and national forest lands, the 2017 Napa Valley, Sonoma Valley, and Santa Rosa

wildfires, the 2017 Thomas Fire impacting 200,000 acres, and the 2018 Camp Fire.

(d) Wildfires, which have impacted occupied areas, have resulted in enormous human and financial costs, including the following:

- (1) The 1991 Berkley-Oakland Tunnel Fire, which resulted in 25 deaths, the loss of more than 3,000 homes, and a total financial loss of \$1.5 billion in 1991 United States dollars.
- (2) The 2003 San Diego Cedar Fire, which resulted in 15 deaths and the loss of 2,000 structures.
- (3) The 2017 Tubbs Fire, which resulted in 22 deaths, the loss of 5,643 structures, and a total financial loss of approximately \$1.3 billion in 2017 United States dollars.
- (4) The 2017 Thomas Fire, which resulted in 2 deaths, the loss of more than 1,000 homes, and a total financial loss of approximately \$2.2 billion in 2018 United States dollars.
- (5) The 2018 Camp Fire, which resulted in 89 deaths, the loss of 18,804 structures, and at least \$12.4 billion in 2018 United States dollars in insured losses.

(e) More than 2,000,000 California households, approximately one in four residential structures in California, are located within or in wildfire movement proximity of “high” or “very high” fire hazard severity zones identified on maps drawn by the Department of Forestry and Fire Protection. Additionally, areas subject to seismic risks confront the likelihood that wildfires could result from downed power lines and ruptures of natural gas lines caused by earthquakes.

(f) There is a pressing need for wildfire prevention and minimization strategies, on an area-specific basis, that combine increased wildfire resistance within developed areas to minimize wildfire impacts with comprehensive vegetation management measures in wildlands to prevent or severely limit large-scale wildfires from developing and spreading as follows:

- (1) Wildfire minimization programs. Developed areas need to carry out comprehensive urban vegetation management programs to reduce vegetation wildfire fuel loads within developed areas. Further, there is a need to provide funding for the hardening of homes and other structures to increase their resistance to wildfires.
- (2) Wildfire prevention programs. Comprehensive wildlands vegetation management, responsive to the widely varying vegetation conditions

throughout California, is required to reduce vegetation wildfire fuel loads, in relation to the flammability of different vegetation types, to the maximum extent feasible to prevent or severely limit the spread of wildfires.

- (3) Wildfire response planning. Area-specific plans should include measures needed to include planning for safe wildlands access for firefighters to the maximum extent feasible.
- (g) The diversity of vegetation and development patterns through the state necessitate a geographic approach to planning and implementing wildfire prevention and minimization strategies with fire prevention management agencies covering the geographic areas in which wildfires have or may occur.
- (h) Local public agencies have made efforts to prevent wildfires, but, in many instances, lack the expertise, authority, or the financial resources to undertake or complete the tasks at hand.
- (i) Wildfires do not respect jurisdictional boundaries or property lines.

Section J101.1.3 is added to read as follows:

J101.1.3 Assembly Bill 3074 Chaptered September 29, 2020.

- (a) The Legislature finds and declares all of the following:
 - (1) Catastrophic wildfires pose an urgent threat to lives, properties, and resources in California. The state experienced the deadliest and most destructive wildfires in its history in 2017 and 2018. Fueled by five years of drought, unprecedented buildup of dry vegetation, and extreme winds, the size and intensity of recent wildfires caused the loss of more than 100 lives, the destruction of tens of thousands of homes and businesses, and the exposure of millions of urban and rural Californians to unhealthy air. Compared with fire activities in 1986, recent wildfires in the western United States have occurred nearly four times more often, burned more than six times the land area, and lasted almost five times as long.
 - (2) Climate change, an epidemic of dead and dying trees, a century of fire exclusion, and the proliferation of new homes in the wildland-urban interface magnify this threat and place substantially more people and property at risk than in preceding decades. More than 25,000,000 acres of California wildlands are classified as under very high or extreme fire threat, extending that risk over one-half of the state. More than 2,000,000 California households and approximately one in four residential structures in California are located within or near “high” or “very high” fire hazard severity zones identified on maps drawn by the

Department of Forestry and Fire Protection.

- (3) Certain populations in the state are particularly vulnerable to wildfire. These Californians live in communities that face near-term public safety threats given their location and geography. Some residents in these areas are made further vulnerable due to factors such as age and lack of mobility. The tragic loss of life and property in the Town of Paradise during the 2018 Camp Fire demonstrates that vulnerability.
- (4) While California has stringent building standards for new construction and requirements for the maintenance of defensible space in wildfire hazard areas, the intensity of the wildfire threat in California warrants higher levels of action and fortitude. California must develop scalable statewide options to encourage cost-effective structure hardening to create fire-resistant homes, businesses, and public buildings within wildfire hazard areas, with a focus on vulnerable communities.
- (5) California must also increase the pace and scale of defensible space assessments, inspections, and community education across the state. Creating and maintaining defensible space is essential for increasing a home's chance of surviving a wildfire. California should encourage and use all available resources, including community organizations and local governments, to help homeowners and businesses understand how to create and maintain defensible space around their properties.
- (6) Ember ignitions are responsible for the majority of wildland fire home ignitions. Establishing a five-foot ember-resistant zone around a structure to eliminate specified materials near structures that will likely be ignited by embers provides important new protections that enhance a home's chance of surviving a wildfire.

ARTICLE 5 - EFFECTIVE DATE

This ordinance shall be effective 30 days from the date of its final passage or January 1, 2026, whichever is later.

In addition, upon ratification by the legislative body of the County of Ventura or of any city where Article 3, Section 903; Article 3, Appendix B; and Article 4, Section 604.11 are adopted to apply, pursuant to subdivision (c) of Health and Safety Code Section 13869.7, the aforementioned provisions shall apply upon the effective date of this Ordinance or upon the date of said ratification or adoption by the County or any city, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2025, by the following vote:

AYES: Directors _____

NOES: Directors _____

ABSENT: Directors _____

CHAIR, BOARD OF DIRECTORS
COUNTY OF VENTURA

ATTEST:

SEVET JOHNSON
Clerk of the Board of Directors
County of Ventura, State of California

By: _____
Deputy Clerk of the Board