



ABBRIDGED “CODE ONLY” VERSION (ORDINANCE NO.2025-121)

THE 2025 WILDLAND URBAN INTERFACE CODE IS AMENDED, ADDED OR DELETED AS IDENTIFIED HEREIN:

Section 101.3.1 in Chapter 1 is amended to read as follows:

101.3.1 Application. New *and substantially remodeled buildings* located in any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this code. This shall include all new *and substantially remodeled* buildings with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as “applicable buildings,” as well as new buildings and structures accessory to those applicable buildings.

Exceptions:

1. Group U occupancy accessory buildings of any size located at least 50 feet (15 240 mm) from an applicable building on the same lot.
2. Group U occupancy agricultural buildings, as defined in Section 202 of the California Building Code of any size located at least 50 feet (15 240 mm) from an applicable building.
3. Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.
4. New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.

Exception 5 deleted

Section 101.3.1.1 in Chapter 1 is amended to read as follows and with the exceptions deleted:

101.3.1.1 Where required. New buildings *and substantial remodels* located in any Fire Hazard Severity Zone or Wildland-Urban Interface Area shall comply with this code, including all of the following areas:

All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) *and Local Responsibility Areas (LRA)* including:

- Moderate Fire Hazard Severity Zones.**
- High Fire Hazard Severity Zones.**
- Very High Fire Hazard Severity Zones.**

Land designated as a wildland-urban interface area by the *Kentfield Fire District*

Section 101.5 of Chapter 1 is hereby deleted and the following language substituted in its place:

101.5 Additions or alterations. Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code provided the additions or alterations do not constitute a substantial remodel and, provided the addition or alteration conforms to that required for a new building or structure

Exception: Provisions of this code that specifically apply to existing conditions are retroactive. See Sections 402.3, and 601.1.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

Section 101.6 of Chapter 1 is hereby deleted and the following language substituted in its place:

101.6 Maintenance. *All buildings, structures, access, water supply, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance with the code edition under which the same were installed. The Owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures, access roads, water supplies, landscape materials and vegetation.*

Section 104.2 of Chapter 1 is hereby deleted and the following language substituted in its place:

Section 104.2 Determination of compliance. The Fire Chief is authorized to determine compliance, render interpretations of this code and to make and enforce rules and supplemental regulations and to develop Fire Protection Standards to carry out the application and intent of its provisions. Such interpretations, rules, and regulations, and standards shall be in conformance with the intent and purpose of this code. A copy of such rules and regulations shall be filed with the Fire Chief of the Kentfield Fire District and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

Section 104.7 of Chapter 1 is hereby deleted.

Section 105.2.1 of Chapter 1 is hereby added to read as follows:

Section 105.2.1 Local permits required. In addition to the permits required by section 105.2, the following permits shall be obtained from the Fire Prevention Division prior to installation of the following:

1. Implementation of a Fire Protection Plan.
2. Implementation of a Vegetation Plan.

Section 110 of Chapter 1 is hereby deleted.

Section 110.1 of Chapter one is added as follows:

Section 110.1 Certificate of Completion. No building, structure or premises shall be used or occupied, and no change in the existing occupancy classification of a building, structure, premise or portion thereof shall be made until the code official has issued a “Final Approval” for occupancy thereof. The “Final Approval” for occupancy shall not be issued until the “Final Approval” for occupancy indicating that the project is in compliance with this code has been issued by the code official.

Issuance of a “Certificate of completion” shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the County of Marin. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the County of Marin shall not be valid.

Section 202 of Chapter 2 is amended by adding the following definitions:

Code Official. *The official designated by the County of Marin to interpret and enforce building standards of this code, shall be the Building Official. The official designated by the County of Marin to interpret and enforce fire and life safety provisions of this code shall be the Fire Chief.*

Driveway *is a vehicular ingress/egress access route that serves no more than two dwelling units, not including accessory structures. Driveways shall provide a minimum unobstructed width 16 feet and a minimum unobstructed height of 15 feet. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds.*

Substantial Remodel *shall mean the renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure within any 36-month period. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists, and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for the purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.*

VMP *shall mean Vegetation Management Plan or Vegetation Plan.*

Section 402.1.1 of Chapter 4 is amended to read as follows:

402.1.1 **Access.** New subdivisions, as determined by the County of Marin, shall be provided with fire apparatus access roads in accordance with the *California Fire Code as amended*.

Section 402.2.1 of Chapter 4 is amended to read as follows:

402.2.1 **Access.** Individual structures hereafter constructed, substantial remodels, or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *California Fire Code* and driveways in accordance with Section 403.

Section 402.2.2 of Chapter 4 is amended to read as follows:

402.2.2 **Water supply.** Individual structures hereafter constructed, substantial remodels, or relocated into or within wildland urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

Exception: Buildings containing only private garages, carports, and sheds with a floor area of not more than 120 square feet.

Section 403.1.2 of Chapter 4 is amended to read as follows:

403.1.2 **Width.**

- a) All Roads shall be constructed to provide a minimum of two ten-foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code Section 35250.
- b) All one-way roads shall be constructed to provide a minimum of one sixteen-foot traffic lane, not including shoulders. The County of Marin may approve one-way Roads.
- c) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for not more than ten (10) Residential Units.
- d) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way Road.
- e) All Driveways serving a residential unit shall be constructed to provide a minimum of one sixteen-foot traffic lane; driveways serving 3-5 residential units shall be constructed to provide a minimum of one twenty-foot traffic lane, twenty (24) feet unobstructed horizontal clearance, and unobstructed vertical clearance of fifteen-

foot (15-ft.) vertical clearance. A driveway shall not serve in excess of five dwelling units.

Exception: When such driveways meet the requirements for an access road in accordance with the California Fire Code.

Section 403.1.3 of Chapter 4 is amended to read as follows:

403.1.3 Road surfaces.

- a) Roads *and driveways* shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
- b) Project proponent shall provide engineering specifications to support design, if requested by the local jurisdiction.
- c) Surface materials shall be all weather surface that is either A/C paving, concrete, or other materials as approved by the AHJ.

Section 403.1.4 of Chapter 4 is hereby amended to add the following:

403.1.4 Grades.

- a) Any driveway with a grade over 15% shall be of concrete and Kerf-cut/grooved so as to allow for water run-off and traction.
- b) The design for grooved concrete shall be 1/2-in. wide, 1/2-in. deep and 1-1/2-in. on center with a 10 deg.- 45-deg. angle to the center line of the driveway.
- c) Other surfaces may be used if the skid resistance is equivalent to or superior to grooved concrete as certified by a registered Civil Engineer.
- d) The surface of the driveway shall be approved prior to installation by the fire code official.

Section 403.1.6 of Chapter 4 is amended to read as follows:

403.1.6 Turnarounds.

- a) Turnarounds are required on driveways and dead-end roads.
- b) *driveway turnarounds shall have a minimum inside radius of 27 feet and outside turning radii of not less than 45 feet.* If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway *in addition to a turnaround at the end of the driveway.* Where the driveway exceeds 800 feet, turnouts shall be provided not more than 300 feet apart.
- d) A turnaround shall be provided on driveways over 150 feet in length and shall be within fifty (50) feet of the building.
- e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 800-foot intervals.

Section 403.1.10 of Chapter 4 is amended to read as follows:

403.1.10 Gate entrances.

- a) All gates shall open fully to provide an unobstructed passage width of not less than 16 feet or a minimum of two feet wider than the approved net clear opening of the required all weather roadway or driveway and a minimum net vertical clearance of 15 feet.
- b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.
- c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty-foot turning radius shall be used.
- d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained and operational at all times.

Section 403.1.11 of Chapter 4 is added to read as follows:

*403.1.11 **Emergency Vehicle Access.** Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life saving or firefighting purposes, the code official is authorized to require key access to be installed in an accessible location. The key access shall be of a type approved by the code official and shall contain keys or an approved key switch to gain necessary access as required by the code official.*

Section 404.2 of Chapter 4 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, substantially remodeled or moved into or within the jurisdiction in accordance with Section 507 of the California Fire Code.*

Section 404.9 of Chapter 4 is amended to read as follows:

*404.9 **Testing and maintenance.** Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as determined and required by the code official. All such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards and shall not be made without approval of the Code Official.*

Section 501.1 of Chapter 5 is amended to read as follows:

501.1 Scope. New and substantially remodeled buildings and structures located in any Fire Hazard Severity Zone or Wildland Urban Interface (WUI) Fire Area designated by the enforcing agency shall be constructed in accordance with the California Building Code and

this code. This chapter applies to building materials, system and/or assemblies used in the exterior design and construction of new buildings, substantial remodels, additions, modifications, and/or relocation within a Fire Hazard Severity Zone or Wildland Urban Interface (WUI) Fire Area as defined in Section 202.

Exceptions:

1. Group U accessory structures not exceeding 120 square feet (11m²) in floor area where located not less than 50 feet (15 240 mm) from applicable buildings.
2. Group U agricultural buildings not less than 50 feet (15 240 mm) from applicable buildings.

Section 501.5 of Chapter 5 is amended to read as follows:

501.5 Definitions.

MODIFIED. Any replacement either same in size or different in size or an addition of any building component.

Section 503.1 of Chapter 5 is amended to read as follows:

503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface (WUI) areas or Fire Hazard Severity Zones shall meet the construction requirements in accordance with Chapter 5. Materials required to be ignition-resistant building materials shall comply with the requirements of Section 503.2.

Exceptions:

1. New accessory buildings and miscellaneous structures complying with Section 504.11.
2. ~~Additions to and remodels of buildings originally constructed prior to July 1, 2008.~~
3. Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.

Section 503.2.2 of Chapter 5 is amended to read as follows:

503.2.2 Fire-retardant-treated wood. Fire-retardant-treated wood is prohibited for use in exterior siding, decking, or roofing.

Exception:

1. For any building or structure listed or determined eligible for the following registries: California Points of Historical Interest, California State Historical Landmarks, California Register of Historical Resources, and the National Register of Historic Places.

Section 503.2.3 of Chapter 5 is amended to read as follows:

Section 503.2.3 Fire-retardant-treated wood roof coverings. Fire-retardant-treated wood shingles and shakes are prohibited in roof assemblies.

Exception:

1. For any building or structure listed or determined eligible for the following registries: California Points of Historical Interest, California State Historical Landmarks, California Register of Historical Resources, and the National Register of Historic Places.

Section 503.3.1 of the 2025 Wildland-Urban Interface Code is hereby amended to read as follows:

Section 503.3.1 **Qualification by Testing.** Material and material assemblies tested in accordance with the requirements of Section 503 shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal or identified in a current report issued by an agency approved by the building official and/or the fire official.

- Section 503.3.4 of the 2025 Wildland-Urban Interface Code is hereby deleted:

~~Section 503.3.4 Fire-retardant treated wood shingles and shakes. Fire-retardant treated wood shingles and shakes shall be approved and listed by the State Fire Marshall in accordance with Section 208 (c), Title 19 California Code of Regulations~~

Section 504.3 of Chapter 5 is amended to read as follows:

Section 504.3 Protection of enclosed eaves. The exposed underside of enclosed roof eaves and soffits shall be protected on the exposed underside by one or more of the following:

1. Noncombustible materials.
2. Ignition-resistant building materials.
3. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
4. 2-inch (51 mm) nominal dimension lumber.
5. ~~1-inch (25 mm) nominal fire-retardant treated lumber or 3/4-inch (19.1 mm) nominal fire-retardant treated plywood, identified for exterior use and complying with Section 2303.2 of the California Building Code.~~
5. Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.
6. Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in accordance with the test producers set forth in SFM Standard 12-7A-3.

Facias are required and shall be ignition-resistant building materials, ~~fire-retardant treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code~~, materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

Section 504.3.1 of Chapter 5 is amended to read as follows:

Section 504.3.1 Protection of open eaves. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:

1. Noncombustible material.
2. Ignition-resistant building material.
- ~~3. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.~~
3. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
4. 2-inch (51 mm) nominal dimension lumber.
5. One layer of 5/8-inch (16 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.
6. The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

Facias, if provided, shall be ~~of fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code~~, ignition-resistance building materials, materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

Section 504.5 of Chapter 5 is amended to read as follows:

Section 504.5 **Exterior walls.** Exterior walls of buildings or structures shall be constructed with one or more of the following methods, unless they are covered with an exterior wall covering complying with Sections 504.5.2 and 504.5.2.1:

1. 1-hour fire-resistance-rated construction on the exterior side.
2. Noncombustible materials.
3. Heavy timber. Assembly of sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks splined, tongue-and-groove or set close together and well spiked.
4. Log wall construction.
5. Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 504.9.3.
6. Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.

7. Wall assemblies suitable for exterior fire exposure containing one layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing.
8. Wall assemblies suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263.
9. ~~Fire retardant treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.~~

Section 504.5.2 of Chapter 5 is amended to read as follows:

Section 504.5.2 Exterior wall coverings. Exterior wall coverings shall comply with one or more of the following requirements:

1. Noncombustible material.
2. Ignition-resistance building material labeled for exterior use.
3. ~~Fire retardant treated wood labeled for exterior use and complying with the requirements of Section 2303.2 of the California Building Code.~~
4. ~~Fire retardant treated wood shingles and shakes which have been qualified in accordance with Section 1505.6 of the California Building Code for use as "Class B" roof covering shall be an acceptable alternative wall covering material where installed over solid sheathing.~~

Exception: Exterior wall coverings which are a component of an approved wall assembly complying with Section 504.5.

Section 504.6 of Chapter 5 is amended to read as follows:

Section 504.6 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction ~~or fire-retardant treated wood. The fire-retardant treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the California Building Code.~~

Section 504.7 of Chapter 5 is amended to read as follows:

Section 504.7 Projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, other than decks, shall be heavy timber construction or constructed of one of the following:

1. Noncombustible materials.
2. ~~Fire retardant treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the California Building Code.~~
2. Ignition-resistant building materials in accordance with Section 503.2.

3. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
4. One layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.
5. The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the ceiling assembly, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
6. The underside of a floor projection assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.
7. The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Section 504.7.1 of Chapter 5 is amended to read as follows:

Section 504.7.1 Underside of projections. The underside of projections shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall be protected by one or more of the following:

1. Noncombustible material.
2. Ignition-resistant building material shall be labeled for exterior use and shall meet the requirements of Section 503.2.
- ~~3. Fire-retardant treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2.~~
3. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as treated in accordance with ASTM E119 or UL 263.
4. One layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
5. The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the floor, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
6. The underside of a floor assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.
7. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exception: Structural columns and beams are not required to be protected in accordance with Section 504.7.1 when constructed with sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks shall be splined, tongue-and-groove, or set close together and well spiked.

Section 504.7.3.2 of Chapter 5 is amended to read as follows:

Section 504.7.3.2 Decking surfaces. The walking surface material of decks, porches, balconies and stairs shall be constructed with any of the following materials:

1. Material that complies with the performance requirements of Section 504.7.3.3 when tested in accordance with ASTM E2632 and ASTM E2726.
2. Ignition-resistance building material that complies with the performance requirements of Section 503.2.4.
3. Material that complies with the performance requirements of both SFM Standard 12-7A-4 and Section 503.2.4.
- ~~4. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.~~
4. Noncombustible material.
5. Any material that complies with the performance requirements of SFM Standard 12-7A-4A and any attached exterior wall covering that is noncombustible or ignition-resistant building materials.

Exception: Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.

6. Any material that complies with the performance requirements of Section 504.7.3.4 when tested in accordance with ASTM E2632 and any attached exterior wall covering that is noncombustible or ignition-resistant building materials.

Exception: Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.

Section 504.7.3.5 of Chapter 5 is amended to read as follows:

Section 504.7.3.5 Deck Repairs. Repairs to decks that require replacement or removal of less than 50% of the existing square footage of deck surfaces do not have to meet the requirements of Section 504.7.3.2.

- a) Repairs to decks that require replacement or removal of more than 50% of the existing square footage of deck surfaces shall have deck surface materials that meet the requirements of Section 504.7.3.2.
- b) Repairs to decks that require replacement or removal of less than 50% of the supporting structure of deck surfaces do not have to meet the requirements of Section 504.7.3.2.
- c) Repairs to decks that require replacement or removal of more than 50% of the supporting structure of deck surfaces, shall have deck surface and

supporting structure materials that meet the requirements of Section 504.7.3.2.

Section 504.8 of Chapter 5 is amended to read as follows:

Section 504.8 Exterior glazing. New or modified: Exterior windows, windows walls and glazed doors, windows within exterior doors, and skylights shall be constructed of any of the following:

1. Multilayered glazed panels with at least one pane of tempered glass complying with Section 2406 of the California Building Code.
2. Glass block.
3. Glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9 and shall be exempt from the hose stream test.
4. Glazing meeting the performance requirements of SFM Standard 12-7A-2.

Section 504.9 of Chapter 5 is amended to read as follows:

Section 504.9 Exterior doors. New or modified: Exterior doors shall be constructed in accordance with any of the following:

1. Noncombustible construction.
2. Solid-core wood not less than 1-3/4 inches thick (44 mm).
3. The exterior door shall be constructed of solid core wood that complies with the following requirements:
 - 3.1. Stiles and rails shall not be less than 1-3/8 inches (35 mm) thick.
 - 3.2. Raised panels shall not be less than 1-1/4 inches (32 mm) thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue not less than 3/8 inch (10 mm) thick.
4. Have a fire protection rating of not less than 20 minutes when tested according to NFPA 252, UL 10B or UL 10C.
5. The exterior surface or cladding meeting the performance requirements of Section 504.9.3 when tested in accordance with ASTM E2707.
6. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

Windows within doors and glazed doors shall be in accordance with 504.8

Section 508 of Chapter 5 is added to read as follows:

Section 508 – Replacement or Repair of Exterior Wall Coverings

Section 508.A General. The exterior wall covering on buildings or structures in existence prior to the adoption of this code, when more than fifty percent (50%) of exterior wall

covering on one face of a structure is repaired or replaced within a twelve (12) month period, the entire face of exterior wall covering shall comply with Section 504.5.2 of this code.

Section 602.3.1 of Chapter 6 is amended to read as follows:

Section 602.3.1 **Preliminary fire protection plan.** When a preliminary fire protection plan is submitted, it shall include, at a minimum, the following:

4. The map shall include all existing emergency water supplies.

Section 602.3.2 of Chapter 6 is amended by adding the following:

7. Identify the location of fire protection systems or equipment.
8. Identify any power sources, meters, and shutdowns.

Section 603.3, of Chapter 6 is amended to read as follows:

Vegetation Management Plan: A Vegetation Management Plan (VMP) shall be provided for all substantial remodels and new construction, or when required by the fire code official. The Vegetation Management Plan shall include development and maintenance requirements for the Vegetation Management zone adjacent to structures and roadways and provide significant fire hazard reduction benefits for public and firefighting safety.

Section 603.3.1, of Chapter 6 is amended to read as follows:

1. Delineation of Zone 0 (0'-5'), Zone 1 (5'-30'), Zone 2 (30'-100') fuel management zones from all structures and Zone 3 (10' on either side of the road or driveway).

Section 604.6 of Chapter 6 is hereby added as follows:

Section 604.6 **Fire Hazard Reduction.** Any person who owns, leases, controls or maintains any building or structure, vacant lands, open space, and/or lands within specific Wildland Urban Interface areas of the jurisdiction of the Kentfield Fire District shall comply with the following:

1. Cut and remove all hazardous vegetation and ground coverings within 100 feet of structures, up to 200 feet when topographic or combustible vegetative types necessitate removal as determined by the Fire Code Official.
2. Remove accumulated dead vegetation on the property.
3. Cut and remove tree limbs that overhang wood decks and roofs.
4. Remove that portion of any tree which extends within 10 feet of any chimney or stovepipe, roof surfaces and roof gutters
5. Clean any leaves and needles from roof and gutters.

6. Cut and remove growth less than 3-inches in diameter, from the ground up to a height of 10 feet, provided that no crown shall be raised to a point so as to remove branches from more than the lower one-third of the tree's total height.
7. Ladder fuels shall be removed within 30 feet of the structure.
8. When required by the Fire Code Official, cut and remove trees that are 6" of diameter or less at breast height, or four feet, six inches above ground, to achieve canopy separation within 30 feet of the structure.
9. Vegetation clearance requirements for new construction and substantial remodels in Wildland-Urban Interface Areas shall be in accordance with the 2025 California Wildland-Urban Interface Code, as amended by the Kentfield Fire District.

EXCEPTION 1: When approved by the Fire Code Official, single specimens of trees, ornamental shrubbery or similar plants, or plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

EXCEPTION 2: When approved by the Fire Code Official, grass and other vegetation located more than 30 feet (9144 mm) from buildings or structures less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize soil and prevent erosion.

Section 604.7 of Chapter 6 is hereby added and shall read as follows:

Section 604.7 Fire Hazard Reduction from Roadways. The Fire Code Official is authorized to cause areas within 10 feet (3048 cm) on each side of portions of highways, fire apparatus access roads (improved or unimproved), and driveways (improved or unimproved), which are improved, designed, or ordinarily used for vehicular traffic to be cleared of flammable vegetation and other combustible growth. Corrective action, if necessary, shall be the same as the actions required in section 604.6. The Fire Code Official is authorized to enter upon private property to carry out this work.

Exception 1: When approved by the Fire Code Official, single specimens of trees, ornamental shrubbery or similar plants, or plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

Section 613 of Chapter 6 is hereby added and shall read as follows:

Section 613 Fire Protection Systems

Section 613.1 of Chapter 6 is hereby added and shall read as follows:

Section 613.1 General. The installation of fire protection systems shall be in accordance with nationally recognized standards and Fire Protection Standards.

Section 613.2 of Chapter 6 is hereby added and shall read as follows:

Section 613.2 Automatic Fire Sprinkler System. An approved automatic fire sprinkler system shall be installed in all occupancies, in new buildings, and substantial remodels. The installation of the automatic fire sprinkler systems shall be in accordance with nationally recognized standards and Fire Protection Standards.

Exceptions:

1. Detached pool houses, workshops, Group U private garages, barns and similar structures, built in conjunction with existing non-sprinklered single family residences and provided the new structure is less than 1,000 square feet and is not intended for use as a dwelling unit.
2. Detached non-combustible, limited combustible canopies.
3. Group B or M occupancies less than 1000 square feet.
4. Detached restroom facilities associated with golf courses, ball fields, parks and similar uses as approved by the Fire Code Official.
5. Agricultural buildings as defined in Appendix C of the Building Code and not exceeding 2000 square feet, having clear unobstructed side yards free of combustible materials, exceeding 60 feet in all directions and not exceeding 25 feet in height, located within an agricultural zoned district as defined in the Marin County Planning Code.

Section 613.3 of Chapter 6 is hereby added and shall read as follows:

Section 613.3 Exterior Wildfire Protection System. An approved system of devices and equipment which is automatically or manually activated to discharge water and or an approved fire-extinguishing agent onto the structure and or the exterior of the structure to hydrate the Immediate Zone 0 (0-5 feet from the home, including the home) and the Intermediate Zone 1 (5-30 feet from the home).

Section 613.3.1 of Chapter 6 is hereby added and shall read as follows:

Section 613.3.1 General. Exterior Wildfire Protection Systems shall comply with this section.

Section 613.3.1 of Chapter 6 is hereby added and shall read as follows:

Section 613.3.2 Construction documents. Documentation of the system shall be submitted per 901.2 of the *California Fire Code*.

Section 613.3.2 of Chapter 6 is hereby added and shall read as follows:

Section 613.3.3 Permits. Permits shall be required as set forth in section 901.3 of the *California Fire Code*.

Section 701.1 of the California Building Code and Section R327.1.1 of the California Residential Code are hereby amended by adding the following sentence:

Buildings constructed in designated Wildland Urban Interface areas shall comply with this code and the 2025 Wildland Urban Interface Code as amended by the Kentfield Fire District.

Chapter 7 is hereby amended and shall read as follows:

Chapter 7 Referenced Standards - ICC

CBC - 2025 California Building Code. Section 701.1 of the California Building Code is hereby amended by adding the following sentence:

Buildings constructed in designated Wildland Urban Interface areas shall comply with this code and the 2025 Wildland Urban Interface Code as amended by the Kentfield Fire District.

CFC - 2025: California Fire Code 1.11.3.4, 1.11.9, 1.11.10, 102.8, 105.1, 201.3, 202, 402.1.1, 402.1.2, 402.2.1, 402.2.2, 403.2.4, 404.4, 404.5, 404.10.3, 606.1, 606.2, **613.3.2, 613.3.2**

CRC - 2025 California Residential Code. Section R327.1.1 of the California Residential Code is hereby amended by adding the following sentence:

Buildings constructed in designated Wildland Urban Interface areas shall comply with this code and the 2025 Wildland Urban Interface Code as amended by the Kentfield Fire District.

APPENDIX A

Section A104.7.2 of Appendix A is amended to read as follows:

A104.7.2 **Permits.** The Fire Code Official is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the Fire Code Official. Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under any of the following conditions:

1. When high winds are blowing.
2. When a person 17 years old or over is not present to watch and tend such fire.
3. When a public announcement is made that open burning is prohibited.

Section A104.11 is added to Appendix A and shall read as follows:

A104.11 **Tracer Bullets, Tracer Charges, Rockets and Model Aircraft.** Tracer bullets and tracer charges shall not be possessed, fired or caused to be fired into or across hazardous fire areas. Rockets, model planes, gliders and balloons powered with an engine,

propellant or other feature liable to start or cause a fire shall not be fired or projected into or across hazardous fire areas.

Section A104.12 is added to Appendix A and shall read as follows:

A104.12 Explosives and Blasting. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within hazardous fire areas except by permit from the Fire Code Official.

Section A104.13 is added to Appendix A and shall read as follows:

A104.13 Apiaries. Lighted or smoldering material shall not be used in connection with smoking bees in or upon hazardous fire areas except by permit from the Fire Code Official.

SECTION 5: AUTHORITY TO ARREST AND ISSUE CITATIONS

(a) The Fire Chief, Chief Officers, Fire Marshal, Deputy Fire Marshal, and Fire Inspectors shall have authority to arrest or to cite any person who violates any provision of this Chapter involving the Fire Code or the California Building Standards Code regulations relating to fire and panic safety as adopted by the State Fire Marshal, in the manner provided for the arrest or release on citation and notice to appear with respect to misdemeanors or infractions, as prescribed by Chapters 5, 5c and 5d of Title 3, Part 2 of the California Penal Code, including Section 853.6, or as the same hereafter may be amended.

(b) It is the intent of the Board of Directors of the Kentfield Fire District that the immunities provided in Penal Code Section 836.5 be applicable to aforementioned officers and employees exercising their arrest or citation authority within the course and scope of their employment pursuant to this Chapter.

SECTION 6: PENALTIES

- a) The violations of the Fire Code as adopted herein are misdemeanors/infractions and are subject to the penalties set forth herein.
- b) If a criminal citation is issued, penalties shall be per Section 108, 109, or 111 of Section 16.16.040. If an administrative citation is issued, the penalties are as follows, except as otherwise stated in this Ordinance.
- c) The first citation, within a 12-month period, for violations of the Fire Code and any amendments adopted herein shall be treated as a Civil Penalty payable directly to the Kentfield Fire District and is set at \$150 plus the actual costs of all inspections required to gain compliance at the rate set from time to time by the Kentfield Fire District Said civil penalties shall be a debt owed to the Kentfield Fire District by the person responsible for the violation within thirty (30) days after the date of mailing of the citation unless an appeal

is filed as provided in Section 16.16.055. Upon failure to pay the civil penalty when due, the responsible person shall be liable in a civil action brought by the Kentfield Fire District for such civil penalty and costs of the litigation, including reasonable attorney's fees.

- d) Any subsequent citations within a twelve (12) month period for any violations of the Fire Code and any amendments adopted herein shall be misdemeanors/infractions and shall be subject to the penalties set forth herein.
- e) The imposition of one penalty for any violation shall not excuse the violation or permit it to continue and all such persons shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each day that a violation occurs or continues after a final notice has been delivered shall constitute a separate offense. The application of both penalties shall not be held to prevent the enforced correction of prohibited conditions.
- f) Nothing contained in Subsections (a) through (f) of this Section shall be construed or interpreted to prevent the Kentfield Fire District from recovering all costs associated with a Kentfield Fire District response as described in Section 104.11 of the 2025 California Fire Code as amended.

SECTION 7: APPEALS

- a) Any person receiving a citation for a civil penalty pursuant to Subsection (b) of Section 6 or a bill for Kentfield Fire District response costs and expenses pursuant to Section 113.4 of the Fire Code, may file within thirty (30) days after the date of mailing the citation or bill, an administrative appeal against imposition of the civil penalty or response costs and expense. The appeal shall be in writing and filed with the Fire Chief and shall include a copy of the bill and statement of the grounds for appeal. The Fire Chief shall conduct an administrative hearing on the appeal; after giving the appellant at least ten (10) days' advance written notice of the time and place of the hearing. Within ten (10) days after the hearing the Chief shall give written notice of the decision to the appellant, which decision shall be final. If the appeal is denied in part or full, all amounts due shall be paid within thirty (30) days after the mailing of the notice of the decision of the hearing officer.

Whenever the Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Chief to the Board of Directors of the Kentfield Fire District within 10 days from the date of the decision. The provision of this section shall not apply to corrective actions for the clearance of brush or vegetative growth from structures as outlined in various sections of this Code, or to matters for which an appeal is provided pursuant to Section 6 (a) above.

SECTION 8: WILDLAND-URBAN INTERFACE AREAS

Specific boundaries of natural or man-made features of wildland urban interface areas shall be as shown on the wildland-urban interface map on file with the District Secretary.

SECTION 9: FORMER ORDINANCES

All former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance or the Code hereby adopted are hereby repealed. This action shall not relieve any party from the requirements of compliance with provisions of the previous Ordinance implemented while it was in force.

SECTION 10: VALIDITY

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

SECTION 11: ORDINANCE PUBLICATION AND EFFECTIVE DATE

A summary of this Ordinance shall be published and a certified copy of the full text of this Ordinance shall be posted in the office of the Kentfield Fire District Clerk at least five (5) days prior to the Board of Directors meeting at which it is adopted.

This Ordinance shall be in full force and effective thirty (30) days after its final passage, and the summary of this Ordinance shall be published within fifteen (15) days after the adoption, together with the names of the Board of Directors voting for or against same, in the Marin Independent Journal, a newspaper of general circulation in the County of Marin, State of California.

SECTION 12: CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Board of Directors of the Kentfield Fire District finds that adoption of this ordinance is exempt from the California Environmental Quality Act (“CEQA”) under California Code of Regulations, Title 14, § 15061(b)(3).

Within fifteen (15) days after adoption, the Kentfield Fire District Clerk shall also post in the office of the Kentfield Fire District Clerk, a certified copy of the full text of this Ordinance along with the names of those Board of Directors members voting for and against the Ordinance.

The foregoing **Ordinance No. 2025-121** was read and introduced at a Regular meeting of the Board of Directors of the Kentfield Fire District held on the 8th day of October 2025, and ordered passed to print by the following vote, to wit:

AYES: Board Members:

NOES: Board Members:

ABSTAIN: Board Members:

ABSENT: Board Members:

and will come up for adoption as an Ordinance of the Kentfield Fire District at a Regular meeting of the Board of Directors to be held on the 12th day of November, 2025.

Barry Evergettis, Kentfield Fire District Secretary

PASSED AND ADOPTED by the Board of Directors of the Kentfield Fire District, on the 12th day of November, 2025, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSTAIN: Board Members:

ABSENT: Board Members:

Michael Murray, Chairman of the Board of Directors

Attest:

Barry Evergettis, Kentfield Fire District Secretary