

ORDINANCE No. 2025-02

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE RANCHO SANTA FE FIRE PROTECTION DISTRICT ADOPTING MODIFICATIONS FOR RESIDENTIAL STRUCTURES

The Board of Directors of the Rancho Santa Fe Fire Protection District of the County of San Diego ordains as follows:

ARTICLE I. AB 306 and Trailer Bill AB 130, now signed into law, state that from October 1, 2025, to June 1, 2031, amendments to residential building standards at the local level may not be made with the exception of:

- Local residential standards filed and effective by September 30, 2025
- Local residential standards related to home hardening (wildfire mitigation)
- Times of declared emergency

ARTICLE II. AB 130 supports a statewide approach by bringing more certainty to the home construction industry, including both affordable and market-rate developers, and helping stem further construction cost increases.

ARTICLE III. AB 306 state and local building standards in effect at the time an application for a building permit is submitted, for a residential dwelling based on a model home design approved under those standards, shall apply to all future residential dwellings based on that approved model home design, unless the model home design substantially changes at a later date or 10 years have passed since the building permit for the model home design was approved, whichever comes first.

ARTICLE IV. The Rancho Santa Fe Fire Protection District has homes that are larger than the average sized home, with unprotected void spaces that house commercial, mechanical, and electrical equipment. These unique features create difficulty in finding the exact location of a fire and gaining access to the fire.

ARTICLE V. The Rancho Santa Fe Fire Protection District will continue to enforce a more robust sprinkler system (Attachment A) and attic compartmentalization on homes larger than 6,000 square feet.

Assembly Bill 130 would remove the ability to enforce this requirement.

ARTICLE VI. The Rancho Santa Fe Fire Protection District will continue to require an automatic sprinkler system to be installed throughout the entire residential structure when:

- A plan is submitted for an addition that exceeds 50% of the existing square footage of the structure.
- The altered building size will exceed the required fire flow.
- A fire hydrant is not located within 400 feet of all portions of exterior walls in a non-sprinklered structure
- A special hazard exists, such as poor access roads, steep grades and canyon rims, hazardous brush, and response times greater than 5 minutes by a fire department.
- A remodel or reconstruction includes a significant modification to the interior or roof of the structure.

Preceding additions or remodels are limited to one permit per three-year period from the date of the last permit approval.

The fire code official may require other protective measures be taken based on existing conditions and/or potential hazards.

ARTICLE VII. The Rancho Santa Fe Fire Protection District shall continue to require the concealed space of single-family residential structures exceeding 6,000 square feet to be subdivided by draftstopping. Attic spaces and void concealed spaces above and below a floor ceiling assembly shall be installed so that the area of the concealed space does not exceed 3,000 square feet and shall be protected by a 1-hour draft stop.

Penetrations through draftstops shall comply with Section 714 of the California Building Code.

Fireblocking shall be provided in wood framed construction with non-vented deck style attic construction horizontally at intervals not exceeding 10 feet.

ARTICLE VIII. The Rancho Santa Fe Fire Protection District will continue to require that all new or remodeled structures comply with ignition resistant construction, with the exception of structures under 250 square feet located at least 50 feet from any structure or property line.

The Rancho Santa Fe Fire Protection District will continue to require:

- All exposed roof deck on the underside of unenclosed roof eaves consisting of Tongue and Groove construction to have a minimum nominal dimension of 2"
- All exposed rafter tails shall have a minimum nominal dimension of 4"
- Garage door windows shall meet the current requirements for exterior windows
- All exterior venting shall be ember resistant

All exterior wall coverings, or exterior wall assemblies shall comply with one of the following construction requirements:

- Non-combustible
- Ignition resistant material
- Log wall construction
- All stucco and cement plaster used as an exterior wall covering shall be a minimum of 7/8" thick
- Non-combustible or fire-retardant treated wood shake used as an exterior wall covering shall have an underlayment of a minimum of ½ inch fire rated gypsum sheathing tightly butted, or taped and mudded, or an underlayment of other ignition resistant material approved by the fire code official

ARTICLE IX. The Rancho Santa Fe Fire Protection District will require that all fire apparatus access roads meet the below standard.

- Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet. Exceptions:
 - Single-family residential driveways serving no more than two residential parcels shall have a minimum of 16 feet of unobstructed improved width.
 - Single family dwellings serving 3-8 parcels shall have a minimum of 20 feet of unobstructed improved width.
- Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.
- Driveways exceeding 150 feet in length, but less than 600 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 600 feet, turnouts shall be provided no more than 400 feet apart.
- The fire apparatus access road requirement for widening an existing, improved, and paved fire apparatus access roadway shall be as provided in the following Table. The fire apparatus access road shall be constructed to extend from the property line to the nearest public or private road.

Number of Parcels Served	Unobstructed Road Width	Roadways Over 600 foot Long
1-2	16 Foot paved	Turnouts every 400 feet
3-8	20 Foot paved	Turnouts every 400 feet
9 or More	24 Foot paved	Not Required

- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the fire code official) and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- The horizontal inside radius of any public or private driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official.
- A cul-de-sac or other approved turn-around shall be provided in residential areas where the fire apparatus access road serves 3 or more parcels.
- The gradient for a fire apparatus access roadway shall not exceed 15.0%. The fire code official may allow roadway grades up to 20.0%. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided slopes over 15% have a deep broom finish perpendicular to the direction of travel to enhance traction.

ARTICLE X. The Board of Directors hereby declares that should any attachment, section, paragraph, sentence or word of this ordinance be declared for any reason to be invalid; it is the intent of the Board that it would have adopted all other portions of this ordinance independent of the elimination there from of any such portion as may be declared invalid.

ARTICLE XI. The Board of Directors of the Rancho Santa Fe Fire Protection District does hereby approve the adoption of the attached standards of protection of larger homes with a more robust sprinkler system and attic compartmentalization. (Attachment A)

ARTICLE XII.

The Clerk of the Board of Directors will certify to the adoption of this Ordinance and cause the same to be published in the manner required by law. This Ordinance will take effect thirty (30) days after its final passage at a public hearing as required by law. The effective date will be the 14th of November 2025.

ARTICLE XIII.

First Read at a regular meeting of the Board of Directors of the Rancho Santa Fe Fire Protection District of the County of San Diego, California, on the 17th day of September 2025. A public hearing and final adoption occurred on the 15th day of October 2025 by the following vote:

AYES:	ASHCRAFT, BARNARD, HILLGREN, STINE, TANNER
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE


James H. Ashcraft
President

ATTEST


Sarah Montagne
Board Clerk