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(O-2026-65)  
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ORDINANCE NUMBER O- **22043** (NEW SERIES)

DATE OF FINAL PASSAGE **JAN 29 2026**

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE 11, OF THE SAN DIEGO MUNICIPAL CODE BY RETITLING ARTICLE 11, ADDING NEW DIVISION 00, SECTIONS 511.0001, 511.0002, 511.0003, AND 511.0004, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 01, BY RETITLING DIVISION 01, BY RETITLING AND AMENDING SECTIONS 511.0101, 511.0102, 511.0103, 511.0104, 511.0105 AND BY ADDING SECTIONS 511.0108, 511.0112, AND 511.0113, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 02, BY RETITLING DIVISION 02, BY AMENDING SECTION 511.0202, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 03, BY RETITLING DIVISION 03, BY AMENDING SECTIONS 511.0304 AND 511.0307, REPEALING SECTION 511.0308 AND ADDING SECTION 511.0322, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 04, BY AMENDING SECTIONS 511.401, 511.0403, AND BY REPEALING SECTION 511.0406, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 05, BY RETITLING AND AMENDING SECTION 511.0503, BY AMENDING SECTION 511.0505, AND BY AMENDING SECTION 511.0507, BY AMENDING CHAPTER 5, ARTICLE 11, BY ADDING NEW DIVISION 09 AND SECTION 511.0901, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 11, BY AMENDING SECTION 511.1103 AND ADDING SECTION 511.1113, BY AMENDING CHAPTER 5, ARTICLE 11, BY ADDING NEW DIVISION 12 AND SECTION 511.1207, BY AMENDING CHAPTER 5, ARTICLE 11, BY ADDING NEW DIVISION 26 AND SECTION 511.2600, BY AMENDING CHAPTER 5, ARTICLE 11, BY ADDING NEW DIVISION 33 AND SECTION 511.3307, BY AMENDING CHAPTER 5, ARTICLE 11, BY REPEALING DIVISION 49, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 50, BY AMENDING SECTION 511.5001, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 56 BY AMENDING SECTION 511.5601, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 82, BY RETITLING AND AMENDING DIVISION 82, BY AMENDING SECTION 511.8201, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 83, BY AMENDING SECTIONS 511.8300 511.8301, 511.8302, 511.8303 AND 511.8321, ALL RELATING TO FIRE REGULATIONS AND THE ADOPTION OF THE 2025 CALIFORNIA FIRE CODE.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. The State of California's fire and building codes are based on model codes, such as the International Fire Code (IFC), which are periodically updated.

B. The official California Building Standards Code (Title 24), which includes the California Fire Code (Part 9), is published every three years and becomes effective 180 days after publication.

C. The California Building Standards Commission (CBSC), in collaboration with the State Fire Marshal, adopts the most recent edition of the IFC as the foundation for the California Fire Code and includes necessary California amendments.

D. The CBSC published the latest edition of the California Fire Code on July 1, 2025, which will become effective January 1, 2026.

E. State law permits local jurisdictions to adopt amendments to the California Fire Code based on express findings that the changes are reasonably necessary because of local climatic, geological, or topographical conditions.

F. The Council finds that adopting the California Fire Code, including portions of the IFC not included in the California Fire Code, along with certain modifications and changes, is reasonably necessary because of local climatic, geological, and topographical conditions, and incorporates them into the San Diego Municipal Code.

G. This Ordinance supplements state law and protects the health and safety of the citizens of the City of San Diego.

H. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff, with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. The California Fire Code, designated in California Code of Regulations, Title 24, Part 9, 2025 Edition published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the 2024 Edition of the International Fire Code including Appendix B, C and D published by the International Code Council not included in the California Building Standards Code, as adopted and modified in San Diego Municipal Code, Chapter 5, Article 11, shall be known as the San Diego Fire Code for the purpose of establishing and enforcing the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

The Council finds that adopting the California Fire Code, including portions of the IFC not included in the California Fire Code, along with certain modifications and changes, is reasonably necessary because of local climatic, geological, and topographical conditions, and incorporates them into the San Diego Municipal Code.

Section 2. Chapter 5, Article 11, of the San Diego Municipal Code is amended by retitling Article 11 and adding Division 00, sections 511.0001, 511.0002, 511.0003, and 511.0004, to read as follows:

**Article 11: San Diego Fire Code**

**Division 00: Adoption of the 2025 California Fire Code**

**§511.0001 Adoption of the 2025 California Fire Code, Purpose and Intent, and Administrative Provisions.**

Except as otherwise provided in this Article, the California Fire Code, designated in California Code of Regulations, Title 24, Part 9, 2025 Edition published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the 2024 Edition of the International Fire Code including Appendices B, C, and D, published by the International Code Council not included in the California Building Standards Code, are hereby adopted as the San Diego Fire Code and shall be in full force and effect. A copy of the California Fire Code (2025 Edition), which integrates the International Fire Code, is on file in the Office of the City Clerk as Document No. OO- **22043**

- (a) Collectively, the California Fire Code (2025 Edition), and the International Fire Code (2024 Edition) are referred to in this Article as the 2025 California Fire Code.
- (b) This Article of the San Diego Municipal Code sets forth (1) the portions of the 2025 California Fire Code that the City has Not Adopted in the San Diego Fire Code, (2) the portions of the 2025 California Fire Code that the City has amended and adopted in the San Diego Fire Code, and (3) the portions of the San Diego Fire Code that were adopted as Local Additions that augment the 2025 California Fire Code. Text is included within this Article of the San Diego Municipal Code only where the City has Not Adopted or has amended the 2025 California Fire Code or has

adopted Local Additions that augment the 2025 California Fire Code.

Otherwise, under paragraph (a) of section 511.0001, all portions of the 2025 California Fire Code are adopted in full.

To easily locate various sections of the 2025 California Fire Code contained within this Article of the San Diego Municipal Code, the numbering system of the Divisions within Chapter 5, Article 11 reflects the corresponding numbering system of the 2025 California Fire Code. For example, section 304 of the 2025 California Fire Code is reflected in Chapter 5, Article 11, Division 03, as section 511.0304. Also, sections within the 2025 California Fire Code retain those same section numbers when referred to within the text of the San Diego Municipal Code. For example, section 503.2.1 of the 2025 California Fire Code will also be cited as California Fire Code section 503.2.1 within the text of the San Diego Municipal Code.

- (c) Where the City has adopted an entire Chapter of the 2025 California Fire Code without any local amendments, the corresponding Division number within this Article is “reserved.”
- (d) Any reference within the San Diego Fire Code to the “C.B.C.” or “California Building Code” shall refer to those provisions of the California Building Code as adopted by Chapter 14 of the San Diego Municipal Code

**§511.0002 Portions of the 2025 California Fire Code Not Adopted**

The following sections of the 2025 California Fire Code are Not Adopted:

- (a) Section 102.6;

- (b) Sections 104.7.1 through 104.7.6;
- (c) Section 105.5.17;
- (d) Section 105.5.19;
- (e) Section 105.5.21;
- (f) Section 105.5.34;
- (g) Section 105.5.43;
- (h) Section 105.5.48;
- (i) Sections 404.2.3 through 404.2.3.2;
- (j) Sections 1103.1 through 1103.3.2;
- (k) Sections 1103.4 through 1103.6.2;
- (l) Sections 1103.7.1 through 1103.7.2;
- (m) Sections 1103.7.4 through 1103.7.6;
- (n) Section 1103.10;
- (o) Sections 1104.1 through 1104.2;
- (p) Sections 1104.6 through 1104.23;
- (q) Sections 1105.1 through 1105.11.2;
- (r) Sections 1207.7.1 through 1207.7.2;
- (s) Sections 2601.1 through 2603.7;
- (t) Sections 3307.2.2.1 through 3307.2.2.3;
- (u) APPENDIX A;
- (v) Section D104.1 only of APPENDIX D;
- (w) APPENDIX E through Appendix G; and
- (x) APPENDIX I through Appendix Q.

**§511.0003      Local Amendments to the 2025 California Fire Code Adopted by the City of San Diego**

The following sections or sub-sections of the 2025 California Fire Code are amended by this Article:

- (a) Chapter 1, Section 101.1, Title;
- (b) Chapter 1, Section 103.1, Creation of Agency;
- (c) Chapter 1, Section 104.7, Official Records;
- (d) Chapter 1, Section 105.5, Required Operational Permits;
- (e) Chapter 1, Section 108.2, Fee Schedule;
- (f) Chapter 1, Section 112.1, Board of Building Appeals and Advisors;
- (g) Chapter 1, Section 113.3.1, Service;
- (h) Chapter 1, Section 113.4, Violation Penalties;
- (i) Chapter 2, Section 202, General Definitions;
- (j) Chapter 3, Section 304.1.3, Vegetation;
- (k) Chapter 3, Section 307.4.1, Bonfires;
- (l) Chapter 3, Section 307.4.3, Portable Outdoor Fireplaces;
- (m) Chapter 4, Section 401.2, Approval;
- (n) Chapter 4, Section 401.4, Required Plan Implementation;
- (o) Chapter 4, Section 403.2, Group A Occupancies;
- (p) Chapter 4, Section 403.11.1, Fire Watch Personnel;
- (q) Chapter 4, Section 403.11.1.1, Duty Times;
- (r) Chapter 4, Section 403.11.1.2, Duties;
- (s) Chapter 5, Section 505.1, Address Identification;
- (t) Chapter 5, Section 507.3, Fire Flow;

- (u) Chapter 9, Section 901.6.3, Records;
- (v) Chapter 11, Section 1113.1.1, Application;
- (w) Chapter 12, Section 1207.1, General;
- (x) Chapter 12, Section 1207.2.1, Commissioning;
- (y) Chapter 12, Section 1207.3.4, Energy Storage Management System;
- (z) Chapter 12, Section 1207.7, Indoor Installations;
- (aa) Chapter 12, Table 1207.7, Indoor ESS Installations;
- (bb) Chapter 12, Section 1207.7.3, Prohibited ESS Installation Locations;
- (cc) Chapter 12, Section 1207.7.4, Fire-Resistance-Rated Separations;
- (dd) Chapter 12, Section 1207.11, ESS in Group R Occupancies;
- (ee) Chapter 33, Section 3307.2.1, Combustible Building Materials;
- (ff) Chapter 33, Section 3307.2.2, Vertical Construction of Types III, IV and V Construction;
- (gg) Chapter 33, Section 3307.4, Standpipe Supply;
- (hh) Appendix B, Table B105.1(1), Required Fire Flow for One-and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses;
- (ii) Appendix B, Table B105.2, Required Fire Flow for Buildings Other Than One-and-Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses;
- (jj) Appendix C, Table C102.1, Required Number and Spacing of Fire Hydrants;
- (kk) Appendix D, Section D103.5, Fire Apparatus Access Road Gates;
- (ll) Appendix D, Section D103.6, Fire Lane Markings;



- (mm) Appendix D, Section D103.6.1, Roads 20 to 28 Feet in Width;
- (nn) Appendix D, Section D103.6.2, Roads More Than 28 Feet in Width;
- (oo) Appendix D, Section D106.2, Projects Located in a *Wildland-Urban Interface* Area; and
- (pp) Appendix D, Section D107.1, One- or Two-Family Dwelling Residential Developments.

**§511.0004 Local Additions to the 2025 California Fire Code Adopted by the City**

The following sections are adopted as Local Additions to the 2025 California Fire Code:

- (a) Chapter 1, Section 104.12, Cost Recovery;
- (b) Chapter 1, Section 105.5.60, Fire and Harmful Gas Emergency Alarms;
- (c) Chapter 1, Section 105.5.61, General Use Permit;
- (d) Chapter 1, Section 105.5.62, State-Mandated Occupancy;
- (e) Chapter 1, Section 105.5.63, Temporary Fire Access Roads;
- (f) Chapter 1, Section 105.5.64, Temporary Water Supply;
- (g) Chapter 1, Section 113.2.1, Operational Permit Registration;
- (h) Chapter 2, Section 202, General Definitions;
- (i) Chapter 3, Section 304.1.3.1, Clearance of Brush and Vegetative Growth from Roadways;
- (j) Chapter 3, Section 304.1.3.2, Waste Material;
- (k) Chapter 3, Section 307.4.4, “Red-Flag” and other High Fire Risk Conditions;
- (l) Chapter 3, Section 322.6, Sales Prohibited;

- (m) Chapter 3, Section 322.6.1, Documentation;
- (n) Chapter 3, Section 322.6.2, Modifications Prohibited;
- (o) Chapter 4, Section 403.11.1.3, Qualifications;
- (q) Chapter 4, Section 403.11.1.4, Fire Safety Officer;
- (r) Chapter 5, Section 503.3.1, Street Parking Prohibited;
- (s) Chapter 5, Section 507.5.7, Identification;
- (t) Chapter 9, Section 901.6.3.2, Retention Period;
- (u) Chapter 9, Section 901.6.3.3, Records Submission;
- (w) Chapter 9, Section 901.7.7, Immediate Fire Watch Required;
- (x) Chapter 11, Section 1113.12.3, Compliance Schedule;
- (y) Chapter 12, Section 1207.3.4.1, Annunciator Panel;
- (z) Chapter 50, Section 5001.1.2, Hazardous Materials HAZMAT Program  
Legislative Declaration and Findings;
- (aa) Chapter 50, Section 5001.1.3, Purpose of HAZMAT Program;
- (bb) Chapter 50, Section 5001.1.4, HAZMAT Inspections;
- (cc) Chapter 56, Section 5601.1.3.1, Where Prohibited; and
- (dd) Chapter 83, Sections 8300 through 8322, Fire and Harmful Gas  
Emergency Alarms.

Section 3. Chapter 5, Article 11, Division 01 is amended by retitling Division 01, by retitling and amending sections 511.0101, 511.0102, 511.0103, 511.0104, 511.0105, and by adding sections 511.0108, 511.0112 and 511.0113.

## **Article 11: San Diego Fire Code**

### **Division 01: Administration**

**§511.0101 Scope and General Requirements**

Local Amendment. Section 101.1, Title, is amended to read as follows:

This code, which is a portion of the San Diego Municipal Code (SDMC), shall be known as the “San Diego Fire Code,” and whenever the word “code” is used in this code it shall mean the San Diego Fire Code.

**§511.0102 Applicability**

Not Adopted. Section 102.6 is not adopted.

**§511.0103 Code Compliance Agency**

Local Amendment. Section 103.1, Creation of Agency, is amended to read as follows:

The City of San Diego Office of the Fire Marshal is hereby created within the San Diego Fire-Recue Department and the Fire-Rescue Chief, or any member of the Fire-Rescue Department designated by the Fire Chief to carry out the provisions of this Article shall be known as the *Fire Code Official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

**§511.0104 Duties and Powers of the Fire Code Official**

(a) Local Amendment. Section 104.7, Official Records, is amended to read as follows:

Any records associated with this Article shall be retained in accordance with the retention periods set forth in the City’s Master Records Schedule on file with the City Clerk and in compliance with local, state and federal laws.

- (b) Not Adopted. Sections 104.7.1 through 104.7.6 are Not Adopted.
- (c) Local Addition. Section 104.12, Cost Recovery, is added as follows:  
  
The Fire-Rescue Department is vested with the authority to pursue and recover the full and necessary costs of any emergency response, abatement, mitigation, and enforcement action from the *responsible person*, as defined in Chapter 1 of the San Diego Municipal Code, under and to the maximum extent permitted by all controlling federal, state and local laws and ordinances.

**§511.0105    Permits**

- (a) Local Amendment. Section 105.5, Required Operational Permits, is amended to read as follows:  
  
*A responsible person* who intends to maintain, store, or handle materials or to conduct processes that produce conditions hazardous to life or property shall first apply to the *Fire Code Official* and obtain the required operational permit or permit as set forth in sections 105.5.1 – 105.5.64 of the 2025 California Fire Code.
- (b) Not Adopted. Section 105.5.17 is not adopted.
- (c) Not Adopted. Section 105.5.19 is not adopted.
- (d) Not Adopted. Section 105.5.21 is not adopted.
- (e) Not Adopted. Section 105.5.34 is not adopted.
- (f) Not Adopted. Section 105.5.43 is not adopted.
- (g) Not Adopted. Section 105.5.48 is not adopted.

(h) Local Addition. Section 105.5.60, Fire and Harmful Gas Emergency

Alarms, is added as follows:

An operational permit is required for any monitored fire-harmful gas alarm system as specified in Chapter 5, Article 11, Division 83.

(i) Local Addition. Section 105.5.61, General Use Permit – Commercial

Buildings, is added as follows:

An operational permit is required for:

- (1) Any commercial building that is found to have conditions hazardous to life or property that are not otherwise addressed by a specific permit. The determination of hazardous conditions shall be made in accordance with the standards and procedures set forth in this code.
- (2) In addition to the requirements of subsection (1), a general use permit is required for all commercial buildings more than 10,000 square feet or three or more stories in height.

(j) Local Addition. Section 105.5.62, State-Mandated Occupancy, is added as follows:

An operational permit is required for California state-mandated inspected occupancies.

(k) Local Addition. Section 105.5.63, Temporary Fire Access Roads, is added as follows:

An operational permit is required for any temporary fire apparatus access roads installed or used at a construction or demolition site, in accordance with section 3307 of the 2025 California Fire Code.

- (l) Local Addition. Section 105.5.64, Temporary Water Supply, is added as follows:

An operational permit is required for any temporary water supply installed or used at a construction or demolition site, in accordance with section 3307 of the California Fire Code.

**§511.0108 Fees**

- (a) Local Amendment. Section 108.2, Fee Schedule, is amended to read as follows:

Fees shall be charged in accordance with the User Fee Schedule adopted by the City Council to recover the costs related to the issuance of permits and associated inspections, or other inspections or activities as deemed necessary by the *Fire Code Official* to determine the extent of compliance with the provisions of this code.

**§511.0112 Means of Appeals**

- (a) Local Amendment. Section 112.1, Board of Building Appeals and Advisors, is amended to read as follows:

When a question involving the interpretation of the intent and purpose of any provisions of the San Diego Fire Code or the suitability of alternate materials and types of construction is presented to the *Fire Code Official*, the *Fire Code Official* may request the Board of Building Appeals and

Advisors investigate such matters under the procedures established in San Diego Municipal Code section 111.0207 regarding building inspection. The request for Board of Building Appeals and Advisors action shall be made under section 111.0207(d).

**§511.0113      Violations**

- (a)    Local Addition. Section 113.2.1, Operational Permit Registration, is added as follows:

The owner or owner's authorized agent of a building that requires an operational permit under section 511.0105 of the San Diego Fire Code shall register with the Fire-Rescue Department's citizen portal, which can be found at <https://sdfportal.sandiego.gov/>, and provide all required current contact information. The owner or owner's authorized agent may also contact the Fire Marshal's Office to provide current contact information at 619-533-4400. Failure to provide current contact information to the Fire-Rescue Department as required is a violation of this code and will be subject to penalties as set forth in this code.

- (b)    Local Amendment. Section 113.3.1, Service, is amended to read as follows:

A notice of violation issued pursuant to this code shall be served by any of the methods of service listed in San Diego Municipal Code section 11.0301.

- (c)    Local Amendment. Section 113.4, Violation Penalties, is amended to read as follows:

(1) Civil Penalties.

- (A) Any person who commits, causes, or maintains a violation of the San Diego Fire Code shall be subject to administrative citations and civil penalties , as set forth in Chapter 1, Article 2 of the San Diego Municipal Code The fines for such violations shall be determined in accordance with the User Fee Schedule adopted by the City Council.
- (B) The imposition of civil penalties shall not be deemed a waiver of the City's right to seek any other remedy available at law or in equity, up to and including criminal prosecution.

(2) Criminal Penalties.

- (A) Any person who violates any provision of the San Diego Fire Code, or any order, rule, or regulation made pursuant to the code, is guilty of a misdemeanor, in accordance with the authority granted by California Health and Safety Code section 13112, as set forth in Chapter 1, Article 2 of the San Diego Municipal Code.
- (B) Each day that a violation of any provision of this code or any order of the *Fire Code Official* continues shall be deemed a separate and distinct offense.

(3) Abatement and Cost Recovery



- (A) In addition to the penalties provided in this Chapter, the *Fire Code Official* may seek legal or equitable relief to compel compliance. If any person fails or refuses to correct or eliminate a fire or life hazard after receiving a written order from the *Fire Code Official*, the City may cause the hazard to be abated in compliance with Chapter 1, Article 2 of the San Diego Municipal Code.
- (B) All costs incurred by the City in the abatement of a fire or life hazard, as set forth in Chapter 1, Article 2, may be recovered from the person in violation. The costs shall constitute a special assessment against the property or a personal obligation of the person in violation, as set forth in Chapter 1, Article 3.

Section 4. Chapter 5, Article 11, Division 02 is amended by retitling Division 02 and amending section 511.0202.

## **Article 11: San Diego Fire Code**

### **Division 02: Definitions**

#### **§511.0202 General Definitions**

- (a) Local Amendment. Section 202, General Definitions, the following terms and their definitions are amended to read as follows:
- (1) through (2) [No change in text.]
- (3) *Wildland-Urban Interface Area*: Means a geographical area identified by the State as a “Fire Hazard Severity Zone” in

accordance with Public Resources Code sections 4201 through 4204 and Government Code sections 51175 through 51189, and other areas designated by the City of San Diego Fire-Rescue Department to be at significant risk from wildfires.

(b) Local Addition. Section 202, General Definitions, the following terms and their definitions are added as follows:

- (1) *Apartment House* means any building or portion thereof which contains three or more dwelling units used, intended, or designed to be used, rented, leased, let or hired out to be occupied for living purposes including apartments and condominiums.
- (2) *Fire Safety Officer* means City of San Diego Fire-Rescue Personnel who are employed to prevent and mitigate any hazards associated with large public assemblies, events or activities where their presence has been deemed necessary by the *Fire Code Official*.

Section 5. Chapter 5, Article 11, Division 03 is amended by retitling Division 03, amending sections 511.0304 and 511.0307, repealing section 511.0308, and adding section 511.0322 to read as follows:

**Article 11: San Diego Fire Code**

**Division 03: General Requirements**

**§511.0304 Combustible Waste Material**

- (a) Local Amendment. Section 304.1.3, Vegetation, is amended to read as follows:

Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in *Wildland-Urban Interface Areas* shall be in accordance with the 2025 California Wildland-Urban Interface Code.

- (b) Local Addition. Section 304.1.3.1, Clearance of brush and vegetative growth from roadways, is added as follows:

The *Fire Code Official* is authorized to require areas within 20 feet (6096 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of non-fire-resistive vegetation growth, with the exception: of single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used for ground cover, provided they do not form a means of readily transmitting fire.

- (c) Local Addition. Section 304.13.2, Waste material, is added as follows:
- Waste material shall not be placed, deposited, or dumped in *Wildland-Urban Interface Areas*, or in, on, or along trails, roadways, or highways or against structures in *Wildland-Urban Interface Areas*.

**§511.0307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces**

- (a) Local Amendment. Section 307.4.1, Bonfires, is amended to read as follows:

A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit.

Conditions which could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition, with the following exceptions.

- (1) Fires in beach areas shall be maintained in accordance with San Diego Municipal Code section 63.20.5.
- (2) Fires are not permitted in public parks except as provided in San Diego Municipal Code section 63.0102(c)(11).

- (b) Local Amendment. Section 307.4.3, Portable outdoor fireplaces, is amended to read as follows:

Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions, provided with a spark arrestor, and shall not be operated within 15 feet (4572 mm) of a structure or combustible material, with the following exceptions.

- (1) Portable outdoor fireplaces used at one and two-family dwellings located outside of a *Wildland-Urban Interface Area*, when used in accordance with the manufacturer's instructions.
- (2) Portable outdoor fireplaces used at one and two-family dwellings located within a *Wildland-Urban Interface Area*, when such portable outdoor fireplaces are located at least 15 feet (4572 mm) from a structure, combustible material or vegetation. Such outdoor fireplaces shall be used in accordance with the manufacturer's instructions.

- (c) Local Addition. Section 307.4.4, “Red-Flag” Warning and other high fire risk conditions, is added as follows:

Open burning, including recreational fires and fires within portable outdoor fireplaces, shall not be permitted when a Red-Flag Warning or a Fire Weather Watch condition has been issued by the National Weather Service, except for fires in beach areas complying with San Diego Municipal Code section 63.20.5.

**§511.0322 Powered Micromobility Devices.**

- (a) Local Addition. Section 322.6, Sales Prohibited, is added as follows:

The sale, rental, leasing, storage, repair, modification, or assembly of lithium-ion and lithium metal batteries not listed by a nationally recognized testing laboratory, including associated equipment and charging devices, shall be prohibited in the City of San Diego. Any modifications made to a listed battery or associated equipment shall void the listing.

- (b) Local Addition. Section 322.6.1, Documentation, is added as follows:

Retailers, resellers, and distributors of lithium-ion and lithium metal batteries must:

- (1) Display visible proof of the applicable listing from a nationally recognized testing laboratory on each device or battery offered for sale, rental, or lease.
- (2) Provide documentation of the applicable listing upon request to consumers or the *Fire Code Official*.

- (3) Conspicuously post San Diego Fire-Rescue Department safety guidelines regarding lithium-ion battery use, storage, and charging practices at all physical retail locations and online storefronts.

- (c) Local Addition. Section 322.6.2, Modifications Prohibited, is added as follows:

The reconditioning, modification, or assembly of non-listed or previously used lithium-ion battery cells into new battery packs or devices is prohibited. Any alteration to a listed or certified battery or device shall render its certification void and constitute a violation of this code.

Section 6. Chapter 5, Article 11, Division 04 is amended by amending sections 511.0401, 511.0403, and by repealing section 511.0406, to read as follows:

**Article 11: San Diego Fire Code**

**Division 04: Emergency Planning and Preparedness**

**§511.0401 General**

- (a) Local Amendment. Section 401.2, Approval, is amended to read as follows:

Where required by this code, fire safety plans, emergency procedures, and employee training programs shall be maintained on site and subject to review and approval by the *Fire Code Official*. Emergency plans and procedures must be developed by a natural person having sufficient knowledge of the building, life safety systems, and any special hazards. The *Fire Code Official* is authorized to require a qualified engineer,

specialist, or fire safety specialty organization to develop fire safety plans and emergency procedures.

- (b) [No change in text]

**§511.0403 Emergency Preparedness Requirements**

- (a) Local Amendment. Section 403.2, Group A Occupancies, is amended to read as follows:

An approved fire safety and evacuation plan in accordance with Section 404 of the 2025 California Fire Code shall be prepared and maintained for Group A occupancies with an occupant load exceeding 500 and for buildings containing both a Group A occupancy and an atrium. Group A occupancies shall comply with Sections 403.2.1 through 403.2.4 of the 2025 California Fire Code, with the exception of Group A occupancies used exclusively for religious worship with an occupant load less than 2,000.

- (b) Local Amendment. Section 403.11.1, Fire Watch Personnel, is amended to read as follows:

Where, in the opinion of the *Fire Code Official*, it is essential for public safety in a place of assembly or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, or in any occupancy where conditions inside the building increase the potential for a significant hazard, the owner, agent or lessee shall provide one or more fire watch personnel, as required and approved by the *Fire Code Official*. Such

individuals shall be subject to the *Fire Code Official's* orders at all times when so employed. Fire watch personnel shall comply with sections 403.11.1.1, 403.11.1.2, and 403.11.1.3.

- (c) Local Amendment. Section 403.11.1.1, Duty Times, is amended to read as follows:

Fire watch personnel shall remain on duty while places requiring a fire watch are open to the public, when an activity requiring a fire watch is being conducted, or as directed by the *Fire Code Official*.

- (d) Local Amendment. Section 403.11.1.2, Duties, is amended to read as follows:

On-duty fire watch personnel shall have the following responsibilities:

- (1) Inspect the required fire appliances provided to see that they are in proper place and in good working order;
- (2) Keep diligent watch for fires, obstructions to means of egress and other hazards;
- (3) Take prompt measures for remediation of hazards and extinguishment of fires that occur; and
- (4) Take prompt measures to assist in the evacuation of the public from the structures.

- (e) Local Addition. Section 403.11.1.3, *Qualifications*, is added as follows:

Fire watch personnel shall have the following qualifications:



- (1) Fire safety training to recognize fire hazards, implement prevention techniques, and competently use a fire extinguisher or other firefighting equipment;
- (2) Immediate and direct access to 911 or other emergency services, as well as the means to promptly notify all building occupants; and
- (3) Must demonstrate the ability to communicate effectively in English to facilitate critical communication with building occupants and San Diego Fire-Rescue Department personnel during an emergency.

- (f) Local Addition. Section 403.11.1.4, *Fire Safety Officer*, is added as follows:

Where fire watch personnel are required under section 403.11.1 of the 2025 California Fire Code, the *Fire Code Official* is authorized to require the presence of one or more *Fire Safety Officers* if it is determined that their presence is necessary to ensure public safety.

The City shall charge the permittee the cost of such services under section 511.0108 of the San Diego Fire Code. Timecards of the assigned personnel shall constitute the official record of the expended work hours.

Section 7. Chapter 5, Article 11, Division 05 is amended by retitling and amending section 511.0503, and by amending 511.0505 and 511.0507, to read as follows:

**Article 11: San Diego Fire Code**

**Division 05: Fire Service Features**

**§511.0503 Fire Apparatus Access Roads**

Local Addition. Section 503.3.1, Street Parking Prohibited, is added as follows:

During “Red-Flag” Warnings or Fire Weather Watch conditions, street parking may be prohibited in areas determined to be at significant risk from wildfires, including areas identified as a fire hazard severity zone, so a wider pathway is available to support rapid evacuation when side-street parking narrows the road to a smaller width than the standards in title 14, section 1273.01 of the California Code of Regulations. Such areas will be marked with signs approved by the *Fire Code Official*.

**§511.0505 Premises Identification**

- (a) Local Amendment. Section 505.1, Address Identification, is amended to read as follows:

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. For buildings used exclusively for residential purposes, such numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). For buildings used all or in part for commercial, industrial or institutional purposes, such numbers shall be a minimum of 6 inches (152.4 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). For buildings used all or in part for commercial, industrial or institutional purposes, such numbers shall be a

minimum of 6 inches (152.4 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where required by the *Fire Code Official*, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained at all times.

**§511.0507 Fire Protection Water Supplies**

- (a) Local Amendment. Section 507.3, Fire flow, is amended to read as follows:

Fire flow requirements for buildings or portions of buildings and facilities shall comply with Appendix B of this code. If the required fire flow cannot be achieved, the *Fire Code Official* may require alternative design standards including alternative types of building construction that provides a higher level of fire resistance, automatic sprinkler systems, specified setback distances for building sites, and other requirements as authorized by this code and as required by the *Fire Code Official*.

- (b) Local Addition. Section 507.5.7, Identification, is added as follows:

Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the *Fire Code Official* to prevent obstruction by parked vehicles, landscaping, and other objects. When required by the *Fire Code Official*, hydrant locations shall be identified by the installation of reflective blue colored markers. Such markers shall be

affixed to the roadway surface, approximately centered between curbs,  
and at a right angle to the hydrant.

Section 8. Chapter 5, Article 11, is amended by adding Division 09 and section 511.0901, to read as follows:

**Article 11: San Diego Fire Code**

**Division 09: Fire Protection and Life Safety Systems**

**§511.0901 San Diego Fire Code, Chapter 9 - General**

- (a) Local Amendment, Section 901.6.3, Records, is amended to read as follows:  
  
Records of all system inspections, testing, and maintenance shall be maintained in accordance with section 901.6.3.1 through 901.6.3.3 of the 2025 California Fire Code.
- (b) Local Addition, Section 901.6.3.2, Retention Period, is added as follows:  
  
Records of all required inspections, testing, and maintenance shall be retained on the premises by the building or system owner for a period of five years after the next required inspection, testing, or maintenance.
- (c) Local Addition, Section 901.6.3.3, Records Submission, is added as follows:  
  
It is the responsibility of the contractor, company, or licensee performing the inspection, testing, and maintenance to provide a written report of the results to the building owner at the completion of the testing and maintenance. The contractor, company, or licensee shall submit an electronic copy to the San Diego Fire-Rescue Department online

compliance portal within ten days of the completion of testing. The building owner or their designee shall maintain a written copy of the report in a binder in the Fire Command Center or in a location approved by the *Fire Code Official*.

- (d) Local Addition. Section 901.7.7, Immediate Fire Watch Required, is added as follows:

Where a required fire protection system is out of service or the impairment of a fire protection system creates the potential for significant loss of life or property, the *Fire Code Official* shall have the authority to establish an immediate fire watch utilizing *Fire Safety Officers* until fire watch personnel, meeting qualifications of section 511.0403 of this code, arrive on site.

Section 9. Chapter 5, Article 11, Division 11 is amended by amending section 511.1103 and adding section 511.1113, to read as follows:

**Article 11: San Diego Fire Code**

**Division 11: Construction Requirements for Existing Buildings**

**§511.1103 Fire Safety Requirements for Existing Buildings**

- (a) through (d) [No change in text]  
(e) Not Adopted. Section 1103.10 is not adopted.

**§511.1113 Existing Group R-1 And Group R-2 Occupancies**

- (a) Local Amendment. Section 1113.1.1, Application, is amended to read as follows:

In accordance with California Health and Safety Code section 13143.2, the provisions of sections 1113.2 through 1113.12 of the 2025 California Fire Code shall only apply to multiple-story structures existing on January 1, 1975, used for human habitation, which are defined as *apartment houses*, hotels, and motels where rooms used for sleeping are located above the ground floor.

- (b) Local Addition. Section 1113.12.3, Compliance Schedule, is added as follows:

Building owners shall file a compliance schedule with the *Fire Code Official*, not later than 180 days after receipt of a written notice of violation. The compliance schedule shall not exceed three years for a fire alarm system retrofit.

Section 10. Chapter 5, Article 11, is amended by adding Division 12 and section 511.1207, to read as follows:

**Article 11: San Diego Fire Code**

**Division 12: Energy Systems**

**§511.1207 Electrical Energy Storage Systems (ESS)**

- (a) Local Amendment. Section 1207.1, General, is amended to read as follows:

The provisions in this section are applicable to stationary and mobile electrical energy storage systems (ESS).

Exception: ESS in Group R-3 and R-4 occupancies shall only be required to comply with section 1207.11 of the 2025 California Fire Code except

where section 1207.11.4 requires compliance with sections 1207.1 through 1207.9 of the 2025 California Fire Code. Other residential occupancies shall comply with sections 1207.1 through 1207.9, unless below the ESS Threshold Quantities in Table 1207.1.3, in which case shall comply with section 1207.11.

- (b) Local Amendment. Section 1207.2.1, Commissioning, is amended to read as follows:

Commissioning of newly installed ESS and existing ESS that have been retrofitted, replaced, or previously decommissioned and are returning to service shall be conducted prior to the ESS being placed in service in accordance with a commissioning plan that has been approved prior to initiating commissioning. The commissioning plan shall include the following:

- (1) a narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities;
- (2) a listing of the specific ESS and associated components, controls and safety-related devices to be tested, a description of the tests to be performed, and the functions to be tested;
- (3) conditions under which all testing will be performed, which are representative of the conditions during normal operation of the system;

- (4) documentation of the owner's project requirements and the basis of design necessary to understand the installation and operation of the ESS;
- (5) verification that required equipment and systems are installed in accordance with the approved plans and specifications;
- (6) integrated testing for all fire and safety systems;
- (7) testing for any required thermal management, ventilation or exhaust systems associated with the ESS installation;
- (8) preparation and delivery of operation and maintenance documentation;
- (9) training of facility operating and maintenance staff;
- (10) identification and documentation of the requirements for maintaining system performance to meet the original design intent during the operation phase;
- (11) identification and documentation of personnel who are qualified to service, maintain, and decommission the ESS, and respond to incidents involving the ESS, including documentation that such service has been contracted for;
- (12) a decommissioning plan for removing the ESS from service, and from the facility in which it is located. The plan shall include details on providing a safe, orderly shutdown of energy storage and safety systems with notification to the code officials prior to the actual decommissioning of the system. The decommissioning plan



shall include contingencies for removing an intact operational ESS from service, and for removing an ESS from service that has been damaged by a fire or other event; and

- (13) a site-specific emergency response plan that substantially conforms to the format and content provided in National Fire Protection Association 855 Appendix G 11.9.

- (c) Local Amendment. Section 1207.3.4, Energy Storage Management System, is amended to read as follows:

Where required by the ESS listing, an approved energy storage management system that monitors and balances cell voltages, currents and temperatures within the manufacturer's specifications shall be provided to the *Fire Code Official*. The system shall disconnect electrical connections to the ESS or otherwise place it in a safe condition if potentially hazardous temperatures or other conditions such as short circuits, over voltage or under voltage are detected. The system shall transmit a trouble signal to an approved location and to an approved annunciator panel if potentially hazardous temperatures or other conditions such as short circuits, over voltage or under voltage are detected.

- (d) Local Addition. Section 1207.3.4.1, Annunciator Panel, is added as follows:

The annunciator panel shall visibly indicate hazardous conditions including hazardous temperatures, short circuits, over voltage or under

voltage when detected. The location of the annunciator panel shall be approved by the *Fire Code Official*.

- (e) Local Amendment. Section 1207.7, Indoor ESS Installations, is amended to read as follows:

Indoor ESS installations shall be in accordance with sections 1207.7.3 through 1207.7.4 of the 2025 California Fire Code. (Material based on National Fire Protection Association 855 2023 Ed.)

- (f) Local Amendment. Table 1207.7, Indoor ESS Installations, is amended to read as follows:

**Table 1207.7**

**Indoor ESS Installations**

| <b>Compliance Required</b>                      |                |
|---|----------------|
| <b>Feature</b>                                  | <b>Section</b> |
| Prohibited ESS installation locations           | 1207.7.3       |
| Elevation                                       | 1207.5.3       |
| Fire suppression systems                        | 1207.5.5       |
| Fire-resistance-rated separations               | 1207.7.4       |
| General installation requirements               | 1207.4         |
| Maximum allowable quantities                    | 1207.5.2       |
| Size and separation                             | 1207.5.1       |
| Smoke and automatic fire detection <sup>a</sup> | 1207.5.4       |
| Technology specific protection                  | 1207.6         |

a. Lead-acid and nickel-cadmium battery systems installed in Group U buildings and structures less than 1,500 square feet (139 m<sup>2</sup>) under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76, are not required to have an approved automatic smoke or fire detection system.

(g) Not Adopted. Sections 1207.7.1 through 1207.7.2 are not adopted.

(h) Local Amendment. Section 1207.7.3, Prohibited ESS Installation

Locations, is amended to read as follows:

ESS shall not be installed in any of the following locations:

- (1) sleeping units;
- (2) dwelling units;
- (3) electrical rooms; except in nondedicated electrical rooms containing equipment supported by the ESS as approved by the *Fire Code Official*; and
- (4) rooms and areas housing the fire alarm control panel, fire pump, emergency responder communications enhancement systems equipment, and other fire protection and life safety system equipment as determined by the *Fire Code Official*.

(i) Local Amendment. Section 1207.7.4, Fire-Resistance-Rated Separations, is amended to read as follows:

Rooms and areas containing ESS shall be separated from other areas in the building by two-hour fire barriers constructed in accordance with section 707 of the California Building Code and two-hour horizontal assemblies constructed in accordance with 2022 California Building Code, Title 24, Part 2, Section 711 (2025), as appropriate.

(j) Local Amendment. Section 1207.11, ESS in Group R Occupancies, is amended to read as follows:

ESS in all Group R-3 and R-4 Occupancies and Other Residential Occupancies below the ESS Threshold Quantities in Table 1207.1.3, shall be in accordance with sections 1207.11.1 through 1207.11.9 of the California Fire Code, with the following exceptions:

- (1) ESS listed and labeled in accordance with UL 9540 and marked “For use in residential dwelling units,” where installed in accordance with the manufacturer’s instructions and the California Electrical Code.
- (2) ESS rated less than 1 kWh (3.6 megajoules).

Section 11. Chapter 5, Article 11, is amended by adding Division 26 and section 511.2601, to read as follows:

**Article 11: San Diego Fire Code**

**Division 26: Fumigation and Insecticidal Fogging**

**§511.2601 Fumigation and Insecticidal Fogging**

Not Adopted. Sections 2601.1 through 2603.7 are Not Adopted.

Section 12. Chapter 5, Article 11, is amended by adding Division 33 and section 511.3307, to read as follows:

**Article 11: San Diego Fire Code**

**Division 33: Fire Safety During Construction and Demolition**

**§511.3307 Fire Department Site Access and Water Supply**

- (a) Local Amendment. Section 3307.2.1, Combustible Building Materials, is amended to read as follows:

When combustible building materials of the building under construction

are delivered to a site, a minimum fire flow of 1000 gallons per minute (3786 L/m) shall be provided. The fire hydrant used to provide this fire-flow supply shall be within 500 feet (152 m) of the combustible building materials, as measured along an approved fire apparatus access lane.

Where the site configuration is such that one fire hydrant cannot be located within 500 feet (152 m) of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with section 511.3307.

- (b) Local Amendment. Section 3307.2.2, Vertical Construction of Types III, IV, and V Construction, is amended to read as follows:

Prior to commencement of vertical construction of Type III, IV, or V buildings that utilize any combustible building materials, the fire flow required for the building when constructed shall be provided, accompanied by fire hydrants in sufficient quantity to deliver the required fire flow and proper coverage.

- (c) Not Adopted. Sections 3307.2.2.1 through 3307.2.2.3 are not adopted.

- (d) Local Amendment. Section 3307.4, Standpipe Supply, is amended to read as follows:

Regardless of the presence of combustible building materials, the construction type or the fire separation distance, where a standpipe is required in accordance with section 3307.5 of the 2025 California Fire Code, a water supply providing a minimum flow of 1000 gallons per minute (3786 L/m) shall be provided. The fire hydrant used for this water

supply shall be located within 100 feet (30,480 mm) of the fire department connection supplying the standpipe.

Section 13. Chapter 5, Article 11, Division 50 is amended by amending section 511.5001, to read as follows:

**Article 11: San Diego Fire Code**

**Division 50: Hazardous Materials – General Provisions**

**§511.5001 Hazardous Materials – General Provisions**

- (a) Local Addition. Section 5001.1.2, Hazardous Materials HAZMAT

Program Legislative Declaration and Findings, is added as follows:

- (1) [No change in text.]
- (2) To accomplish these objectives, the City Council hereby establishes the Hazardous Materials (HAZMAT) Inspection Program. The HAZMAT Program shall be administered by the *Fire Code Official* and their designee(s), under the authority and provisions of the 2025 California Fire Code, as adopted by this Article.

- (b) [No change in text.]

- (c) Local Addition. Section 5001.1.4, HAZMAT Inspections, is added as follows:

- (1) [No change in text.]
- (2) During any inspection, the *Fire Code Official* may request the following information from the owner, or other persons having charge or control of any building, structure or installation: (1) a

listing of any hazardous material, as defined in the California Fire Code by either its chemical or common name or by description of the relevant chemical properties which render it hazardous; (2) a description of where such hazardous materials are normally located in the building, structure or installation. The owner, or other persons having charge or control of the premises shall provide information requested under this section within 15 days.

- (3) It shall be unlawful for the owner, or other persons having charge or control of the premises to refuse to provide information requested pursuant to this section, to provide false information, or to refuse entry to the *Fire Code Official* when presented with a legally issued inspection warrant after notice is provided as required by law.

Section 14. Chapter 5, Article 11, Division 56 is amended by amending section 511.5601, to read as follows.

**Article 11: San Diego Fire Code**

**Division 56: Explosives and Fireworks**

**§511.5601 Explosives and Fireworks**

[No change in text].

Section 15. Chapter 5, Article 11, Division 82 is amended by amending section 511.8201, to read as follows:

**Article 11: San Diego Fire Code**

**Division 82: Appendix A through Appendix Q**

**§511.8201 Adoption, Non-Adoption or Local Amendment to California Fire Code**

**Appendix A through Appendix Q**

The 2025 California Fire Code, Appendix A through Appendix Q, are hereby adopted, not adopted, or amended as follows:

(a) through (c) [No change in text.]

(d) *Appendix C* is adopted with modification as follows:

**TABLE C102.1**  
**REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS<sup>f</sup>**

| <b>FIRE-FLOW<br/>REQUIREMENT(gpm)</b> | <b>MINIMUM<br/>NUMBER OF<br/>HYDRANTS</b> | <b>AVERAGE<br/>SPACING<br/>BETWEEN<br/>HYDRANTS<sup>a, b, c,</sup><br/>(feet)</b> | <b>MAXIMUM DISTANCE FROM<br/>ANY POINT ON STREET OR<br/>ROAD FRONTAGE TO A<br/>HYDRANT<sup>d</sup></b> |
|---------------------------------------|---|---|--|
| 1,750 or less                         | 1   | 500   | 250  |
| 1,751–2,250                           | 2   | 450   | 225  |
| 2,251–2,750                           | 3   | 400   | 225  |
| 2,751–3,250                           | 3   | 350   | 210  |
| 3,251–4,000                           | 4   | 300   | 180  |
| 4,001–5,000                           | 5   | 300   | 180  |
| 5,001–5,500                           | 6   | 300   | 180  |
| 5,501–6,000                           | 6   | 250   | 150  |
| 6,001–7,000                           | 7   | 250   | 150  |
| 7,001 or more                         | 8 or more <sup>e</sup>                    | 200   | 120  |

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.



- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.
- f. The *Fire Code Official* is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

(e) [No change in text.]

(f) **Appendix D** is adopted with modifications as follows:

(1) Local Amendment: Section D103.5, Fire Apparatus Access

Road Gates, is amended to read follows:

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

- (A) Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 13 feet (3964 mm).
- (B) In *Wildland-Urban Interface Areas* gate entrances shall be at least two feet (610 mm) wider than the width of the traffic lane(s) serving that gate and a minimum width of 14 feet (4267 mm) unobstructed horizontal clearance.
- (C) All gates shall have an unobstructed vertical clearance of 13 feet 6 inches (4115 mm).
- (D) Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.
- (E) Construction of gates shall be of materials that allow manual operation by one person.
- (F) Gate components shall be maintained in an operative

condition at all times and replaced or repaired when defective.

- (G) Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the *Fire Code Official*.
- (H) Methods of locking shall be submitted for approval by the *Fire Code Official*.
- (I) Electric gate operators, where provided, shall be listed in accordance with UL 325.
- (J) Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

- (2) Local Amendment. Section D103.6, Fire Lane Markings, is amended to read as follows:

Where required by the *Fire Code Official*, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs or painted curbs or roadways complying with California Vehicle Code Section 22500.1. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

- (3) Local Amendment. Section D103.6.1, Roads 20 to 28 feet in width, is amended to read as follows:
- Fire lane markings as specified in section D103.6 shall be posted or painted on both sides of fire apparatus access roads that are 20 to 28 feet wide (6096 to 8534 mm).
- (4) Local Amendment. Section D103.6.2, Roads more than 28 feet in width, is amended to read as follows:
- Fire lane markings as specified in section D103.6 shall be posted or painted on one side of fire apparatus access roads more than 28 feet wide (8534 mm) and less than 36 feet wide (10 973 mm).
- (5) Not Adopted. Section D104.1, Buildings Exceeding Three Stories or 30 Feet in Height, is not adopted.
- (6) Local Amendment. Section D106.2, Projects Located in a *Wildland-Urban Interface Area*, is amended to read as follows:
- Multiple-family residential developments of more than 30 dwelling units located in a *Wildland-Urban Interface Area*, shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
- (7) Local Amendment. Section D 107.1, One- or two-family dwelling residential developments, is amended to read as follows:
- Developments of one- or two-family dwellings where the number

of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, with the following exceptions:

- (A) Where there are more than 30 dwelling units, not located in a *Wildland-Urban Interface Area*, accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the California Fire Code, access from two directions shall not be required.
- (B) The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *Fire Code Official*.

- (g) *Appendix E*: Not Adopted.
- (h) *Appendix F*: Not Adopted.
- (i) *Appendix G*: Not Adopted.
- (j) *Appendix I*: Not Adopted.
- (k) *Appendix J*: Not Adopted.
- (l) *Appendix K*: Not Adopted.
- (m) *Appendix L*: Not Adopted.
- (n) *Appendix M*: Not Adopted.
- (o) *Appendix N*: Not Adopted.

(p) *Appendix O*: Not Adopted.

(q) *Appendix P*: Not Adopted.

(r) *Appendix Q*: Not Adopted.

Section 16. Chapter 5, Article 11, Division 83 is amended by amending sections 511.8300, 511.8301, 511.8302, 511.8303, and 511.8321, to read as follows:

**Article 11: San Diego Fire Code**

**Division 83: Fire and Harmful Gas Emergency Alarms**

**§511.8300 Purpose and Intent**

Local Addition, This Division creates a permitting system for fire and harmful gas alarm systems. It includes a schedule of penalties for *false alarms* as defined in this Division. The permitting and penalty regulations in this Division are in addition to the San Diego Police Department false alarm regulations enacted in San Diego Municipal Code, Chapter 3, Article 3, Division 37.

**§511.8301 Definitions**

Local Addition. Defined terms appear in italics. The following definitions apply in this Division:

*Alarm agent* through *Alarm system administrator* [No change in text]

*Alarm system official* means the *Fire-Rescue Chief*, or their designee.

*Alarm user* through *Takeover* [No change in text]

**§511.8302 Fire-Harmful Gas Alarm Business Requirements and Responsibilities**

(a) It is unlawful for any *person* to operate a *fire-harmful gas alarm business* without a *business tax certificate* obtained under Chapter 3 of the San Diego Municipal Code.

(b) through (d) [No change in text]

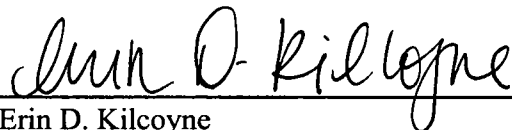
**§511.8321 Enforcement Authority**

The *alarm system official* is authorized to administer and enforce the provisions of this Division. The *alarm system official* may exercise any enforcement powers as provided in Chapter 1, Article 2, Division 1 of the San Diego Municipal Code.

Section 17. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 18. That this Ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: HEATHER FERBERT, City Attorney

By   
Erin D. Kilcoyne  
Deputy City Attorney

EDK:jdf  
11/26/2025  
01/08/2026 COR. COPY  
Or.Dept: SDFD  
Doc. No. 4138389

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on  
JAN 13 2026.

DIANA J.S. FUENTES  
City Clerk

By Connie Patterson  
Deputy City Clerk

Approved: 1/29/26  
(date)

Todd Gloria  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

**STRIKEOUT ORDINANCE**

**OLD LANGUAGE: ~~Struck Out~~**

**NEW LANGUAGE: Double Underline**

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE 11, OF THE SAN DIEGO MUNICIPAL CODE BY RETITLING ARTICLE 11, ADDING NEW DIVISION 00, SECTIONS 511.0001, 511.0002, 511.0003, AND 511.0004, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 01, BY RETITLING DIVISION 01, BY RETITLING AND AMENDING SECTIONS 511.0101, 511.0102, 511.0103, 511.0104, 511.0105 AND BY ADDING SECTIONS 511.0108, 511.0112, AND 511.0113, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 02, BY RETITLING DIVISION 02, BY AMENDING SECTION 511.0202, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 03, BY RETITLING DIVISION 03, BY AMENDING SECTIONS 511.0304 AND 511.0307, REPEALING SECTION 511.0308 AND ADDING SECTION 511.0322, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 04, BY AMENDING SECTIONS 511.401, 511.0403, AND BY REPEALING SECTION 511.0406, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 05, BY RETITLING AND AMENDING SECTION 511.0503, BY AMENDING SECTION 511.0505, AND BY AMENDING SECTION 511.0507, BY AMENDING CHAPTER 5, ARTICLE 11, BY ADDING NEW DIVISION 09 AND SECTION 511.0901, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 11, BY AMENDING SECTION 511.1103 AND ADDING SECTION 511.1113, BY AMENDING CHAPTER 5, ARTICLE 11, BY ADDING NEW DIVISION 12 AND SECTION 511.1207, BY AMENDING CHAPTER 5, ARTICLE 11, BY ADDING NEW DIVISION 26 AND SECTION 511.2600, BY AMENDING CHAPTER 5, ARTICLE 11, BY ADDING NEW DIVISION 33 AND SECTION 511.3307, BY AMENDING CHAPTER 5, ARTICLE 11, BY REPEALING DIVISION 49, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 50, BY AMENDING SECTION 511.5001, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 56 BY AMENDING SECTION 511.5601, BY AMENDING CHAPTER 5, ARTICLE 11, DIVISION 82, BY RETITLING AND AMENDING DIVISION 82, BY AMENDING SECTION



511.8201, BY AMENDING CHAPTER 5, ARTICLE 11,  
DIVISION 83, BY AMENDING SECTIONS 511.8300 511.8301,  
511.8302, 511.8303 AND 511.8321, ALL RELATING TO FIRE  
REGULATIONS AND THE ADOPTION OF THE 2025  
CALIFORNIA FIRE CODE.

**Chapter 5:**

**Article 11: ~~Fire Protection and Prevention~~ San Diego Fire Code**

**Division 00: Adoption of the 2025 California Fire Code**

**§511.0001      Adoption of the 2025 California Fire Code, Purpose and Intent, and  
Administrative Provisions.**

Except as otherwise provided in this Article, the California Fire Code, designated  
in California Code of Regulations, Title 24, Part 9, 2025 Edition published by the  
International Code Council and the California Building Standards Commission  
with errata, together with those portions of the 2024 Edition of the International  
Fire Code including Appendices B, C, and D, published by the International Code  
Council not included in the California Building Standards Code, are hereby  
adopted as the  
San Diego Fire Code and shall be in full force and effect. A copy of the California  
Fire Code (2025 Edition), which integrates the International Fire Code, is on file  
in the Office of the City Clerk as Document No. OO-\_\_\_\_\_.

- (a)      Collectively, the California Fire Code (2025 Edition), and the International  
Fire Code (2024 Edition) are referred to in this Article as the 2025 California  
Fire Code.
- (b)      This Article of the San Diego Municipal Code sets forth (1) the portions of  
the 2025 California Fire Code that the City has not adopted in the San  
Diego Fire Code, (2) the portions of the 2025 California Fire Code that the

City has amended and adopted in the San Diego Fire Code, and (3) the portions of the San Diego Fire Code that were adopted as Local Additions that augment the 2025 California Fire Code. Text is included within this Article of the San Diego Municipal Code only where the City has not adopted or has amended the 2025 California Fire Code or has adopted Local Additions that augment the 2025 California Fire Code. Otherwise, under paragraph (a) of section 511.0001, all portions of the 2025 California Fire Code are adopted in full.

To easily locate various sections of the 2025 California Fire Code contained within this Article of the San Diego Municipal Code, the numbering system of the Divisions within Chapter 5, Article 11 reflects the corresponding numbering system of the 2025 California Fire Code. For example, section 304 of the 2025 California Fire Code is reflected in Chapter 5, Article 11, Division 03, as section 511.0304. Also, sections within the 2025 California Fire Code retain those same section numbers when referred to within the text of the San Diego Municipal Code. For example, section 503.2.1 of the 2025 California Fire Code will also be cited as California Fire Code section 503.2.1 within the text of the San Diego Municipal Code.

- (c) Where the City has adopted an entire Chapter of the 2025 California Fire Code without any local amendments, the corresponding Division number within this Article 11 is “reserved.”

- (d) Any reference within the San Diego Fire Code to the “C.B.C.” or  
“California Building Code” shall refer to those provisions of the California  
Building Code as adopted by Chapter 14 of the San Diego Municipal Code

**§511.0002** **Portions of the 2025 California Fire Code Not Adopted**

The following sections of the 2025 California Fire Code are not adopted:

- (a) Section 102.6;
- (b) Sections 104.7.1 through 104.7.6;
- (c) Section 105.5.17;
- (d) Section 105.5.19;
- (e) Section 105.5.21;
- (f) Section 105.5.34;
- (g) Section 105.5.43;
- (h) Section 105.5.48;
- (i) Sections 404.2.3 through 404.2.3.2;
- (j) Sections 1103.1 through 1103.3.2;
- (k) Sections 1103.4 through 1103.6.2;
- (l) Sections 1103.7.1 through 1103.7.2;
- (m) Sections 1103.7.4 through 1103.7.6;
- (n) Section 1103.10;
- (o) Sections 1104.1 through 1104.2;
- (p) Sections 1104.6 through 1104.23;
- (q) Sections 1105.1 through 1105.11.2;
- (r) Sections 1207.7.1 through 1207.7.2;

- (s) Sections 2601.1 through 2603.7;
- (t) Sections 3307.2.2.1 through 3307.2.2.3;
- (u) Appendix A;
- (v) Section D104.1 only of Appendix D;
- (w) Appendix E through Appendix G; and
- (x) Appendix I through Appendix Q.

**§511.0003** **Local Amendments to the 2025 California Fire Code Adopted by the City of San Diego**

The following sections or sub-sections of the 2025 California Fire Code are amended by this Article:

- (a) Chapter 1, Section 101.1, Title;
- (b) Chapter 1, Section 103.1, Creation of Agency;
- (c) Chapter 1, Section 104.7, Official Records;
- (d) Chapter 1, Section 105.5, Required Operational Permits;
- (e) Chapter 1, Section 108.2, Fee Schedule;
- (f) Chapter 1, Section 112.1, Board of Building Appeals and Advisors;
- (g) Chapter 1, Section 113.3.1, Service;
- (h) Chapter 1, Section 113.4, Violation Penalties;
- (i) Chapter 2, Section 202, General Definitions;
- (j) Chapter 3, Section 304.1.3, Vegetation;
- (k) Chapter 3, Section 307.4.1, Bonfires;
- (l) Chapter 3, Section 307.4.3, Portable Outdoor Fireplaces;
- (m) Chapter 4, Section 401.2, Approval;
- (n) Chapter 4, Section 401.4, Required Plan Implementation;

- (o) Chapter 4, Section 403.2, Group A Occupancies;
- (p) Chapter 4, Section 403.11.1, Fire Watch Personnel;
- (q) Chapter 4, Section 403.11.1.1, Duty Times;
- (r) Chapter 4, Section 403.11.1.2, Duties;
- (s) Chapter 5, Section 505.1, Address Identification;
- (t) Chapter 5, Section 507.3, Fire Flow;
- (u) Chapter 9, Section 901.6.3, Records;
- (v) Chapter 11, Section 1113.1.1, Application;
- (w) Chapter 12, Section 1207.1, General;
- (x) Chapter 12, Section 1207.2.1, Commissioning;
- (y) Chapter 12, Section 1207.3.4, Energy Storage Management System;
- (z) Chapter 12, Section 1207.7, Indoor Installations;
- (aa) Chapter 12, Table 1207.7, Indoor ESS Installations;
- (bb) Chapter 12, Section 1207.7.3, Prohibited ESS Installation Locations;
- (cc) Chapter 12, Section 1207.7.4, Fire-Resistance-Rated Separations;
- (dd) Chapter 12, Section 1207.11, ESS in Group R Occupancies;
- (ee) Chapter 33, Section 3307.2.1, Combustible Building Materials;
- (ff) Chapter 33, Section 3307.2.2, Vertical Construction of Types III, IV and  
V Construction;
- (gg) Chapter 33, Section 3307.4, Standpipe Supply;
- (hh) Appendix B, Table B105.1(1), Required Fire Flow for One-and Two-  
Family Dwellings, Group R-3 and R-4 Buildings and Townhouses;

- (ii) Appendix B, Table B105.2, Required Fire Flow for Buildings Other Than One-and-Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses;
- (jj) Appendix C, Table C102.1, Required Number and Spacing of Fire Hydrants;
- (kk) Appendix D, Section D103.5, Fire Apparatus Access Road Gates;
- (ll) Appendix D, Section D103.6, Fire Lane Markings;
- (mm) Appendix D, Section D103.6.1, Roads 20 to 28 Feet in Width;
- (nn) Appendix D, Section D103.6.2, Roads More Than 28 Feet in Width;
- (oo) Appendix D, Section D106.2, Projects Located in a *Wildland-Urban Interface* Area; and
- (pp) Appendix D, Section D107.1, One- or Two-Family Dwelling Residential Developments.

**§511.0004** **Local Additions to the 2025 California Fire Code Adopted by the City**

The following sections are adopted as Local Additions to the 2025 California Fire Code:

- (a) Chapter 1, Section 104.12, Cost Recovery;
- (b) Chapter 1, Section 105.5.60, Fire and Harmful Gas Emergency Alarms;
- (c) Chapter 1, Section 105.5.61, General Use Permit;
- (d) Chapter 1, Section 105.5.62, State-Mandated Occupancy;
- (e) Chapter 1, Section 105.5.63, Temporary Fire Access Roads;
- (f) Chapter 1, Section 105.5.64, Temporary Water Supply;
- (g) Chapter 1, Section 113.2.1, Operational Permit Registration;

- (h) Chapter 2, Section 202, General Definitions;
- (i) Chapter 3, Section 304.1.3.1, Clearance of Brush and Vegetative Growth from Roadways;
- (j) Chapter 3, Section 304.1.3.2, Waste Material;
- (k) Chapter 3, Section 307.4.4, “Red-Flag” and other High Fire Risk Conditions;
- (l) Chapter 3, Section 322.6, Sales Prohibited;
- (m) Chapter 3, Section 322.6.1, Documentation;
- (n) Chapter 3, Section 322.6.2, Modifications Prohibited;
- (o) Chapter 4, Section 403.11.1.3, Qualifications;
- (q) Chapter 4, Section 403.11.1.4, Fire Safety Officer;
- (r) Chapter 5, Section 503.3.1, Street Parking Prohibited;
- (s) Chapter 5, Section 507.5.7, Identification;
- (t) Chapter 9, Section 901.6.3.2, Retention Period;
- (u) Chapter 9, Section 901.6.3.3, Records Submission;
- (w) Chapter 9, Section 901.7.7, Immediate Fire Watch Required;
- (x) Chapter 11, Section 1113.12.3, Compliance Schedule;
- (y) Chapter 12, Section 1207.3.4.1, Annunciator Panel;
- (z) Chapter 50, Section 5001.1.2, Hazardous Materials HAZMAT Program  
Legislative Declaration and Findings;
- (aa) Chapter 50, Section 5001.1.3, Purpose of HAZMAT Program;
- (bb) Chapter 50, Section 5001.1.4, HAZMAT Inspections;
- (cc) Chapter 56, Section 5601.1.3.1, Where Prohibited; and

(dd) Chapter 83, Sections 8300 through 8322, Fire and Harmful Gas  
Emergency Alarms.

**Article 11: ~~Fire Protection and Prevention~~San Diego Fire Code**

**Division 01: Adoption of the 2022 California Fire Code~~Administration~~**

**§511.0101 ~~Adoption of the 2022 California Fire Code, Purpose and Intent, and  
Administrative Provisions~~Scope and General Requirements**

~~Portions of the California Fire Code, 2022 Edition, adopted.~~

~~Except as otherwise provided in this Article, the California Fire Code, designated  
in Title 24, Part 9 of the California Code of Regulations (2022 Edition) published  
by the International Code Council and the California Building Standards  
Commission, together with those portions of the 2021 Edition of the International  
Fire Code, including Appendices B, C, and D, published by the International  
Code Council not included in the California Building Standards Code are hereby  
adopted as the San Diego Fire Code and shall be in full force and effect. A copy  
of the California Fire Code (2022 Edition) and the International Fire Code (2021  
Edition) is on file in the office of the City Clerk as Document No. OO-21409.~~

~~(a) — Collectively, the California Fire Code (2022 Edition), and the International  
Fire Code (2021) Edition are referred to in this Article as the 2022 California  
Fire Code.~~

Local Amendment. Section 101.1, Title, is amended to read as follows:

This code, which is a portion of the San Diego Municipal Code (SDMC), shall be  
known as the “San Diego Fire Code,” and whenever the word “code” is used in  
this code it shall mean the San Diego Fire Code.



~~(b) — Relationship of the San Diego Municipal Code section numbers to the 2022 California Fire Code section numbers.~~

~~This Chapter of the San Diego Municipal Code sets forth (1) the portions of the 2022 California Fire Code that the City has not adopted in the San Diego Fire Code, (2) the portions of the 2022 California Fire Code that the City has amended and adopted in the San Diego Fire Code, and (3) the portions of the San Diego Fire Code that were adopted as Local Additions that augment the 2022 California Fire Code. Text is included within this Chapter of the San Diego Municipal Code only where the City has not adopted or has amended the 2022 California Fire Code, or has adopted Local Additions that augment the 2022 California Fire Code. Otherwise, pursuant to paragraph (a) above, all portions of the 2022 California Fire Code are adopted in full.~~

~~In order to easily locate various sections of the 2022 California Fire Code within this Chapter of the San Diego Municipal Code, the numbering system of the Divisions within Chapter 5, Article 11 reflects the corresponding numbering system of the 2022 California Fire Code. For example, section 304.1.2 of the 2022 California Fire Code is reflected in Chapter 5, Article 11, Division 3, as section 511.0304. Also, sections within the 2022 California Fire Code retain those same section numbers when referred to within the text of the San Diego Municipal Code. For example, section 308.1.4 of the 2022 California Fire Code will also be~~

cited as California Fire Code section 308.1.4 within the text of the San Diego Municipal Code.

- (e) ~~Where the City has adopted an entire Chapter of the 2022 California Fire Code, the corresponding Division number within this Chapter is “reserved.”~~
- (d) ~~Effective Date. Unless otherwise stated in a specific San Diego Municipal Code section or 2022 California Fire Code section adopted by the City, the effective date of the City’s Adoption/Local Amendment/Local Additions to the 2022 California Fire Code shall be January 1, 2023.~~
- (e) ~~Reference to the California Building Code. Any reference within the San Diego Fire Code to the “C.B.C.” or “California Building Code” shall refer to those provisions of the California Building Code as adopted by Chapter 14 of the San Diego Municipal Code.~~

**§511.0102** ~~Portions of the 2022 California Fire Code Not Adopted~~

~~The following sections of the 2022 California Fire Code are not adopted:~~

- (a) ~~Section 308.1.4~~
- (b) ~~Sections 403.3~~
- (c) ~~Sections 403.5 through 403.9.2.1~~
- (d) ~~Sections 403.9.2.1.2 through 403.10.1.6~~
- (e) ~~Sections 403.10.3 through 403.10.5~~
- (f) ~~Sections 404.2.3 through 404.2.3.2~~
- (g) ~~Sections 406.1 through 406.3.4~~
- (h) ~~Sections 1103.1 through 1103.3.2~~
- (i) ~~Sections 1103.4 through 1103.6.2~~

- (j) ~~Sections 1103.7.1 through 1103.7.2~~
  - (k) ~~Sections 1103.7.4 through 1103.7.6~~
  - (l) ~~Section 1103.9 (adopting 1103.9.1)~~
  - (m) ~~Section 1103.10~~
  - (n) ~~Sections 1104.1 through 1104.2~~
  - (o) ~~Sections 1104.6 through 1104.23~~
  - (p) ~~Sections 1105.1 through 1105.11.2~~
  - (q) ~~APPENDIX A~~
  - (r) ~~Section D104.1 only of APPENDIX D~~
  - (s) ~~APPENDIX E through APPENDIX P~~
- Not Adopted. Section 102.6 is not adopted.

**§511.0103** ~~Local Amendments to the 2022 California Fire Code Adopted by the City of~~  
~~San Diego Code Compliance Agency~~  
~~the following sections or sub-sections of the 2022 California Fire Code are~~  
~~amended by this article.~~

~~Chapter 1, Section 111.1, “Board of Appeals”~~Local Amendment. Section  
103.1, Creation of Agency, is amended to read as follows:

The City of San Diego Office of the Fire Marshal is hereby created within  
the San Diego Fire-Recue Department and the Fire-Rescue Chief, or any  
member of the Fire-Rescue Department designated by the Fire Chief to  
carry out the provisions of this Article shall be known as the *Fire Code*  
*Official*. The function of the agency shall be the implementation,  
administration, and enforcement of the provisions of this code.

- (b) ~~Chapter 2, Section 202, “General Definitions”~~
- (c) ~~Chapter 3, Section 304.1.2, “Vegetation”~~

- (d) ~~Chapter 3, Section 307.4.1, "Bonfires"~~
- (e) ~~Chapter 3, Section 307.4.3, "Portable Outdoor Fireplaces"~~
- (f) ~~Chapter 4, Section 401.2, "Approval"~~
- (g) ~~Chapter 4, Section 401.4, "Required Plan Implementation"~~
- (h) ~~Chapter 4, Section 403.2, "Group A Occupancies"~~
- (i) ~~Chapter 5, Section 505.1, "Address Identification"~~
- (j) ~~Chapter 49, Section 4906.3.1, "Contents"~~
- (k) ~~Chapter 49, Section 4907.3, "Requirements"~~
- (l) ~~Appendix B, Table B105.1(1), "Required Fire Flow for One and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses"~~
- (m) ~~Appendix C, Table C102.1, "Required Number and Spacing of Fire Hydrants"~~
- (n) ~~Appendix D, Section D103.5, "Fire Apparatus Access Road Gates"~~
- (o) ~~Appendix D, Section D103.6, "Signs"~~
- (p) ~~Appendix D, Section D107.1, "One or Two Family Dwelling Residential Developments"~~

**§511.0104 ~~Local Additions to the 2022 California Fire Code Adopted by the City~~ Duties and Powers of the Fire Code Official**

The following sections are adopted as Local Additions to the 2022 California Fire Code:

- (a) ~~Chapter 3, Section 304.1.2.1, "Clearance of Brush and Vegetative Growth from Roadways"~~ Local Amendment. Section 104.7, Official Records, is amended to read as follows:  
  
Any records associated with this Article shall be retained in accordance with the retention periods set forth in the City's Master Records Schedule on file with the City Clerk and in compliance with local, state, and federal laws.

- (b) ~~Chapter 3, Section 304.1.2.2, "Waste Material"~~Not Adopted. Sections 104.7.1 through 104.7.6 are not adopted.
- (c) ~~Chapter 3, Section 307.4.4, "Red flag and other high fire risk conditions"~~Local Addition. Section 104.12, Cost Recovery, is added as follows:

The Fire-Rescue Department is vested with the authority to pursue and recover the full and necessary costs of any emergency response, abatement, mitigation, and enforcement action from the *responsible person*, as defined in Chapter 1 of the San Diego Municipal Code, under and to the maximum extent permitted by all controlling federal, state, and local laws and ordinances.

- ~~(d) Chapter 4, Section 403.11.1.3, "Standby Fire Department Personnel"~~
- ~~(e) Chapter 5, Section 503.3.1, "Street Parking Prohibited"~~
- ~~(f) Chapter 5, Section 507.5.7, "Identification"~~
- ~~(g) Chapter 49, Section 4904.3.1.1, "Adoption of Fire Hazard Severity Zones"~~
- ~~(h) Chapter 50, Section 5001.1.2, "Hazardous Materials HAZMAT Program Legislative Declaration and Findings"~~
- ~~(i) Chapter 50, Section 5001.1.3, "Purpose of HAZMAT Program"~~
- ~~(j) Chapter 50, Section 5001.1.4, "HAZMAT Inspections"~~
- ~~(k) Chapter 56, Section 5601.1.3.1, "Where Prohibited"~~
- ~~(l) Chapter 56, Section 5601.2.4.2.1, "Liability Insurance"~~
- ~~(m) Appendix D, Section D106.2.1, "Multiple Family Residential Developments With Significant Fire Risk"~~

§511.0105 California Fire Code, Chapter 1—Scope and Administration Permits

- (a) Local Amendment. Section 111.1105.5, Board of Appeals Required Operational Permits, is amended to read as follows:

~~When a question involving the interpretation of the intent and purpose of any provisions of the San Diego Fire Code or the suitability of alternate materials and types of construction is presented to the *Fire Code Official*, the *Fire Code Official* may request the Board of Building Appeals and Advisers (Board) to investigate such matters under the procedures established in section 111.0207 of the San Diego Municipal Code regarding building inspection. The request for Board action may come from any citizen affected by the San Diego Fire Code.~~ A responsible person who intends to maintain, store, or handle materials or to conduct processes that produce conditions hazardous to life or property shall first apply to the *Fire Code Official* and obtain the required operational permit or permits as set forth in sections 105.5.1 – 105.5.64 of the 2025 California Fire Code.

- (b) Not Adopted. Section 105.5.17 is not adopted.
- (c) Not Adopted. Section 105.5.19 is not adopted.
- (d) Not Adopted. Section 105.5.21 is not adopted.
- (e) Not Adopted. Section 105.5.34 is not adopted.
- (f) Not Adopted. Section 105.5.43 is not adopted.
- (g) Not Adopted. Section 105.5.48 is not adopted.

(h) Local Addition. Section 105.5.60, Fire and Harmful Gas Emergency

Alarms, is added as follows:

An operational permit is required for any monitored fire-harmful gas alarm system as specified in Chapter 5, Article 11, Division 83.

(i) Local Addition. Section 105.5.61, General Use Permit – Commercial

Buildings, is added as follows:

An operational permit is required for:

(1) Any commercial building that is found to have conditions hazardous to life or property that are not otherwise addressed by a specific permit. The determination of hazardous conditions shall be made in accordance with the standards and procedures set forth in this code.

(2) In addition to the requirements of subsection (1), a general use permit is required for all commercial buildings more than 10,000 square feet or three or more stories in height.

(j) Local Addition. Section 105.5.62, State-Mandated Occupancy, is added as follows:

An operational permit is required for California state-mandated inspected occupancies.

(k) Local Addition. Section 105.5.63, Temporary Fire Access Roads, is added as follows:

An operational permit is required for any temporary fire apparatus access roads installed or used at a construction or demolition site, in accordance with section 3307 of the 2025 California Fire Code.

- (l) Local Addition. Section 105.5.64, Temporary Water Supply, is added as follows:

An operational permit is required for any temporary water supply installed or used at a construction or demolition site, in accordance with section 3307 of the 2025 California Fire Code.

**§511.0108**     **Fees**

- (a) Local Amendment. Section 108.2, Fee Schedule, is amended to read as follows:

Fees shall be charged in accordance with the User Fee Schedule adopted by the City Council to recover the costs related to the issuance of permits and associated inspections, or other inspections or activities as deemed necessary by the *Fire Code Official* to determine the extent of compliance with the provisions of this code.

**§511.0112**     **Means of Appeals**

- (a) Local Amendment. Section 112.1, Board of Building Appeals and Advisors, is amended to read as follows:

When a question involving the interpretation of the intent and purpose of any provisions of the San Diego Fire Code or the suitability of alternate materials and types of construction is presented to the *Fire Code Official*, the *Fire Code Official* may request the Board of Building Appeals and



Advisors investigate such matters under the procedures established in San Diego Municipal Code section 111.0207 regarding building inspection. The request for Board of Building Appeals and Advisors action shall be made under section 111.0207(d).

**§511.0113**     **Violations**

- (a)     Local Addition. Section 113.2.1, Operational Permit Registration, is added as follows:

The owner or owner's authorized agent of a building that requires an operational permit under section 511.0105 of the San Diego Fire Code shall register with the Fire-Rescue Department's citizen portal, which can be found at <https://sdfportal.sandiego.gov/>, and provide all required current contact information. The owner or owner's authorized agent may also contact the Fire Marshal's Office to provide current contact information at 619-533-4400. Failure to provide current contact information to the Fire-Rescue Department as required is a violation of this code and will be subject to penalties as set forth in this code.

- (b)     Local Amendment. Section 113.3.1, Service, is amended to read as follows:

A notice of violation issued pursuant to this code shall be served by any of the methods of service listed in San Diego Municipal Code section 11.0301.

- (c)     Local Amendment. Section 113.4, Violation Penalties, is amended to read as follows:

(1) Civil Penalties.

- (A) Any person who commits, causes, or maintains a violation of the San Diego Fire Code shall be subject to administrative citations and civil penalties, as set forth in Chapter 1, Article 2 of the San Diego Municipal Code. The fines for such violations shall be determined in accordance with the User Fee Schedule adopted by the City Council.
- (B) The imposition of civil penalties shall not be deemed a waiver of the City's right to seek any other remedy available at law or in equity, up to and including criminal prosecution.

(2) Criminal Penalties.

- (A) Any person who violates any provision of the San Diego Fire Code, or any order, rule, or regulation made pursuant to the code, is guilty of a misdemeanor, in accordance with the authority granted by California Health and Safety Code section 13112, as set forth in Chapter 1, Article 2 of the San Diego Municipal Code.
- (B) Each day that a violation of any provision of this code or any order of the Fire Code Official continues shall be deemed a separate and distinct offense.

(3) Abatement and Cost Recovery

- (A) In addition to the penalties provided in this Division, the Fire Code Official may seek legal or equitable relief to compel compliance. If any person fails or refuses to correct or eliminate a fire or life hazard after receiving a written order from the Fire Code Official, the City may cause the hazard to be abated in compliance with Chapter 1, Article 2 of the San Diego Municipal Code.
- (B) All costs incurred by the City in the abatement of a fire or life hazard, as set forth in Chapter 1, Article 2, may be recovered from the person in violation. The costs shall constitute a special assessment against the property or a personal obligation of the person in violation, as set forth in Chapter 1, Article 3.

**Article 11: ~~Fire Protection and Prevention~~San Diego Fire Code**

**Division 02: ~~General~~ Definitions**

**§511.0202 General Definitions**

- (a) Local Amendment. Section 202, General Definitions, the following terms and their definitions are amended to read as follows:
- (1) through (2) [No change in text.]
- (3) *Wildland-Urban Interface Fire Area*: Means Aa geographical area identified by the State as a “Fire Hazard Severity Zone” in accordance with Public Resources Code sections 4201 through 4204 and Government Code sections 51175 through 51189, ~~or~~and

other areas designated by the City of San Diego Fire-Rescue  
Department to be at significant risk from wildfires.

- (b) Local Addition. Section 202, General Definitions, The following terms  
and ~~its~~their definitions ~~is~~are added as follows:

- (1) ~~Fire Department Standby Personnel. City of San Diego Fire-~~  
~~Rescue Personnel who are employed to prevent and mitigate any~~  
~~hazards associated with large public assemblies, events or~~  
~~activities where their presence has been deemed necessary by the~~  
~~Fire Code Official. Apartment House means any building or portion~~  
~~thereof which contains three or more dwelling units used, intended,~~  
~~or designed to be used, rented, leased, let or hired out to be~~  
~~occupied for living purposes including apartments and~~  
~~condominiums.~~
- (2) Fire Safety Officer means City of San Diego Fire-Rescue  
personnel who are employed to prevent and mitigate any hazards  
associated with large public assemblies, events, or activities where  
their presence has been deemed necessary by the Fire Code  
Official.

**Article 11: ~~Fire Protection and Prevention~~San Diego Fire Code**

**Division 03: ~~General Preeautions Against Fire~~ Requirements**

**§511.0304 Combustible Waste Material**

- (a) Local Amendment. Section 304.1.23, Vegetation, is amended to read as  
follows:

Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in ~~wildland-urban interface areas~~ Wildland-Urban Interface Areas shall be in accordance with the 2025 California Fire Code Chapter 49 and the ~~City of San Diego Land Development Code~~ Wildland-Urban Interface Code.

- (b) Local Addition. Section 304.1.23.1, Clearance of brush and vegetative growth from roadways, is added as follows:

The *Fire Code Official* is authorized to require areas within ~~1020~~ 1020 feet (~~30486096~~ mm) on each side of portions of fire apparatus access roads and driveways to be cleared of non-fire-resistive vegetation growth, with the Exception: (1) of Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used for ground cover, provided they do not form a means of readily transmitting fire.

- (c) Local Addition. Section 304.123.2, Waste material, is added as follows:

Waste material shall not be placed, deposited, or dumped in ~~wildland-urban interface areas~~ Wildland-Urban Interface Areas, or in, on, or along trails, roadways, or highways or against structures in ~~wildland-urban interface areas~~ Wildland-Urban Interface Areas.

**§511.0307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces**

- (a) Local Amendment. Section 307.4.1, Bonfires, is amended to read as follows:

A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit.

Conditions which could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition, with the following exceptions:

~~Exeeptions:~~

(1) Fires in *beach areas* shall be maintained in accordance with San Diego Municipal Code section 63.20.5(~~e~~), (~~d~~), (~~e~~), (~~f~~), (~~h~~), and (~~i~~). ~~*Beach area* has the same meaning as in San Diego Municipal Code section 63.20(b).~~

(2) Fires are not permitted in public parks except as provided in San Diego Municipal Code section 63.0102(~~bc~~)(11).

(b) Local Amendment. Section 307.4.3, Portable outdoor fireplaces, is amended to read as follows:

Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions, provided with a spark arrestor, and shall not be operated within 15 feet (~~3048~~ 4572 mm) of a structure or combustible material, with the following exceptions:-

~~Exeeptions:~~

(1) Portable outdoor fireplaces used at one and two-family dwellings located outside of a ~~wildland-urban interface area~~ Wildland-Urban Interface Area, when used in accordance with the manufacturer's instructions.

- (2) Portable outdoor fireplaces used at one and two-family dwellings located within a ~~wildland-urban interface area~~ Wildland-Urban Interface Area, when such portable outdoor fireplaces are located at least 15 feet (~~3048~~4572 mm) from a structure, combustible material or vegetation. Such outdoor fireplaces shall be used in accordance with the manufacturer's instructions.

- (c) Local Addition. Section 307.4.4, "~~Red-Flag~~" Warning and other high fire risk conditions, is added as follows:

Open burning, including recreational fires and fires within portable outdoor fireplaces, shall not be permitted when a ~~Red-Flag Warning~~ or a ~~Fire Weather Watch~~ condition has been issued by the National Weather Service, except for fires in beach areas complying with San Diego Municipal Code section 63.20.5.

~~Exception:~~

- (1) ~~Fires in beach areas complying with San Diego Municipal Code section 63.20.5.~~

~~§511.0308 — Open Flames~~

- (a) ~~Not Adopted. Section 308.1.4 is not adopted~~

§511.0322 Powered Micromobility Devices.

- (a) Local Addition. Section 322.6, Sales Prohibited, is added as follows:  
The sale, rental, leasing, storage, repair, modification, or assembly of lithium-ion and lithium metal batteries not listed by a nationally recognized testing laboratory, including associated equipment and

charging devices, shall be prohibited in the City of San Diego. Any modifications made to a listed battery or associated equipment shall void the listing.

(b) Local Addition. Section 322.6.1, Documentation, is added as follows:

Retailers, resellers, and distributors of lithium-ion and lithium metal batteries must:

- (1) Display visible proof of the applicable listing from a nationally recognized testing laboratory on each device or battery offered for sale, rental, or lease.
- (2) Provide documentation of the applicable listing upon request to consumers or the *Fire Code Official*.
- (3) Conspicuously post San Diego Fire-Rescue Department safety guidelines regarding lithium-ion battery use, storage, and charging practices at all physical retail locations and online storefronts.

(c) Local Addition. Section 322.6.2, Modifications Prohibited, is added as follows:

The reconditioning, modification, or assembly of non-listed or previously used lithium-ion battery cells into new battery packs or devices is prohibited. Any alteration to a listed or certified battery or device shall render its certification void and constitute a violation of this code.



**Article 11: ~~Fire Protection and Prevention~~<sup>4</sup>San Diego Fire Code**

**Division 04: Emergency Planning and Preparedness**

**§511.0401    General**

- (a)    Local Amendment. Section 401.2, Approval, is amended to read as follows:

Where required by this ~~C~~ecode, fire safety plans, emergency procedures, and employee training programs shall be maintained on site and subject to review and approval by the *Fire Code Official*. Emergency plans and procedures must be developed by a natural person having sufficient knowledge of the building, life safety systems, and any special hazards. The *Fire Code Official* is authorized to require a qualified engineer, specialist, or fire safety specialty organization to develop fire safety plans and emergency procedures.

- (b)    [No change in text]

**§511.0403    Emergency Preparedness Requirements**

- (a)    Local Amendment. Section 403.2, Group A Occupancies, is amended to read as follows:

An approved fire safety and evacuation plan in accordance with section 404 of the 2025 California Fire Code shall be prepared and maintained for Group A occupancies with an occupant load exceeding 500 and for buildings containing both a Group A occupancy and an atrium. Group A occupancies shall comply with sections 403.2.1 through 403.2.4 of the 2025 California Fire Code, with the exception of ~~Exceptions:~~

- (4) Group A occupancies used exclusively for religious worship with an occupant load less than 2,000.
- (a) ~~Not Adopted.~~ Section 403.3 is not adopted.
- (b) ~~Not Adopted.~~ Sections 403.5 through 403.2.1 are not adopted.
- (c) ~~Not Adopted.~~ Sections 403.9.2.1.2 through 403.10.1.6 are not adopted.
- (d) ~~Not Adopted.~~ Section 403.10.3 through 403.10.5 are not adopted.
- (e) Local Addition. Section 403.11.1.3, *Standby Fire Department Personnel*, is added as follows:
- (1) ~~When, in the opinion of the Fire Code Official, it is essential for public safety in a place of assembly or any other place where people congregate, due to the number of persons, or the nature of the performance, exhibition, display, contest or activity, the owner, agent or lessee shall employ one or more qualified persons, as required and approved, to be on duty at such place.~~
- (2) ~~Such individuals shall be subject to the Fire Code Official's orders at all times when so employed and shall be in uniform and remain on duty during the~~

~~times such places are open to the public, or when  
such activity is being conducted.~~

- ~~(3) — Before each performance or the start of such  
activity, such individuals shall (1) inspect the  
required fire appliances provided to see that they are  
in proper place and in good working order; (2) keep  
diligent watch for fires, obstructions to means of  
egress or other hazards and (3) take prompt  
measures for remediation of hazards and  
extinguishment of fires that may occur; and (4) take  
prompt measures to assist in the evacuation of the  
public from the structures.~~
- ~~(4) — Such individuals shall not, while on duty, perform  
any other duties than those herein specified unless  
otherwise directed by the *Fire Code Official*.~~
- ~~(5) — The City shall charge the permittee the cost of such  
services. The cost shall be computed by the Fire  
Department using accepted cost accounting  
methods including but not limited to the cost of  
salary, fringe benefits and general overhead.~~
- ~~(6) — Time cards of the assigned personnel shall be  
submitted by the *Fire Code Official* to the Auditor~~

~~and Comptroller and shall be prima facie evidence  
of the expended work hours.~~

- (b) Local Amendment. Section 403.11.1, Fire Watch Personnel, is amended to read as follows:

Where, in the opinion of the *Fire Code Official*, it is essential for public safety in a place of assembly or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, or in any occupancy where conditions inside the building increase the potential for a significant hazard, the owner, agent or lessee shall provide one or more fire watch personnel, as required and approved by the *Fire Code Official*. Such individuals shall be subject to the *Fire Code Official's* orders at all times when so employed. Fire watch personnel shall comply with sections 403.11.1.1, 403.11.1.2, and 403.11.1.3.

- (c) Local Amendment. Section 403.11.1.1, Duty Times, is amended to read as follows:

Fire watch personnel shall remain on duty while places requiring a fire watch are open to the public, when an activity requiring a fire watch is being conducted, or as directed by the *Fire Code Official*.

- (d) Local Amendment. Section 403.11.1.2, Duties, is amended to read as follows:

On-duty fire watch personnel shall have the following responsibilities:

- (1) inspect the required fire appliances provided to see that they are in

proper place and in good working order;

- (2) keep diligent watch for fires, obstructions to means of egress, and other hazards;
- (3) take prompt measures for remediation of hazards and extinguishment of fires that occur; and
- (4) take prompt measures to assist in the evacuation of the public from the structures.

(e) Local Addition. Section 403.11.1.3, Qualifications, is added as follows:

Fire watch personnel shall have the following qualifications:

- (1) fire safety training to recognize fire hazards, implement prevention techniques, and competently use a fire extinguisher or other firefighting equipment;
- (2) immediate and direct access to 911 or other emergency services, as well as the means to promptly notify all building occupants; and
- (3) must demonstrate the ability to communicate effectively in English to facilitate critical communication with building occupants and San Diego Fire-Rescue Department personnel during an emergency.

(f) Local Addition. Section 403.11.1.4, *Fire Safety Officer*, is added as follows:

Where fire watch personnel are required under section 403.11.1 of the 2025 California Fire Code, the *Fire Code Official* is authorized to require

the presence of one or more *Fire Safety Officers* if it is determined that  
their presence is necessary to ensure public safety.

The City shall charge the permittee the cost of such services under section  
511.0108 of the San Diego Fire Code. Timecards of the assigned  
personnel shall constitute the official record of the expended work hours.

**~~§511.0406 — Employee Training and Response Procedures~~**

~~(a) — Not Adopted. Sections 406.1 through 406.3.4 are not adopted.~~

**Article 11: ~~Fire Protection and Prevention~~San Diego Fire Code**

**Division 05: Fire Service Features**

**§511.0503 Fire Apparatus Access Roads**

Local Addition. Section 503.3.1, Street Parking Prohibited, is added as follows:

During “~~r~~Red-Flag” ~~w~~Warnings or ~~f~~Fire ~~w~~Weather ~~w~~Watch conditions, street parking may be prohibited in areas determined to be at significant risk from wildfires, including areas identified as a fire hazard severity zone, so a wider pathway is available to support rapid evacuation when side-street parking narrows the road to a smaller width than the standards in title 14, section 1273.01 of the California Code of Regulations. Such areas will be marked with signs approved by the *Fire Code Official*.

**§511.0505 Premises Identification**

(a) Local Amendment. Section 505.1, Address Identification, is amended to read as follows:

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is

plainly legible and visible from the street or road fronting the property.

These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. For buildings used exclusively for residential purposes, such numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). For buildings used all or in part for commercial, industrial or institutional purposes, such numbers shall be a minimum of 6 inches (152.4 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). For buildings used all or in part for commercial, industrial or institutional purposes, such numbers shall be a minimum of 6 inches (152.4 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where required by the *Fire Code Official*, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained at all times.

**§511.0507 Fire Protection Water Supplies**

- (a) Local Amendment. Section 507.5.73, ~~Identification is added~~ Fire flow, is amended to read as follows:

~~Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the *Fire Code Official* to prevent obstruction by parking and other obstructions. When required by the *Fire Code Official*,~~

~~hydrant locations shall be identified by the installation of reflective blue colored markers. Such markers shall be affixed to the roadway surface, approximately centered between curbs, and at a right angle to the hydrant.~~ Fire flow requirements for buildings or portions of buildings and facilities shall comply with Appendix B of this code. If the required fire flow cannot be achieved, the *Fire Code Official* may require alternative design standards including alternative types of building construction that provides a higher level of fire resistance, automatic sprinkler systems, specified setback distances for building sites, and other requirements as authorized by this code and as required by the *Fire Code Official*.

- (b) Local Addition. Section 507.5.7, Identification, is added as follows:  
Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the *Fire Code Official* to prevent obstruction by parked vehicles, landscaping, and other objects. When required by the *Fire Code Official*, hydrant locations shall be identified by the installation of reflective blue-colored markers. Such markers shall be affixed to the roadway surface, approximately centered between curbs, and at a right angle to the hydrant.

## **Article 11: San Diego Fire Code**

### **Division 09: Fire Protection and Life Safety Systems**

#### **§511.0901 General**

- (a) Local Amendment, Section 901.6.3, Records, is amended to read as



follows:

Records of all system inspections, testing, and maintenance shall be maintained in accordance with section 901.6.3.1 through 901.6.3.3 of the 2025 California Fire Code.

(b) Local Addition, Section 901.6.3.2, Retention Period, is added as follows:

Records of all required inspections, testing, and maintenance shall be retained on the premises by the building or system owner for a period of five years after the next required inspection, testing, or maintenance.

(c) Local Addition, Section 901.6.3.3, Records Submission, is added as follows:

It is the responsibility of the contractor, company, or licensee performing the inspection, testing, and maintenance to provide a written report of the results to the building owner at the completion of the testing and maintenance. The contractor, company, or licensee shall submit an electronic copy to the San Diego Fire-Rescue Department online compliance portal within ten days of the completion of testing. The building owner or their designee shall maintain a written copy of the report in a binder in the Fire Command Center or in a location approved by the *Fire Code Official*.

(d) Local Addition. Section 901.7.7, Immediate Fire Watch Required, is added as follows:

Where a required fire protection system is out of service or the impairment of a fire protection system creates the potential for significant loss of life or

property, the *Fire Code Official* shall have the authority to establish an immediate fire watch utilizing *Fire Safety Officers* until fire watch personnel, meeting qualifications of section 511.0403 of this code, arrive on site.

**Article 11: ~~Fire Protection and Prevention~~San Diego Fire Code**

**Division 11: Construction Requirements for Existing Buildings**

**§511.1103 Fire Safety Requirements for Existing Buildings**

(a) through (d) [No change in text]

~~(e) — Not Adopted. Section 1103.9 is not adopted (adopting section 1103.9.1)~~

~~(f)~~ Not Adopted. Section 1103.10 is not adopted.

**§511.1113 Existing Group R-1 And Group R-2 Occupancies**

(a) Local Amendment. Section 1113.1.1, Application, is amended to read as follows:

In accordance with California Health and Safety Code section 13143.2, the provisions of sections 1113.2 through 1113.12 of the 2025 California Fire Code shall only apply to multiple-story structures existing on January 1, 1975, used for human habitation, which are defined as *apartment houses*, hotels, and motels where rooms used for sleeping are located above the ground floor.

(b) Local Addition. Section 1113.12.3, Compliance Schedule, is added as follows:

Building owners shall file a compliance schedule with the *Fire Code Official*, not later than 180 days after receipt of a written notice of

violation. The compliance schedule shall not exceed three years for a fire alarm system retrofit.

**Article 11: San Diego Fire Code**

**Division 12: Energy Systems**

**§511.1207 Electrical Energy Storage Systems (ESS)**

- (a) Local Amendment. Section 1207.1, General, is amended to read as follows:

The provisions in this section are applicable to stationary and mobile electrical energy storage systems (ESS).

Exception: ESS in Group R-3 and R-4 occupancies shall only be required to comply with section 1207.11 of the 2025 California Fire Code except where section 1207.11.4 requires compliance with sections 1207.1 through 1207.9 of the 2025 California Fire Code. Other residential occupancies shall comply with sections 1207.1 through 1207.9, unless below the ESS Threshold Quantities in Table 1207.1.3, in which case shall comply with section 1207.11.

- (b) Local Amendment. Section 1207.2.1, Commissioning, is amended to read as follows:

Commissioning of newly installed ESS and existing ESS that have been retrofitted, replaced, or previously decommissioned and are returning to service shall be conducted prior to the ESS being placed in service in accordance with a commissioning plan that has been approved prior to initiating commissioning. The commissioning plan shall include the

following:

- (1) a narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities;
- (2) a listing of the specific ESS and associated components, controls and safety-related devices to be tested, a description of the tests to be performed, and the functions to be tested;
- (3) conditions under which all testing will be performed, which are representative of the conditions during normal operation of the system;
- (4) documentation of the owner's project requirements and the basis of design necessary to understand the installation and operation of the ESS;
- (5) verification that required equipment and systems are installed in accordance with the approved plans and specifications;
- (6) integrated testing for all fire and safety systems;
- (7) testing for any required thermal management, ventilation, or exhaust systems associated with the ESS installation;
- (8) preparation and delivery of operation and maintenance documentation;
- (9) training of facility operating and maintenance staff;
- (10) identification and documentation of the requirements for maintaining system performance to meet the original design intent

during the operation phase;

- (11) identification and documentation of personnel who are qualified to service, maintain, and decommission the ESS, and respond to incidents involving the ESS, including documentation that such service has been contracted for;
- (12) a decommissioning plan for removing the ESS from service, and from the facility in which it is located. The plan shall include details on providing a safe, orderly shutdown of energy storage and safety systems with notification to the code officials prior to the actual decommissioning of the system. The decommissioning plan shall include contingencies for removing an intact operational ESS from service, and for removing an ESS from service that has been damaged by a fire or other event; and
- (13) a site-specific emergency response plan that substantially conforms to the format and content provided in National Fire Protection Association 855 Appendix G 11.9.

(c) Local Amendment. Section 1207.3.4, Energy Storage Management System, is amended to read as follows:

Where required by the ESS listing, an approved energy storage management system that monitors and balances cell voltages, currents and temperatures within the manufacturer's specifications shall be provided to the Fire Code Official. The system shall disconnect electrical connections to the ESS or otherwise place it in a safe condition if potentially hazardous

temperatures or other conditions such as short circuits, over voltage or under voltage are detected. The system shall transmit a trouble signal to an approved location and to an approved annunciator panel if potentially hazardous temperatures or other conditions such as short circuits, over voltage, or under voltage are detected.

- (d) Local Addition. Section 1207.3.4.1, Annunciator Panel, is added as follows:

The annunciator panel shall visibly indicate hazardous conditions, including hazardous temperatures, short circuits, over voltage, or under voltage when detected. The location of the annunciator panel shall be approved by the *Fire Code Official*.

- (e) Local Amendment. Section 1207.7, Indoor ESS Installations, is amended to read as follows:

Indoor ESS installations shall be in accordance with sections 1207.7.3 through 1207.7.4 of the 2025 California Fire Code. (Material based on National Fire Protection Association 855 2023 Ed.)

- (f) Local Amendment. Table 1207.7, Indoor ESS Installations, is amended to read as follows:

**Table 1207.7**

**Indoor ESS Installations**

| <b><u>Compliance Required</u></b>                   |                        |
|---|------------------------|
| <b><u>Feature</u></b>                               | <b><u>Section</u></b>  |
| <b><u>Prohibited ESS installation locations</u></b> | <b><u>1207.7.3</u></b> |

|   |                 |
|---|-----------------|
| <u>Elevation</u>                                      | <u>1207.5.3</u> |
| <u>Fire suppression systems</u>                       | <u>1207.5.5</u> |
| <u>Fire-resistance-rated separations</u>              | <u>1207.7.4</u> |
| <u>General installation requirements</u>              | <u>1207.4</u>   |
| <u>Maximum allowable quantities</u>                   | <u>1207.5.2</u> |
| <u>Size and separation</u>                            | <u>1207.5.1</u> |
| <u>Smoke and automatic fire detection<sup>a</sup></u> | <u>1207.5.4</u> |
| <u>Technology specific protection</u>                 | <u>1207.6</u>   |

a. Lead-acid and nickel-cadmium battery systems installed in Group U buildings and structures less than 1,500 square feet (139 m<sup>2</sup>) under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76, are not required to have an approved automatic smoke or fire detection system.

(g) Not Adopted. Sections 1207.7.1 through 1207.7.2 are not adopted.

(h) Local Amendment. Section 1207.7.3, Prohibited ESS Installation

Locations, is amended to read as follows:

ESS shall not be installed in any of the following locations:

- (1) sleeping units;
- (2) dwelling units;
- (3) electrical rooms, except in non-dedicated electrical rooms containing equipment supported by the ESS as approved by the Fire Code Official; and
- (4) rooms and areas housing the fire alarm control panel, fire pump, emergency responder communications enhancement systems

equipment, and other fire protection and life safety system

equipment as determined by the *Fire Code Official*.

- (i) Local Amendment. Section 1207.7.4, Fire-Resistance-Rated Separations,  
is amended to read as follows:

Rooms and areas containing ESS shall be separated from other areas in the  
building by two-hour fire barriers constructed in accordance with section  
707 of the California Building Code and two-hour horizontal assemblies  
constructed in accordance with 2022 California Building Code, Title 24,  
Part 2, Section 711 (2025), as appropriate.

- (i) Local Amendment. Section 1207.11, ESS in Group R Occupancies, is  
amended to read as follows:

ESS in all Group R-3 and R-4 Occupancies and Other Residential  
Occupancies below the ESS Threshold Quantities in Table 1207.1.3, shall  
be in accordance with sections 1207.11.1 through 1207.11.9 of the  
California Fire Code, with the following exceptions:

- (1) ESS listed and labeled in accordance with UL 9540 and marked  
“For use in residential dwelling units,” where installed in  
accordance with the manufacturer’s instructions and the California  
Electrical Code.
- (2) ESS rated less than 1 kWh (3.6 megajoules).

**Article 11: San Diego Fire Code**

**Division 26: Fumigation and Insecticidal Fogging**

**§ 511.2601 Fumigation and Insecticidal Fogging**



Not Adopted. Sections 2601.1 through 2603.7 are not adopted.

**Article 11: San Diego Fire Code**

**Division 33: Fire Safety During Construction and Demolition**

**§511.3307 Fire Department Site Access and Water Supply**

- (a) Local Amendment. Section 3307.2.1, Combustible Building Materials, is amended to read as follows:

When combustible building materials of the building under construction are delivered to a site, a minimum fire flow of 1000 gallons per minute (3786 L/m) shall be provided. The fire hydrant used to provide this fire-flow supply shall be within 500 feet (152 m) of the combustible building materials, as measured along an approved fire apparatus access lane.

Where the site configuration is such that one fire hydrant cannot be located within 500 feet (152 m) of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with section 511.3307.

- (b) Local Amendment. Section 3307.2.2, Vertical Construction of Types III, IV, and V Construction, is amended to read as follows:

Prior to commencement of vertical construction of Type III, IV, or V buildings that utilize any combustible building materials, the fire flow required for the building when constructed shall be provided, accompanied by fire hydrants in sufficient quantity to deliver the required fire flow and proper coverage.

- (c) Not adopted. Sections 3307.2.2.1 through 3307.2.2.3 are not adopted.

- (d) Local Amendment. Section 3307.4, Standpipe Supply, is amended to read as follows:

Regardless of the presence of combustible building materials, the construction type, or the fire separation distance, where a standpipe is required in accordance with section 3307.5 of the 2025 California Fire Code, a water supply providing a minimum flow of 1000 gallons per minute (3786 L/m) shall be provided. The fire hydrant used for this water supply shall be located within 100 feet (30,480 mm) of the fire department connection supplying the standpipe.

**~~Article 11: Fire Protection and Prevention~~**

**~~Division 49: Requirements for Wildland Urban Interface Fire Areas~~**

**~~§511.4904 — Fire Hazard Severity Zones~~**

- (a) Local Addition. Section 4904.3.1.1, Adoption of Fire Hazard Severity Zones, is added as follows:

~~The Council of the City of San Diego adopts the Very High Fire Hazard Severity Zones as recommended by the Director of the California Department of Forestry and Fire Protection, and adopts the Brush Management Zones, as defined in San Diego Municipal Code section 142.0412, as Very High Fire Hazard Severity Zones, as designated on a map titled, “Very High Fire Hazard Severity Zone Map — Local Responsibility Areas”, dated July 21, 2009, on file with the City Clerk as Document No. OO-19884.~~

**~~§511.4906 — Vegetation Management~~**

(a) ~~Local Amendment.~~ Section 4906.3.1, Contents, is amended to read as follows:

~~Landscape plans shall contain the following:~~

- ~~(1) Delineation of the 35 foot and 100 foot 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; and~~
- ~~(5) Identification of ground coverings within the 35 foot zone.~~

**~~§511.4907~~ Defensible Space**

(a) ~~Local Amendment.~~ Section 4907.3, Requirements, is amended to read as follows:

~~Hazardous vegetation and fuels around all buildings and structures shall be maintained in accordance with the following laws and regulations:~~

- ~~(1) San Diego Municipal Code Section 142.0412;~~
- ~~(2) Public Resources Code, Section 4291;~~
- ~~(3) California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03;~~
- ~~(4) California Government Code, Section 51182;~~
- ~~(5) California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.~~

**Article 11: ~~Fire Protection and Prevention~~San Diego Fire Code**

**Division 50: Hazardous Materials – General Provisions**

**§511.5001 Hazardous Materials – General Provisions**

- (a) Local Addition. Section 5001.1.2, Hazardous Materials HAZMAT Program Legislative Declaration and Findings, is added as follows:
- (1) [No change in text.]
  - (2) To accomplish these objectives, the City Council hereby establishes the Hazardous Materials (HAZMAT) Inspection Program. The HAZMAT ~~p~~Program shall be administered by the *Fire Code Official* ~~and such assistance as he may designate~~ under the authority and provisions of the 2025 California Fire Code, as adopted by this Article.
- (b) [No change in text.]
- (c) Local Addition. Section 5001.1.4, HAZMAT Inspections, is added as follows:
- (1) [No change in text.]
  - (2) During any inspection, the *Fire Code Official* ~~or authorized representative~~ may request the following information from the owner, or other persons having charge or control of any building, structure or installation: (1) a listing of any hazardous material, as defined in the California Fire Code by either its chemical or common name or by description of the relevant chemical properties which render it hazardous; (2) a description of where such hazardous materials are normally located in the

building, structure or installation.

The owner, or other persons having charge or control of the premises shall provide information requested under this section within 15 days.

- (3) It shall be unlawful for the owner, or other persons having charge or control of the premises to refuse to provide information requested pursuant to this section, to provide false information, or to refuse entry to the *Fire Code Official* ~~or authorized representative~~, when presented with a legally issued inspection warrant after notice is provided as required by law.

**Article 11: ~~Fire Protection and Prevention~~ San Diego Fire Code**

**Division 56: Explosives and Fireworks**

**§511.5601 Explosives and Fireworks**

(a) [No change in text].

(b) ~~Local Addition.~~ Section 5601.2.4.2.1, *Liability Insurance*, is added as follows:

- (1) ~~Before a permit is issued pursuant to this section, the applicant shall file with the City a \$2 million combined single limit comprehensive general liability insurance policy, naming the City of San Diego as an additional insured, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit.~~
- (2) ~~The *Fire Code Official* may specify a greater or lesser amount when, in~~

~~the Fire Code Official's opinion, application of recognized risk management standards and conditions at the location requires a different amount.~~

~~(3) Public agencies shall be exempt from the requirement of the issuing of an insurance policy naming The City of San Diego as an additional insured.~~

**Article 11: ~~Fire Protection and Prevention~~San Diego Fire Code**

**Division 82: Appendix A through Appendix PQ**

**§511.8201 Adoption, Non-Adoption or Local Amendment to California Fire Code**

**Appendix A through Appendix PQ**

The 2025 California Fire Code, Appendix A through Appendix PQ, are hereby adopted, not adopted, or amended as follows:

(a) through (c) [No change in text.]

(d) *Appendix C* is adopted with modifications as follows:

**TABLE C102.1  
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS<sup>f</sup>**

| <b>FIRE-FLOW<br/>REQUIREMENT(gpm)</b> | <b>MINIMUM<br/>NUMBER OF<br/>HYDRANTS</b> | <b>AVERAGE<br/>SPACING<br/>BETWEEN<br/>HYDRANTS<sup>a, b, c,</sup><br/>(feet)</b> | <b>MAXIMUM DISTANCE FROM<br/>ANY POINT ON STREET OR<br/>ROAD FRONTAGE TO A<br/>HYDRANT<sup>d</sup></b> |
|---------------------------------------|---|---|--|
| 1,750 or less                         | 1   | 500   | 250  |
| 1,751–2,250                           | 2   | 450   | 225  |
| 2,251–2,750                           | 3   | <del>450</del> <u>400</u>   | 225  |
| 2,751–3,250                           | 3   | <del>400</del> <u>350</u>   | <del>225</del> <u>210</u>  |
| 3,251–4,000                           | 4   | <del>350</del> <u>300</u>   | <del>210</del> <u>180</u>  |
| 4,001–5,000                           | 5   | 300   | 180  |
| 5,001–5,500                           | 6   | 300   | 180  |

|               |                        |     |     |
|---------------|------------------------|-----|-----|
| 5,501–6,000   | 6                      | 250 | 150 |
| 6,001–7,000   | 7                      | 250 | 150 |
| 7,001 or more | 8 or more <sup>e</sup> | 200 | 120 |

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.
- f. The ~~Fire Code Official~~ Fire Code Official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

(e) [No change in text.]

(f) **Appendix D** is adopted with modifications as follows:

(1) Local Amendment: Section D103.5, Fire Apparatus Access

Road Gates, is amended to read follows:

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

- (a) ~~The minimum gate width shall be 13 feet (3964 mm)~~
- (b) ~~Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.~~
- (c) ~~Construction of gates shall be of materials that allow manual operation by one person.~~
- (d) ~~Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.~~

- ~~(e) — Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Fire Code Official.~~
- ~~(f) — Methods of locking shall be submitted for approval by the Fire Code Official.~~
- ~~(g) — Electric gate operators, where provided, shall be listed in accordance with UL 325.~~
- ~~(h) — Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.~~
- (A) Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 13 feet (3964 mm);
- (B) In Wildland-Urban Interface Areas gate entrances shall be at least two feet (610 mm) wider than the width of the traffic lanes serving that gate and a minimum width of 14 feet (4267 mm) unobstructed horizontal clearance;
- (C) All gates shall have an unobstructed vertical clearance of 13 feet 6 inches (4115 mm);
- (D) Gates shall be of the horizontal swing, horizontal slide, vertical lift, or vertical pivot type;



- (E) Construction of gates shall be of materials that allow manual operation by one person;
  - (F) Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective;
  - (G) Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Fire Code Official;
  - (H) Methods of locking shall be submitted for approval by the Fire Code Official;
  - (I) Electric gate operators, where provided, shall be listed in accordance with UL 325;
  - (J) Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200;
- (2) Local Amendment. Section D103.6, ~~Signs~~ Fire Lane Markings, is amended to read as follows:

Where required by the *Fire Code Official*, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs or painted curbs or roadways complying with California Vehicle Code section 22500.1. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches

(457mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by section D103.6.1 or D103.6.2.

- (3) ~~Not Adopted. California Fire Code, Appendix D, section D104.1, Buildings Exceeding Three Stories or 30 Feet in Height, is not adopted.~~ Local Amendment. Section D103.6.1, Roads 20 to 28 feet in width, is amended to read as follows:

Fire lane markings, as specified in section D103.6, shall be posted or painted on both sides of fire apparatus access roads that are 20 to 28 feet wide (6096 to 8534 mm).

- (4) ~~Local Addition. Appendix D, section D106.2.1, Multiple Family Residential Developments with significant fire risk, is added as follows:~~

~~Residential developments of more than 30 dwelling units located in a state responsibility area (SRA) or a Very High Fire Hazard Severity Zone, shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.~~

Local Amendment. Section D103.6.2, Roads more than 28 feet in width, is amended to read as follows:

Fire lane markings, as specified in section D103.6, shall be posted or painted on one side of fire apparatus access roads more than 28 feet wide (8534 mm) and less than 36 feet wide (10 973

mm).

- (5) ~~Adopted. Local Amendment. Section D107.1, One or two family dwelling residential developments, is amended to read as follows:~~  
~~Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.~~

~~Exceptions:~~

- (1) ~~Where there are more than 30 dwelling units, not located in a state responsibility area (SRA) or a Very High Fire Hazard Severity Zone, accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.~~

- (2) ~~The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the Fire Code Official.~~

(A) ~~Appendix E: Not Adopted~~

(B) ~~Appendix F: Not Adopted~~

(C) ~~Appendix G: Not Adopted~~

(D) ~~Appendix H: Not Adopted~~

- (E) — ~~Appendix I: Not Adopted~~
- (F) — ~~Appendix J: Not Adopted~~
- (G) — ~~Appendix K: Not Adopted~~
- (H) — ~~Appendix L: Not Adopted~~
- (I) — ~~Appendix M: Not Adopted~~
- (J) — ~~Appendix N: Not Adopted~~
- (K) — ~~Appendix O: Not Adopted~~
- (L) — ~~Appendix P: Not Adopted~~

Not Adopted. Section D104.1, Buildings Exceeding Three Stories or 30 Feet in Height, is not adopted.

- (6) Local Amendment. Section D106.2, Projects Located in a Wildland-Urban Interface Area, is amended to read as follows:  
Multiple-family residential developments of more than 30 dwelling units located in a Wildland-Urban Interface Area, shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
- (7) Local Amendment. Section D 107.1, One- or two-family dwelling residential developments, is amended to read as follows:  
Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, with the following exceptions:

- (A) Where there are more than 30 dwelling units, not located in a *Wildland-Urban Interface Area*, accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the 2025 California Fire Code, access from two directions shall not be required.
- (B) The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *Fire Code Official*.

- (g) *Appendix E*: Not Adopted.
- (h) *Appendix F*: Not Adopted.
- (i) *Appendix G*: Not Adopted.
- (j) *Appendix I*: Not Adopted.
- (k) *Appendix J*: Not Adopted.
- (l) *Appendix K*: Not Adopted.
- (m) *Appendix L*: Not Adopted.
- (n) *Appendix M*: Not Adopted.
- (o) *Appendix N*: Not Adopted.
- (p) *Appendix O*: Not Adopted.
- (q) *Appendix P*: Not Adopted.

(r) ~~Appendix Q~~: Not Adopted.

**Article 11: ~~Fire Protection and Prevention~~San Diego Fire Code**

**Division 83: Fire and Harmful Gas Emergency Alarms**

**§511.8300 Purpose and Intent**

Local Addition. This Division creates a permitting system for fire and harmful gas alarm systems. It includes a schedule of penalties for *false alarms* as defined in this Division. The permitting and penalty regulations in this Division are in addition to the San Diego Police Department false alarm regulations enacted in San Diego Municipal Code, Chapter 3, Article 3, Division 37 ~~of this code~~.

**§511.8301 Definitions**

Local Addition. Defined terms appear in italics. The following definitions apply in this Division:

*Alarm agent* through *Alarm system administrator* [No change in text.]

*Alarm system official* means ~~the Chief of Police, the Fire-Rescue Chief, or any other official appointed by the City Manager to preside over the fire-harmful gas alarm system program in this Division~~ their designee.

*Alarm user* through *Takeover* [No change in text.]

**§511.8302 Fire-Harmful Gas Alarm Business Requirements and Responsibilities**

- (a) It is unlawful for any *person* to operate a *fire-harmful gas alarm business* without a *business tax certificate* obtained under Chapter 3 of ~~this the~~ San Diego Municipal Code.
- (b) through (d) [No change in text.]

**§511.8321    Enforcement Authority**

The *alarm system official* is authorized to administer and enforce the provisions of this Division. The *alarm system official* may exercise any enforcement powers as provided in Chapter 1, Article 2, Division 1 of ~~this~~ the San Diego Municipal Code.

EDK:jdf  
11/25/2025  
01/08/2026 COR. COPY  
Or.Dept: SDFD  
Doc. No. 4139694

Passed by the Council of The City of San Diego on JAN 13 2026, by the following vote:

| Councilmembers      | Yeas                                | Nays                     | Not Present                         | Recused                  |
|---------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Joe LaCava          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Jennifer Campbell   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Stephen Whitburn    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Henry L. Foster III | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Marni von Wilpert   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Kent Lee            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Raul A. Campillo    | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vivian Moreno       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sean Elo-Rivera     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Date of final passage JAN 29 2026.

(Please note: When an ordinance is approved by the Mayor, the date of final passage is the date the approved ordinance was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA

Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By Connie Patterson Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

DEC 16 2025

, and on JAN 29 2026.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By Connie Patterson Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- **22043**