

ORDINANCE NO. 1741

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTION 8.20.040 OF CHAPTER 8.20 OF TITLE 8, AND SECTION 15.04.030(H) OF CHAPTER 15.04 OF TITLE 15, OF THE WOODLAND MUNICIPAL CODE RELATING TO AMENDMENTS TO THE 2022 CALIFORNIA FIRE CODE AND THE 2022 CALIFORNIA BUILDING CODE

WHEREAS, the City of Woodland faces heightened fire risks due to local climatic, geological, and topographic conditions, including prolonged droughts, high summer temperatures, and strong seasonal winds, which increase the likelihood of rapid fire spread in residential areas; and

WHEREAS, the City’s housing stock includes modular, mobile, manufactured, and multifamily manufactured homes, as well as traditional single- and multi-family residences, all of which face elevated fire risk due to their proximity to agricultural land, narrow alley access, and limited hydrant coverage; and

WHEREAS, automatic fire sprinkler systems in residential occupancies are a proven method of reducing fatalities, injuries, and property loss, particularly in communities such as Woodland where emergency response times are affected by traffic congestion, flood-prone streets, and transportation corridors that carry hazardous materials; and

WHEREAS, Woodland relies primarily on Sacramento River water for supply, which is vulnerable to curtailment during drought years, creating additional urgency to reduce fire flow demand by requiring built-in fire protection in residential occupancies; and

WHEREAS, on June 30, 2025, the Governor signed Assembly Bill 130 (Chapter 22, Statutes of 2025) and limits local amendments to the California Building Standards Code for residential units, with the effect that no new local ordinances may be adopted after September 30, 2025 unless very narrow statutory exceptions are met; and

WHEREAS, the City Council finds that if these residential fire and building code amendments are not adopted prior to September 30, 2025, the City will be prevented from enacting additional residential fire safety measures until at least 2031, leaving residents vulnerable to fire risks that are unique to the Woodland community; and

WHEREAS, the City Council further finds that adoption of these residential fire protection amendments is immediately necessary to preserve the public peace, health, and safety by ensuring that residents are afforded the maximum possible protection from the threat of fire; and

WHEREAS, the City held a public hearing on September 16, 2025, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting these residential fire and building code amendments; and

WHEREAS, the City Council wishes to adopt this Ordinance as an urgency measure to ensure that residential fire protection regulations are in place to protect the public.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland does hereby ordain as follows:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Sections 8.20.048 and 15.04.030(H) of the Woodland Municipal Code to establish more protective standards for residential dwellings within the City. These measures include lowering the square footage threshold for automatic sprinkler systems, requiring sprinklers in modular and manufactured homes, clarifying vegetation and combustible storage requirements, and strengthening access and identification requirements for residential developments.

SECTION 2. Authority. This Ordinance is enacted under the authority granted to the City as follows:

- (a) California Government Code Section 50022.1 et seq., which authorizes the City to adopt by reference the California Building Standards Code and other uniform codes; and
- (b) California Health & Safety Code Sections 17958.5, 17958.7, and 18941.5, which authorize the City to adopt modifications to the California Fire Code and California Building Code where reasonably necessary due to local climatic, geological, or topographical conditions.

SECTION 3. Findings. The City Council hereby finds that the proposed amendments to the 2022 California Fire Code and the 2022 California Building Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geological, or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in Exhibit A attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code.

SECTION 4. Urgency Clause. This Ordinance is adopted as an urgency ordinance pursuant to California Government Code Section 36937(b). The urgency is based on the imminent deadline of September 30, 2025, after which AB 130 will restrict the City's ability to adopt further fire and life safety standards for residential properties until June 1, 2031. Delay in enacting these amendments would pose a direct threat to the public peace, health, and safety of Woodland residents by depriving them of needed protections against fire hazards that are unique to the City's climatic, geological, and topographical conditions.

SECTION 5. Amendment. Section 8.20.040 of Chapter 8.20 of Title 8 of the Woodland Municipal Code is hereby amended in its entirety, as provided in Exhibit B, attached hereto and incorporated herein by reference.

SECTION 6. Amendment. Section 15.04.030(H) is hereby added to Chapter 15.04 of Title 15 of the Woodland Municipal Code to read as follows:

H. Section 435.8.3.2.1 - Exterior Doors Required for Sleeping Rooms in RCFEs Housing Bedridden Clients. Section 435.8.3.2.1 is added to read as follows:

1. All Residential Care Facilities for the Elderly (RCFEs) classified as Group R-3.1 occupancies that provide care for bedridden clients shall comply with the provisions outlined below:
 - a. Each sleeping room used to house a bedridden client shall be provided with a direct-exit exterior door that opens to the outside of the building or into a yard or court that leads to a public way.
 - b. The required exterior door shall meet all the following criteria:
 1. Be a side-hinged door with a minimum clear width of 32 inches. Exception: Sliding doors with a minimum clear width of 32” shall be allowed.
 2. Provide a threshold that accommodates wheeled transport, such as a gurney or wheelchair.
 3. Be readily operable from the inside without the use of keys, tools, or special knowledge, in accordance with Section 1010 of the California Building Code.
 - c. Exterior doors shall be always maintained free of obstructions and shall not be equipped with barred windows, security bars, or deadbolts that prevent immediate use in an emergency.
 - d. Where an existing building is undergoing conversion to an RCFE, or an existing RCFE adds bedridden care, compliance with this section shall be required at the time of license application, remodel, or change of use.
 - e. The location and specifications of all required exterior doors shall be clearly shown on all plan submittals and verified during field inspection.
2. This section applies to new and existing RCFEs housing bedridden clients.

SECTION 7. Conflicting Ordinances Repealed. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the codes adopted by this Ordinance and any other ordinance in conflict herewith are hereby repealed.

SECTION 8. Severability. The provisions of this Ordinance are severable, and the invalidity, unenforceability, or unconstitutionality of any section, portion, or part of this Ordinance shall not affect the validity of the remainder of the Ordinance.

SECTION 9. CEQA. The City Council hereby finds and determines that it can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse effect on the environment, since it adopts updated building and safety standards,

which the City had previously adopted in substantial form. Thus, the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 10. Publication. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance or a summary thereof to be published as required by law.

SECTION 11. Effective Date. This Ordinance shall take effect immediately under Government Code section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 16th day of September 2025 by the following vote:

AYES: Members Moreno, Garcia-Cadena, Vega, Stallard, and Mayor Lansburgh
NOES: None
ABSENT: None
ABSTAIN: None



Rich Lansburgh, Mayor

ATTEST:



Marissa Kersey, City Clerk

APPROVED AS TO FORM:



Ethan Walsh, City Attorney

Exhibit A
Findings to Support Amendments to the 2022 Edition of the California Building Standards Code

This Exhibit A provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5) justifying the City of Woodland’s amendments to the 2022 Edition of the California Building Code and the 2022 Edition of the California Fire Code, as reasonably necessary because of local climatic, geologic or topographic conditions.

Sec 8.20.040 Amendments to California Fire Code

Amendment Section, pursuant to Ord. No.	Fire Code Section Impacted	Subject of Amendment	Justification (see below key to justifications)
8.20.040(A)	202	Adds and amends definitions	A, D
8.20.040(B)	307.1.1	Prohibits open burning	A, D
8.20.040(C)	322.5	Multi-Unit Residential Building Micromobility Battery Charging and Storage Requirements	A
8.20.040(D)	324	Fire and Life Safety Standards for Manufactured Homes and Tiny Homes Used as Primary Residences	A, B
8.20.040(E)	506.3	Key Access Requirements for Gated Residential Occupancies	A, B, C
8.20.040(F)	508.2	Fire Command Center	A, B, D
8.20.040(G)	511	Fire Department Access and Water Supply for One- and Two-Family Dwellings	A, C, D
8.20.040(H)	512	Fire Lane Markings and Access Requirements for Multi-Unit Residential Lots.	C, D
8.20.040(I)	903.1	Regulations regarding installation of automatic sprinkler systems	A, B, C
8.20.040(J)	903.3.1.3.1	NFPA 13D Sprinkler System – spare head box requirement	B

8.20.040(K)	903.4.2	Removes fire sprinkler alarm exemption in one- and two- family dwellings	A
8.20.040(L)	903.4.3.1	Residential Alarm Requirements	C
8.20.040(M)	1207.11.2.1.2	Residential ESS Disconnect Locations	A, C
8.20.040(N)	1207.11.6.1	Residential ESS Fire Detection for unconditioned, unfinished spaces	A, C
8.20.040(O)	2306.2.3	Use of above-ground tanks	A, B, D
8.20.040(P)	2308.3.2	Establish location limits for storage of compressed natural gases	A, D
8.20.040(Q)	5301.1.1	Establish location limits for storage of compressed natural gases	A, B, D
8.20.040(R)	5601.9	Establish limits regarding location and quantity of explosive materials stored	A, B, D
8.20.040(S)	5706.4.5.1	Establish location limits for receiving and storing of flammable or combustible liquids	A, D
8.20.040(T)	5706.5.1.1.1	Establish location limits for bulk and process transfer operations of flammable or combustible liquids	A, D
8.20.040(U)	6112	Mobile Food Vendors Stored at Residential Properties	A, C
8.20.040(V)	101.1, 112.4	Administration	D

Sec 15.04.030 Amendments to California Building Code

Amendment Section, pursuant to Ord. No. _____	Building Code Section Impacted	Amendment	Justification (see below key to justifications)
15.04.030(H)	435.8.3.2.1	Exterior Doors Required for Sleeping Rooms in RCFEs Housing Bedridden Clients	B, D

Justifications KEY: Findings to Support Amendments to California Fire Code and California Building Code

A. CLIMATIC CONDITIONS

The climate within the City of Woodland is characteristic of California's Central Valley, with long, hot, dry summers and cool, wet winters. Woodland receives an average of 20.7 inches of rainfall annually, with approximately 89% of precipitation occurring between November and April. The winter storm season produces the heaviest rainfall events, often accompanied by strong southerly winds that can gust up to 45 miles per hour. Conversely, during summer months, Woodland experiences intermittent periods of extremely dry north winds, with humidity levels dropping below 10 percent. These conditions greatly elevate the risk of wildfire ignition and rapid fire spread, particularly in areas of combustible construction and in neighborhoods bordering agricultural land.

Summer weather in Woodland averages 95 percent of available sunshine hours, with average temperatures in the mid- to upper 90s and record highs reaching 114°F. These elevated temperatures, when combined with gusty winds and low humidity, create a significant potential for fire conflagration. Winter months are marked by cooler temperatures, occasional fog events lasting several days, and lows down to the mid-30s, with a record low of 19°F recorded in December 1990.

Vegetation growth following winter and spring rains presents another climatic hazard. Extensive seasonal growth dries out each summer, creating hazardous fuel conditions across the City. Woodland's proximity to farmland intensifies the risk, as grain fields are often planted up to the City limits. During early summer harvest season, burning fields adjacent to residential neighborhoods create a rural-urban interface hazard. On Red Flag Days, characterized by high heat, strong winds, and low humidity, this combination poses an explosive fire potential capable of producing large conflagrations.

In addition to vegetation and weather-related risks, Woodland's water supply can be stressed during dry years. The City primarily relies on the Woodland-Davis Clean Water Agency (WDCWA) for treated surface water from the Sacramento River. During drought conditions, when surface water allocations may be reduced, Woodland supplements supply through aquifer storage and recovery (ASR) wells. While this system provides redundancy, limitations in water availability during critical fire season months heighten the importance of prevention and fire protection requirements in new development.

Due to these climatic conditions, Woodland has a heightened risk of large-scale fire events, necessitating proactive measures in building and fire codes. These measures include requiring fire sprinklers in residential and commercial buildings at a lower threshold (5,000 square feet), and mandating expanded definitions to cover modular, manufactured, and multifamily homes. These amendments ensure broader application of fire protection systems to reduce property loss, safeguard public safety, and address the elevated fire hazard created by Woodland's climatic realities.

B. GEOLOGICAL CONDITIONS

The City of Woodland lies within an active seismic area and is subject to moderate to strong ground shaking and surface ruptures from earthquake faults located in and near the community. The Dunnigan Hills Fault, along the eastern edge of the Coast Range-Sierran Block Boundary (CRSBB), presents a significant risk to residential neighborhoods. In addition, other regional faults, such as the Midland Fault near Davis and unidentified faults within the CRSBB, have demonstrated the ability to cause damaging earthquakes that affect Woodland, as evidenced by historical seismic activity.

A major earthquake could damage or destroy homes, compromise utilities, and severely impact roadway access, impeding the ability of fire and emergency services to respond. Residential structures, particularly those built prior to the adoption of modern seismic design standards, remain vulnerable to collapse, fire following earthquake, and life-threatening hazards. Many homes in Woodland's historic core were built in the late 1800s and early 1900s, using balloon-frame construction and other outdated building methods. These older homes are densely clustered, lack modern fire protection features, and are especially prone to structural failure and rapid fire spread if seismic activity occurs.

Beyond the historic neighborhoods, the City continues to experience rapid residential development, with new subdivisions expanding into areas where soil stability and infrastructure reliability can be compromised during seismic events. An earthquake impacting these areas could disrupt water supply and utilities essential for fire suppression, increasing the risk to homes and families.

Because of Woodland's geological setting, the risk to residential life safety, property, and community resilience in the aftermath of a seismic event is significant. These conditions support the need for local amendments to strengthen fire and building requirements for residential occupancies, ensuring that new housing construction and retrofits are designed to withstand seismic impacts and to reduce fire risk following an earthquake.

C. TOPOGRAPHICAL CONDITIONS

The City of Woodland faces several topographical and environmental challenges that directly impact residential safety and the need for enhanced fire and building standards.

During the summer months, temperatures frequently exceed 100°F and are often accompanied by gusting south winds, which create critical fire conditions. These environmental factors increase the likelihood of fires spreading rapidly through residential areas. The City has responded to these conditions by adopting amendments that reduce the risk of fire, including limitations on the storage and transfer of explosive materials, as well as lowering thresholds for residential fire sprinkler requirements. Extending sprinkler mandates to modular and manufactured homes ensures that these dwellings are protected to the same standard as traditional residences, aligning Woodland with neighboring jurisdictions and improving overall regional fire safety.

The City's roadway and transportation system also creates unique challenges for emergency response. Woodland is bisected by Interstate 5 and serves as a junction with Highway 113. In addition, the California Northern Railroad runs north to south through the City. Both roadway and rail corridors are used for the transportation of flammable liquids and hazardous materials, presenting a heightened risk to adjacent residential neighborhoods. Within the City itself, residential accessibility is further complicated by narrow alleyways located behind homes. These alleys are frequently overgrown with vegetation, lack fire hydrant protection, and pose significant access barriers for fire apparatus. Traffic congestion from new and planned development continues to impact emergency response times and can delay critical service to residential neighborhoods.

Water supply is another significant concern. Woodland's primary drinking water source is the Sacramento River, which is vulnerable to reductions during prolonged drought conditions. While Aquifer Storage and Recovery (ASR) wells and backup groundwater wells are available, they may not provide sufficient water for both residential consumption and firefighting needs during extended drought periods. Inadequate or strained water availability increases the risk to residential properties during major fire incidents.

Flooding is an additional topographical challenge. While Woodland is largely flat, Cache Creek borders the northern portion of the City and presents a continual flooding risk. Heavy storms in 1995 and again in 2019 caused Cache Creek to overtop, flooding streets and homes, and demonstrating the community's vulnerability to large storm events. Much of the City's storm drain system is undersized, particularly in older neighborhoods, leading to localized street flooding that may persist for hours. Floodwaters can make streets impassable, hinder emergency response, and physically damage roadways. During major storms, some streets are designed to serve as flood conveyance routes, which further obstructs fire and emergency access to residential neighborhoods.

Collectively, these conditions—extreme summer heat with high winds, hazardous materials transport, limited roadway and alley access, water supply vulnerabilities, and flooding—present significant risks to residential properties. The City of Woodland's amendments are designed to mitigate these hazards, ensuring that fire protection, emergency response, and public safety measures are sufficient to protect life and property in its residential communities.

D. ADMINISTRATIVE/PROCEDURAL/PUBLIC SAFETY AMENDMENTS.

The City of Woodland has identified several administrative, procedural, and public safety conditions unique to the community that necessitate amendments to the model codes. These amendments are critical to ensure that residents are adequately protected given the City's infrastructure, resources, and community needs.

1. Population Growth and Development Pressures

Woodland continues to experience rapid residential development, which places additional strain on public safety services and infrastructure. Increased housing density and expansion into newly developed neighborhoods create challenges for emergency response, fire prevention, and inspection activities. Amendments that clarify procedural requirements for plan review, permitting, and inspection scheduling ensure that fire and life safety measures

are consistently enforced across all new residential projects. These provisions promote equity among residents by guaranteeing that fire and life safety standards are applied uniformly.

2. Consistency and Coordination Among Agencies

Woodland’s fire protection services extend beyond City limits through agreements with the Springlake Fire Protection District. To maintain consistent standards and avoid confusion for residents and developers, amendments to administrative and procedural provisions are necessary. These amendments ensure that the same public safety requirements apply across jurisdictional boundaries, giving residents confidence that their homes are held to a consistent and reliable standard of protection.

3. Inspection and Enforcement Authority

Due to limited staff resources, efficiency in fire prevention operations is essential. Amendments that clarify inspection authority, documentation requirements, and enforcement procedures allow the Fire Department to maximize resources and respond to growing residential needs. Clear authority for issuing citations, requiring corrections, and ensuring follow-up provides accountability, fairness, and transparency for residents, while helping to ensure that unsafe conditions in homes or residential neighborhoods are quickly corrected.

4. Public Safety Education and Risk Reduction

The City of Woodland recognizes that public education is a vital component of residential fire and life safety. Amendments include procedural requirements that support community risk reduction programs, fire extinguisher training, and residential safety inspections. These measures help educate residents on safe practices, increasing their resilience in emergencies and decreasing the likelihood of fire-related injuries or property damage.

5. Emergency Access and Evacuation Planning

Given Woodland’s topographical and climatic challenges, such as flooding, drought, and high-wind fire conditions, residential evacuation routes and emergency access points are of significant concern. Amendments requiring clear address identification, reflective numbering on stairwell doors in multi-family housing, and proper maintenance of access ways support timely and effective emergency response. These provisions directly improve residential safety during emergency evacuations or fire department operations, reducing risk to life and property.

6. Alignment with Regional Standards

Many of Woodland’s amendments bring residential safety standards in line with those already adopted by neighboring jurisdictions. This regional alignment ensures residents receive a consistent level of protection, reduces confusion for builders and developers, and supports the shared goal of regional fire safety. For residents, this means confidence that their homes meet or exceed the life safety standards applied in surrounding communities.

The administrative, procedural, and public safety amendments are designed to strengthen residential protections in Woodland by addressing population growth, clarifying inspection and

enforcement authority, promoting risk reduction through education, improving emergency access, and aligning with regional practices. Collectively, these measures ensure residents have safe homes and neighborhoods and that the Fire Department can effectively fulfill its mission to protect life and property.

Exhibit B
Amendments to Section 8.20.040 of the Woodland Municipal Code

§ 8.20.040 **Amendments.**

The California Fire Code, as described above and adopted by reference in Section 8.20.010, is hereby amended, modified and revised as set forth in this chapter.

- A. Section 202 – General Definitions. Section 202 is amended to add and amend the following definitions:

Building. Any structure used or intended for supporting or sheltering any use or occupancy, including manufactured homes, mobile homes, modular, and multifamily manufactured housing.

Fire Marshal. Shall mean the Chief of the Division of Community Risk Reduction.

- B. Section 307.1.1 – Prohibited Open Burning. Section 307.1.1 is amended to read as follows:

307.1.1 Prohibited open burning. Open burning is prohibited in the City of Woodland. Any burning, open or otherwise, that constitutes a nuisance which is injurious to health, or is indecent or offensive to the senses, or is offensive, or objectionable because of smoke emissions or when atmospheric conditions or local circumstance make such fires hazardous shall be prohibited. The fire code official is authorized to order the extinguishment by the owner, occupant, other responsible person or the fire department of any burning that creates or adds to a hazardous or objectionable situation.

- C. Section 322.5 – Multi-Unit Residential Building Micromobility Battery Charging and Storage Requirements. Section 322.5 is added to read as follows:

322.5 Multi-Unit Residential Building Micromobility Battery Charging and Storage Requirements.

1. Multi-Unit Residential Building Requirements. In all multi-unit residential buildings (e.g., apartments, townhomes, dormitories), the following additional requirements apply:
 - a. Common Charging Areas - If the property provides or permits battery charging in a shared garage or storage area, it must include:
 1. Posted signage stating: “Micromobility Device Battery Charging Area – UL-Listed Equipment Required. No Charging in Sleeping Rooms or Near Exits. Unattended Charging Discouraged.”

2. At least one 10 lb. ABC fire extinguisher within 50 feet of the charging location
- b. Tenant Notification - Property managers or landlords must notify residents of this section at lease signing or renewal, and display signage in common areas.
- c. Inspection Authority - The Fire Department is authorized to inspect and enforce this section within any multi-family residential occupancy and may require removal of noncompliant batteries or equipment if deemed an immediate fire hazard.
- d. The Fire Code Official may approve alternate methods or equipment that provide equivalent or greater levels of safety.

Exemption: This section does not apply to:

1. Devices powered solely by alkaline or sealed lead-acid batteries,
2. Medical mobility devices (e.g., electric wheelchairs) that comply with manufacturer safety standards
3. Short-term charging of emergency backup battery systems as permitted by the California Fire Code.

D. Section 324 – Fire and Life Safety Standards for Manufactured Homes and Tiny Homes Used as Primary Residences. Section 324 is added to read as follows:

324 Fire and Life Safety Standards for Manufactured Homes and Tiny Homes Used as Primary Residences.

1. Applicability. To enhance fire and life safety protections for small-format dwellings, the City of Woodland adopts the following requirements for manufactured homes and tiny homes used as primary residences. These requirements address gaps in current building and fire codes by ensuring consistent access, suppression, and construction standards for long-term residential use.
2. Definitions. For the purposes of this section, the following definition applies:
 - a. **Primary residence** means a dwelling unit used or intended to be used as the legal residence of the owner or occupant for more than 183 days in any calendar year. This includes any one- or two-family dwelling, manufactured home, or tiny home that serves as the main living quarters for the owner, a tenant, or a long-term occupant.
 - b. A **tiny home** is defined as a residential structure intended for permanent or semi-permanent occupancy, with a total floor area of 400 square feet or less, excluding lofts. Tiny homes may be site-built, prefabricated, manufactured, or converted from alternative materials such as shipping containers (Connex boxes), park model RVs, modular units, converted buses (skoolies), or tiny homes on wheels.

Regardless of the construction type, the structure must be designed as a single housekeeping unit with permanent provisions for living, sleeping, eating, cooking, and sanitation.

3. Scope. This section applies to all new manufactured homes and tiny homes placed, constructed, installed, or relocated within the City of Woodland for use as a primary residence, regardless of foundation type, wheel status, or classification under state or federal housing regulations. These standards apply to:
 - a. All newly installed manufactured or tiny homes on wheels used as a primary residence.
 - b. Existing units that are relocated, newly connected to utilities, or undergoing an occupancy change.
 - c. Units in areas governed by local fire access and water supply regulations.
4. Fire Sprinkler Requirements. All manufactured and tiny homes defined as primary residences shall be protected by an automatic fire sprinkler system designed and installed in accordance with NFPA 13D.
 - a. Installation must be performed by a California State licensed C-16 contractor.
 - b. Plans shall be reviewed and approved by the Fire Department.
 - c. The system must pass final inspection and functional testing before occupancy.
5. Exterior Materials. All exterior walls and roofing materials shall be constructed using non-combustible or ignition-resistant materials. Acceptable materials include, but are not limited to:
 - a. Fiber cement board, stucco, masonry, metal siding, treated wood, and other fire-resistant materials.
 - b. Roof coverings shall meet or exceed Class B fire rating.
6. Clearance and Site Safety. A minimum 5-foot clearance zone shall be maintained around the structure. Within this zone:
 - a. Combustible ground coverings (e.g., bark, mulch, straw) are prohibited.
 - b. Dry vegetation and refuse shall be cleared and maintained.
 - c. Wood fences must be separated from the building by noncombustible material or offset.
7. Addressing and Emergency Access.
 - a. All new buildings shall have clearly visible address numbers, contrasting with the background, with minimum character height of 4 inches and stroke width of 0.5 inches. Address numbers shall be internally or externally illuminated.
 1. Buildings accessed from private driveways or not visible from a public street shall have additional address signage posted at the road entrance.
 - b. Driveways or fire access routes shall:
 1. Be at least 16 feet wide with 13 feet 6 inches vertical clearance.
 2. Be all-weather and support emergency vehicle loads of at least 80,000 pounds.
 3. Remain clear of vegetation, fences, or other obstructions.

8. Homes Constructed on Permanent Wheels. To ensure consistent fire and life safety standards, the following requirements apply to all manufactured homes and tiny homes constructed on permanent wheels when used as primary residences within the City of Woodland:
 - a. Foundation Pad Requirement: All manufactured homes and tiny homes on wheels intended for permanent or long-term residential use shall be placed on a reinforced concrete pad no less than 4 inches thick, large enough to fully support the base of the structure. The pad must provide a stable, non-combustible, all-weather surface.
 - b. Skirting and Concealment: The underside of the unit, including wheels, axles, and chassis, shall be fully enclosed with approved skirting or perimeter screening to provide visual concealment and reduce fire hazards from accumulated debris and combustible materials.
 1. Skirting shall allow for adequate ventilation as required by code but shall prevent entry of debris and combustible storage beneath the unit.
 2. Access panels for maintenance must be included and properly secured.
 3. Approved Skirting Materials. Skirting shall be constructed of durable, fire-resistant, or non-combustible materials, such as:
 - a. Cement fiberboard
 - b. Metal panels
 - c. Fire-rated treated wood
 - d. Other approved exterior-rated material
 4. Vinyl or plastic skirting is not permitted unless specifically listed and approved for permanent residential use by the Building Official or Fire Marshal.
9. Defensible Space and Clearance. A minimum 5-foot defensible space must be maintained around the entire perimeter of the home. This area shall remain clear of:
 - a. Combustible vegetation;
 - b. Stored materials;
 - c. Open flame sources; and,
 - d. Any structure or enclosure that would obstruct fire access.

E. Section 506.3 – Key Access Requirements for Gated Residential Occupancies. Section 506.3 is added to read as follows:

506.3 Key Access Requirements for Gated Residential Occupancies.

1. Applicability. To ensure prompt emergency access and minimize property damage during response, the following requirements apply to secured or gated residential occupancies, including licensed care facilities and accessory dwelling units (ADUs). This section applies to the following occupancy types where access to the primary entrance is restricted by a locked gate, fence, or other secured barrier:
 - a. Residential Care Facilities for the Elderly (RCFEs), including licensed Board and Care occupancies.

- b. Licensed residential group homes or facilities under the authority of the California Department of Social Services.
- c. ADUs or Junior ADUs on parcels where gated or fenced access prevents emergency personnel from reaching the unit's main entrance without forcible entry.
- d. Any residential property where locked vehicle or pedestrian gates serve as the only access to the dwelling or sleeping areas.

Exceptions. This requirement does not apply to:

- 1. Single-family homes without ADUs or care services
- 2. Properties where access is not restricted by a locked gate or barrier
- 3. ADUs that are accessible via the main house entrance or shared open yard.

2. KnoxBox Requirements.

- a. Installation. A residential KnoxBox® key access box shall be:
 - 1. Permanently mounted near the primary pedestrian access gate or point of entry.
 - 2. Installed at a height of 5 feet above grade in a clearly visible, unobstructed location.
 - 3. Accessible without requiring passage through additional locked or secured areas.
- b. Contents. The box shall contain:
 - 1. Labeled keys or gate access devices for any locked pedestrian or vehicle gate.
 - 2. Any fob, remote, or keypad code needed to open automatic or electrically controlled gates.
- c. Approval and Registration
 - 1. The KnoxBox model and placement shall be approved by the Fire Department prior to installation.
 - 2. Owners shall register the box and access contents with the Woodland Fire Department at time of installation and update this information if changed.
- d. Gate Compliance. Electrically operated gates must also meet UL 325 and ASTM F2200 standards and include a manual override device accessible through the KnoxBox.

3. Enforcement. The Fire Code Official is authorized to order installation at any property where delayed access has impeded or could reasonably impede emergency response.

F. Section 508.2 – Fire Command Center. Section 508.2 is added to read as follows:

508.2 Fire control room for new commercial buildings. All new commercial buildings not addressed in Section 508.1 shall be provided with a Fire Control Room, conforming to the specifications set forth in Sections 508.2.1 through 508.2.6.

508.2.1 Location and access. The location and access to the fire command center shall be approved by the fire code official.

508.2.2 Equipment. Fire Control Rooms shall contain only fire system control valves, fire alarm control panels and other related fire system equipment. Storage of other materials is prohibited.

508.2.3 Dimensions. Fire Control Rooms shall have minimum dimensions of five feet by seven feet.

508.2.4 Fire rating. Fire Control Rooms shall be constructed with a one-hour fire rating.

508.2.5 Access. Fire Control Rooms shall be provided with an exterior access door approved by the fire code official.

508.2.6 Signage. Durable signage shall be provided on the exterior side of the access door.

G. Section 511 – Fire Department Access and Water Supply for One- and Two-Family Dwellings. Section 511 is added to read as follows:

511 Fire Department Access and Water Supply for One- and Two-Family Dwellings.

1. Applicability. To ensure sufficient emergency response capability, the City of Woodland establishes the following minimum requirements for fire department access and fire protection water supplies for all new one- and two-family dwellings, additions thereto, and associated accessory structures.
 - a. This section applies to the construction proposed on parcels containing no more than two buildings and no more than three dwelling units, including any number of accessory structures.
2. Fire Apparatus Access – New Dwellings.
 - a. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure, measured by an approved route.
 1. For buildings protected by automatic fire sprinklers, this distance may be extended to 300 feet.
 - b. The minimum fire access driving surface shall be:
 1. 12 feet wide, exclusive of shoulders
 2. 14 feet total horizontal clearance, including 1 foot on each side
 3. 13 feet 6 inches vertical clearance
 4. Maximum grade: 16%
 5. Maximum cross slope: 2.5%
 - c. Turnarounds:
 1. Required for driveways exceeding 150 feet in length
 2. Minimum turning radius: 38 feet outside or 80-foot hammerhead turnaround
 3. Maximum cross slope in turnarounds: 5%
 - d. Turnouts:

1. Required if the driveway exceeds 150 feet
2. Additional turnouts every 400 feet for driveways over 800 feet
3. Turnout must be 12 feet wide by 30 feet long, with 25-foot tapers
- e. Bridges and Elevated Surfaces:
 1. Must meet fire access load and safety standards and be properly maintained
- f. Gates:
 1. Minimum clear width: 14 feet
 2. Gates shall be set back a minimum of 30 feet from the public right-of-way
 3. Electric gates must be operable by a Knox® key switch
 4. Manually operated gates must be secured with an approved Knox® lock or key box
3. Water Supply – New Dwellings
 - a. New one- and two-family dwellings shall comply with California Fire Code Section 507, including confirmation of available fire flow and hydrant placement per the adopted appendices.
 - b. Acceptable water sources include:
 1. Existing public hydrants
 2. Approved private water tanks
 3. Other sources approved by the Fire Code Official
4. Additions to Existing Dwellings.
 - a. Access: Additions up to 1,000 square feet are exempt from additional fire access requirements provided:
 1. The building and addition are protected by an approved automatic fire sprinkler system, or
 2. The parcel will not exceed two total dwelling units
 - b. Water Supply:
 1. Additions up to 600 square feet are exempt from fire flow confirmation
 2. Additions up to 1,000 square feet are exempt if they do not increase the required fire flow and either:
 - a. There is an existing private water tank on site, or
 - b. A public or private hydrant is located within 1,000 feet of all exterior ground-floor walls
5. Accessory Structures.
 - a. Access:
 1. Accessory structures up to 600 square feet are exempt from additional access if located within 150 feet of an existing approved driveway
 2. Structures must maintain a minimum 10-foot separation from other buildings unless otherwise approved
 - b. Water Supply:
 1. Structures up to 600 square feet are exempt from water supply confirmation
 2. Structures up to 50% of the size of the largest building on the parcel are exempt from fire flow confirmation if either:
 - a. There is a private water tank, or
 - b. A hydrant is within 1,000 feet of all exterior walls
6. Fire Sprinkler Requirement for Accessory Structures

- a. If the main residence or primary structure on the parcel is equipped with an automatic fire sprinkler system, then all additional and accessory structures constructed on the same parcel shall also be equipped with an approved NFPA 13-D fire sprinkler system, regardless of the size or intended use of the accessory structure.
7. Premises Identification
- a. All new buildings shall have clearly visible address numbers, contrasting with the background, with a minimum character height of 4 inches and stroke width of 0.5 inches. Address numbers shall be internally or externally illuminated.
 - b. Buildings accessed from private driveways or not visible from a public street shall have additional address signage posted at the road entrance.
8. Plan Approval. All access and water supply plans must be reviewed and approved by the Fire Department. Final roadway construction plans, including grading, surfacing, and erosion control measures, must be stamped and signed by a California-licensed civil engineer.

H. Section 512 – Fire Lane Markings and Access Requirements for Multi-Unit Residential Lots. Section 512 is added to read as follows:

512 Fire Lane Markings and Access Requirements for Multi-Unit Residential Lots.

1. Applicability. To ensure emergency vehicle access and protect public safety, the following standards apply to all shared private roadways, drive aisles, and internal circulation roads serving multi-family residential or clustered residential developments. This section applies to all new or existing residential developments with:
 - a. Two or more dwelling units on a single parcel, or
 - b. Multiple parcels with shared access roadways or drive aisles, including apartments, duplexes, townhomes, mobile home parks, and clustered single-family homes.
2. Parking Restrictions Based on Roadway Width. The following parking restrictions shall apply based on the clear, unobstructed width of the shared access roadway:
 - a. Less than 28 feet wide
 1. No parking allowed on either side
 2. Both curbs (or roadway edges) shall be painted red and marked “FIRE LANE – NO PARKING” at intervals not exceeding 75 feet.
 3. Signage stating "NO PARKING – FIRE LANE" shall be posted every 75 feet on both sides of the roadway.
 - b. 28 feet to 35 feet wide
 1. Parking allowed on one side only
 2. The non-parking side shall be painted red and marked “FIRE LANE – NO PARKING.”
 3. Fire lane signage shall be posted every 75 feet on the restricted side.
 4. The side on which parking is permitted shall be clearly designated by signage or curb markings.
 - c. 36 feet or greater
 1. Parking allowed on both sides

2. No fire lane signage or red curbing required unless otherwise designated by the Fire Department.
 - d. Two-Lane, Two-Way Roadways
 1. If parking is allowed on both sides, the roadway must be at least 40 feet wide measured curb to curb or edge to edge.
 3. Unobstructed Access Width and Vertical Clearance
 - a. Unobstructed Width. Fire apparatus access roads shall be maintained free of obstructions, parked vehicles, or encroachments that reduce the clear width below the minimum required for emergency response.
 - b. Required clear widths must be always maintained, regardless of signage, striping, or parking patterns.
 4. Vertical Clearance. An unobstructed vertical clearance of not less than 13 feet 6 inches shall be maintained on all fire access roads.
 - a. Trees, balconies, awnings, or other features shall not encroach into this vertical space.
 5. Enforcement. The Fire Code Official is authorized to require fire lane markings on existing roadways where:
 - a. Access is frequently obstructed, or
 - b. Emergency response has been impaired due to limited roadway width.
- I. Section 903.1 – Automatic Sprinkler Systems—General. Section 903.1 is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section and the following:

An automatic sprinkler system shall be installed in the occupancies and locations set forth in this Chapter and in the locations and according to the conditions described below:

(1) In all buildings other than Group R, Division 2, 3 and 4 in which the total floor area of all floors is 5,000 square feet or more, or any building which are three or more stories regardless of height.

Exceptions:

1. Group U occupancies, not including private garages attached to R-3 Occupancies.
2. In storage and bulk handling facilities for grain, including grain elevators and flat storage buildings, automatic fire sprinklers shall not be required in areas where the grain is stored, provided:

- a. An automatic fire extinguishing sprinkler system is not otherwise required for code compliance;
- b. The floor area of the building or structure does not exceed the maximum basic allowable floor area permitted for specific types of construction as specified in Table 504.3 and including the allowable increases for clear yard spaces as specified in the California Building Code; and
- c. The construction of the building or structure complies with all other code provisions for the properly assigned group occupancy classification and type of construction.

(2) Notwithstanding other provisions of this section, the requirement described in this Section 903.1 shall be applied to alterations, repairs, additions and changes of occupancy of existing buildings as follows:

- a. Where there is no change of occupancy, alterations or repairs not increasing fire area, total height, or number of stories of an existing building may be made without making the entire building comply with this section.
- b. No change shall be made in the character of the occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this section.

Exceptions:

1. The character of the occupancy of existing buildings may be changed subject to the approval of the building official and the approval of the fire chief, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this section or the California Building Code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.
2. No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required by California Building Code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this section and provisions of the California Building Code.

(3) In other areas and occupancies as required in Section 903 of the California Building Code.

- J. Section 903.3.1.3.1 – NFPA 13D Sprinkler Systems. Section 903.3.1.3.1 is added to read as follows:

903.3.1.3.1 NFPA 13D Sprinkler Systems.

1. Applicability. This section shall apply to all new one- and two-family dwellings, townhouses, and mobile homes constructed within the City of Woodland that are equipped with a residential fire sprinkler system in accordance with NFPA 13D.
2. Spare Head Box Requirements.
 - a. All residential fire sprinkler systems shall be provided with a listed spare sprinkler head box.
 - b. The box shall contain at least two (2) spare sprinkler heads of each type and temperature rating used in the installed system.
 - c. A sprinkler head wrench compatible with the installed sprinkler heads shall be included in the box.
 - d. The spare head box shall be clearly labeled and installed in a readily accessible location near the main sprinkler riser, subject to approval by the Fire Department.
3. Owner Responsibility. Property owners shall be responsible for maintaining the spare head box in good condition. Any used or missing sprinkler heads shall be replaced without delay.
4. Enforcement. This section shall be enforced by the Fire Department at the time of final inspection and as part of any ongoing maintenance inspections, if applicable.

- K. Section 903.4.2 – Alarms. Section 903.4.2 is amended to read as follows:

Section 903.4.2 – Alarms.

One exterior approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall not be required except when required by Section 907.

This section shall apply to all automatic fire sprinkler systems, including those installed in one- and two-family dwellings.

L. Section 903.4.3.1 – Residential Alarms. Section 903.4.3.1 is added to read as follows:

903.4.3.1 Residential Alarms.

1. Waterflow Alarm and Notification for NFPA 13D Residential Fire Sprinkler Systems. All NFPA 13D residential fire sprinkler systems installed within Group R-3 and R-3.1 occupancies shall include waterflow detection and local notification in accordance with the provisions outlined below:
 - a. A listed waterflow switch shall be installed and connected to the sprinkler system to detect the flow of water indicating sprinkler activation.
 - b. Activation of the waterflow switch shall trigger a local notification appliance consisting of a listed horn/strobe installed in a location approved by the Fire Department.
 - c. The horn/strobe shall meet all the following criteria:
 1. Be listed by Underwriters Laboratories (UL).
 2. Be approved by the California Office of the State Fire Marshal.
 3. Be audible throughout the main living areas of the dwelling.
 4. Be visible from an exterior access point, such as the front porch or garage, where approved by the Authority Having Jurisdiction.
 - d. The notification appliance shall be powered by the building's electrical system and equipped with a battery backup or other approved secondary power source.
 - e. A durable sign shall be posted at the riser location stating: "This residence is equipped with an automatic fire sprinkler system and local waterflow alarm. In the event of alarm activation, evacuate and call 911."
2. The location of the waterflow switch, notification appliance, and signage shall be clearly shown on all plan submittals and verified during field inspection.

M. Section 1207.11.2.1.2 – Disconnect Location. Section 1207.11.2.1.2 is added to read as follows:

1207.11.2.1.2 Disconnect Location.

1. All new residential energy storage system (ESS) installations shall include a clearly labeled, manually operated emergency disconnect switch that isolates the ESS from the electrical system prior to the batteries. This disconnect shall be installed in accordance with manufacturer specifications, the California Electrical Code, and California Fire Code, and shall meet the following requirements:

- a. The emergency disconnect shall be located on the exterior of the structure and shall be easily and readily accessible to both occupants and first responders.
- b. ESS disconnects to be installed at a safe distance from the battery itself, typically 10 to 15 feet away.
- c. The disconnect shall interrupt power before the batteries to allow for complete system isolation during emergencies.
- d. The disconnect shall be mounted at a height of 5 feet on center above finished grade, measured to the center of the operating handle.
- e. The disconnect shall be in a clear and unobstructed path of travel from the front of the residence and shall not require people to pass by or through the ESS installation location to access it.
- f. The disconnect shall be clearly labeled with a durable sign stating:
- g. "ESS EMERGENCY DISCONNECT – TURN OFF IN CASE OF FIRE OR EMERGENCY" The sign shall have letters at least 1 inch in height, be reflective or contrasting in color, and be weather-resistant.
- h. The location of the disconnect shall be shown on all plan submittals, including one-line diagrams and site plans, and shall be verified during field inspection. The mounted location of the ESS battery unit shall also be indicated on the diagram placard affixed to the electrical service panel or disconnect enclosure, as required by the California Fire Code and Fire Department standards.

Exception: This requirement does not apply to ESS units that incorporate an integral, clearly labeled, and readily accessible manual shutdown switch that isolates the battery from the electrical system—provided the switch is located on the exterior of the unit, meets the accessibility and labeling requirements of this section, and is approved by the Fire Code Official.

N. Section 1207.11.6.1 – Fire Detection. Section 1207.11.6.1 is added to read as follows:

1207.11.6.1 Fire Detection.

1. Energy storage systems (ESS) installed in unfinished and unconditioned spaces in Group R-3 and R-4 occupancies shall comply with the requirements of the 2022 California Fire Code Section 1207.11.6, as well as the additional provisions outlined below:
 - a. Rooms and areas within dwelling units, sleeping units, basements, permitted enclosed spaces, and attached garages in which ESS are

installed shall be protected by smoke alarms in accordance with Section 907.2.11 of the California Fire Code.

- b. A listed heat alarm, interconnected to the smoke alarms, shall be installed in any location within dwelling units, sleeping units, or attached garages where smoke alarms cannot be installed based on their listing.
- c. Heat alarms shall meet all of the following criteria:
 - 1. Be listed by Underwriters Laboratories (UL).
 - 2. Be approved by the California Office of the State Fire Marshal.
 - 3. Be rated and permitted for the type of installation. In unconditioned and unfinished spaces, the ambient temperature rating for the heat alarm shall be listed by the manufacturer as 135°F or higher.
- d. The location of all required smoke alarms and heat alarms shall be shown on plan submittals and verified during field inspection.

- O. Section 2306.2.3 – Above-Ground Tanks Located Outside, Above Grade. Section 2306.2.3 is amended to read as follows:

2306.2.3 Above-ground tanks located outside, above grade. Above-ground tanks used for automotive fuel dispensing stations open to the public for retail sales of Class I, II or IIIA liquid motor fuels shall not exceed two tanks totaling 2,000 gallons each.

- P. Section 2308.3.2 – Established Limits and Maximum Capacity. Section 2308.3.2 is added to read as follows:

2308.3.2 Established limits and maximum capacity. The storage of compressed natural gases shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such storage is prohibited in all other zoning districts.

- Q. Section 5301.1.1 – Established Limits and Maximum Capacity. Section 5301.1.1 is added to read as follows:

5301.1.1 Established limits and maximum capacity. The storage of compressed natural gases shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such storage is prohibited in all other zoning districts.

- R. Section 5601.9 – Prohibited and Limited Acts. Section 5601.9 is added to read as follows:

5601.9 Prohibited and limited acts. Storage of explosive materials shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such storage is prohibited in all other zoning districts.

- S. Section 5706.4.5.1 – Established Limits. Section 5706.4.5.1 is added to read as follows:

5706.4.5.1 Established limits. Bulk plants or terminals for receiving or storage of flammable or combustible liquids shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such facilities are prohibited in all other zoning districts.

- T. Section 5706.5.1.1.1 – Established Limits. Section 5706.5.1.1.1 is added to read as follows:

5706.5.1.1.1 Established limits. Bulk transfer and process transfer operations for receiving or transferring flammable or combustible liquids shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such operations are prohibited in all other zoning districts.

- U. Section 6112 – Mobile Food Vendors Stored at Residential Properties. Section 6112 is added to read as follows:

Section 6112 Mobile Food Vendors Stored at Residential Properties.

1. Applicability. To reduce fire hazards associated with propane use and cooking equipment on mobile food vending units stored at homes, the following fire safety requirements shall apply. This ordinance applies to all mobile food vendors (trailers, trucks, carts, or similar units) that are:
 - a. Operated from, or
 - b. Parked or stored at,
 - c. any residential property, including driveways, side yards, or garages.

Exception: This ordinance does not apply to recreational vehicles not used for vending purposes and mobile food vendors stored at a commercially zoned commissary or facility.

2. Propane Storage and Security Requirements.
 - a. Outdoor Storage Only
 1. All propane tanks (LPG cylinders) used for cooking or heating must be removed and stored outdoors at all times.
 2. Storage must be in a well-ventilated, shaded area, and no closer than 10 feet to any structure, ignition source, or opening (e.g., windows, doors, vents).
 3. Indoor storage of propane cylinders is strictly prohibited, including inside garages, sheds, or trailers.
3. Tank Security
 - a. All LPG tanks must be secured to prevent tipping, tampering, or unauthorized access. Acceptable methods include chained racks, locked cages, or anchored mounts.
4. Heat Source Safety During Storage
 - a. Disconnection of Heat Sources. All cooking appliances, burners, fryers, and heating equipment must be:
 1. Disconnected from their fuel source, and
 2. Fully turned off or de-energized during any period the mobile unit is parked or stored at a residence.

- b. No Cooking or Heating While Stored
 - 1. Use of any cooking or heating appliance inside the unit is prohibited while parked at a residential location, unless operating under a temporary event permit with fire approval.
- 5. General Fire Safety.
 - a. A minimum 10-pound ABC fire extinguisher must be kept inside the mobile unit during operation and while stored.
 - b. If a deep fryer is present, a Class K extinguisher shall be kept inside the mobile unit during operation and while stored.
 - c. Any trailer or truck with hood suppression systems shall have current service tags and undergo maintenance per manufacturer guidelines.
 - d. The property owner is responsible for maintaining 3 feet of clearance around the unit to prevent accumulation of combustibles (e.g., cardboard, wood, fuel cans).
- 6. Enforcement and Penalties. Violations of this section may result in:
 - a. A correction notice issued by the Fire Department or Code Enforcement
 - b. Immediate removal or securing of propane cylinders
 - c. Fines or administrative citations as outlined in the City of Woodland Municipal Code
 - d. Repeat violations may result in revocation of business permits, if applicable, and possible referral to the California Department of Public Health or Yolo County Environmental Health.

V. Division II – Administration. Chapter 1, Division II -Administration is hereby amended as follows:

1. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Woodland, hereinafter referred to as "this code."

2. Section 112.4 is amended to read as follows:

112.4 Violation penalties. Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

The criminal penalty for the first offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a second offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.