

Chapter 14.16

ADOPTION OF CALIFORNIA WILDLAND-URBAN INTERFACE CODE AND INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

The Town Council of Ross does hereby adopt, for the purpose of prescribing regulations governing conditions hazardous to life and property from the intrusion of fire from wildland exposures, the following, which shall be collectively known as the “Town Wildland-Urban Interface (WUI) Code”:

1. The 2025 California Wildland-Urban Interface Code, which consists of certain portions of the 2024 edition of the International Wildland-Urban Interface Code as amended by the California Building Standards Commission, including: . Appendix A GENERAL REQUIREMENTS, the whole thereof, save and except such portions as are hereafter amended by Section 3 of this Ordinance.

b. Appendix B VEGETATION MANAGEMENT PLANS

c. Appendix F CHARACTERISTICS OF FIRE-SMART VEGETATION

2. The International Wildland-Urban Interface Code published by the International Wildland-Urban Interface Code Council, Inc., 2024 Edition hereof and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended by Section 14.16.020 of this Ordinance.

Each and all of the regulations, provisions, penalties, conditions, and terms of said Town Wildland-Urban Interface Code are hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance, subject only to the amendments and deletions herein. Not less than one (1) copy of the Codes and Standards hereby adopted is filed in the office of the Fire Marshal of the Ross Valley Fire Department and from the date on which this Ordinance shall take effect, and the provisions thereof shall be controlling within the limits of the Town of Ross.

SECTION 14.16.020. AMENDMENTS MADE TO THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

The 2025 California Wildland-Urban Interface Code and the 2024 International Wildland-Urban Interface is amended and changed in the following respects:

CHAPTER 1

SCOPE AND ADMINISTRATION

Section 101.3.1 of Chapter 1 is hereby amended by deleting exception 5. and the following language substituted in its place:

101.3.1 Application. New buildings located in any Fire Hazard Severity Zone

Section 101.3.1.1 of Chapter 1 is hereby deleted and the following language substituted in its place:

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

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

Moderate Fire Hazard Severity Zones.

High Fire Hazard Severity Zones.

Very High Fire Hazard Severity Zones.

Land designated as a wildland-urban interface area *by the Town of Ross*

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

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

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

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

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

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

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

Implementation of a Fire Protection Plan.

Implementation of a Vegetation Plan.

Section 104.2 **Determination of compliance.** The Fire Chief is authorized to determine compliance, render interpretations of this code and to make and enforce rules and supplemental regulations and to develop Fire Protection Standards to carry out the application and intent of its provisions. Such interpretations, rules, and regulations, and standards shall be in conformance with the intent and purpose of this code. A copy of such rules and regulations shall be filed with the Fire Chief of Ross Valley Fire Department and shall be in effect

immediately thereafter. Additional copies shall be available for distribution to the public.

Section 104.7 of Chapter 1 is hereby deleted.

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

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

Section 110 of Chapter 1 is hereby deleted and the following language substituted in its place:

SECTION 110 CERTIFICATE OF COMPLETION

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

Issuance of a "Certificate of Completion" shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the Town of Ross. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the Town of Ross shall not be valid.

CHAPTER 2

DEFINITIONS

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

CODE OFFICIAL. The official designated by the Town of Ross to interpret and enforce building standards of this code, shall be the Town of Ross Building Official. The official designated by the Town of Ross to interpret and enforce fire and life safety provisions of this code shall be the Ross Valley Fire Department Fire Chief or their designated representative.

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

VMP. Shall mean Vegetation Management Plan or Vegetation Plan.

CHAPTER 4

WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

Section 402.1.1 of Chapter 4 is hereby deleted and the following language substituted in its place:

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

Section 402.2.1 is hereby deleted and the following language substituted in its place:

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

Section 402.2.2 is hereby deleted and the following language substituted in its place:

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

Exception: Buildings not more than 120 square feet.

Section 403.1.2 of Chapter 4 is hereby deleted and the following language substituted in its place:

403.1.2 Width.

All roads shall be constructed to provide a minimum of two ten-foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code Section 35250.

All one-way roads shall be constructed to provide a minimum of one sixteen-foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for not more than ten (10) Residential Units.

In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.

All driveways shall be constructed to provide a minimum unobstructed horizontal clearance of 16 feet and a minimum unobstructed vertical clearance of 15 feet. A driveway shall not serve in excess of five dwelling units.

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

Section 403.1.3 of Chapter 4 is hereby deleted and the following language substituted in its place:

403.1.3 Road Surfaces.

Road and driveway surfaces shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.

Project proponents shall provide engineering specifications to support design, if requested by the local jurisdiction.

Surface materials shall be all weather surface that is either A/C paving, concrete, or other materials as approved by the AHJ.

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

403.1.4 (c) Any grade approved to exceed 16% is required to be concrete with transverse cuts or kerf-cuts so as to allow for water run-off and traction. Turf block and similar products are not permitted. The length of that portion of the road or driveway cannot exceed 100 feet, and the section immediately preceding and proceeding that portion of the road or driveway for a distance of 200 feet on both sides shall have grades not greater than 15%.

Section 403.1.6 of Chapter 4 is hereby deleted and the following language substituted in its place:

Section 403.1.6 Turnarounds.

Turnarounds are required on driveways and dead-end roads.

Driveway turnarounds shall have a minimum inside radius of 27 feet and outside turning radius of not less than 47 feet. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway in addition to a turnaround at the end of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided not more than 300 feet apart.

A turnaround shall be provided on driveways over 150 feet in length and shall be within fifty (50) feet of the building.

Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 800-foot intervals.

Section 403.1.10 of Chapter 4 is hereby deleted and the following language substituted in its place:

403.1.10 Gate entrances.

All gates shall open fully to provide an unobstructed passage width of not less than 16 feet or a minimum of two feet wider than the approved net clear opening of the required all weather roadway or driveway and a minimum net vertical clearance of 15 feet.

All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

Where a one-way road with a single traffic lane provides access to a gated entrance, a forty-foot turning radius shall be used.

Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

Section 403.1.11 is hereby added as follows:

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

CHAPTER 5

SPECIAL BUILDING CONSTRUCTION REGULATIONS

Refer to Ross Municipal Code Section 15.21, California Wildland-Urban Interface Code of the 2025 California Building Code.

CHAPTER 6

FIRE PROTECTION REQUIREMENTS

Section 602.3.1 is amended to include the following:

Section 602.3.1

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

Section 602.3.2 is amended by adding the following:

Section 602.3.2

7. Identify the location of fire protection systems or equipment.

8. Identify any power sources, meters, and shut downs.

Section 603.3, is amended to read as follows:

Vegetation Management Plan: A Vegetation Management Plan (VMP) shall be provided for all

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

Section 603.3.1, is amended to read as follows:

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

Section 604.6 is hereby added with language to read as follows:

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

1. Cut and remove all hazardous vegetation and ground coverings within 100 feet of structures, up to 200 feet when topographic or combustible vegetative types necessitate removal as determined by the Fire Code Official.
2. Remove accumulated dead vegetation on the property.
3. Cut and remove tree limbs that overhang wood decks and roofs.
4. Remove that portion of any tree which extends within 10 feet of any chimney or stovepipe, roof surfaces and roof gutters.
5. Clean any leaves and needles from roofs and gutters.
6. Cut and remove growth less than 3-inches in diameter, from the ground up to a height of 10 feet, provided that no crown shall be raised to a point so as to remove branches from more than the lower one-third of the tree's total height.
7. Ladder fuels shall be removed within 30 feet of the structure.
8. When required by the Fire Code Official, cut and remove trees that are 8" of diameter or less at breast height, or four feet, six inches above ground, to achieve canopy separation within 30 feet of the structure.
9. Vegetation clearance requirements for new construction and substantial remodels in Wildland-Urban Interface Areas shall be in accordance with the 2025 Wildland-Urban Interface Code, as amended by the Town of Ross

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

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

Section 604.7, is added to read as follows:

Section 604.7 **Fire Hazard Reduction from Roadways.** The Fire Code Official is authorized to cause areas within 10 feet (3048 cm) on each side of portions of highways, fire apparatus access roads (improved or unimproved), and driveways (improved or unimproved), which are

improved, designed, or ordinarily used for vehicular traffic to be cleared of flammable vegetation and other combustible growth.

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

Section 613 of Chapter 6 is hereby added with the following language:

Section 613 Fire Protection Systems

Section 613.1 of Chapter 6 is hereby added with the following language:

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

Section 613.2 of Chapter 6 is hereby added with the following language:

Section 613.2 **Automatic Fire Sprinkler System**

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

Section 613.3 of Chapter 6 is hereby added with the following language:

Section 613.3 **Exterior Wildfire Protection System**.

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

Section 613.3.1 of Chapter 6 is hereby added with the following language:

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

Section 613.3.1 of Chapter 6 is hereby added with the following language:

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

Section 613.3.2 of Chapter 6 is hereby added with the following language:

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

CHAPTER 7

REFERENCED STANDARDS

Chapter 7 is hereby amended to add the following language:

Chapter 7 Referenced Standards - ICC

CFC - 2025: California Fire Code

1.11.3.4, 1.11.9, 1.11.10, 102.8, 105.1, 201.3, 202, 402.1.1, 402.1.2, 402.2.1, 402.2.2, 403.2.4, 404.4, 404.5, 404.10.3, 606.1, 606.2, **613.3.2, 613.3.2**

APPENDIX A

GENERAL REQUIREMENTS

Section A104.7.2 of Appendix A of the California Wildland-Urban Interface Code is amended to read as follows:

Section A104.7.2 **Permits**. The Fire Code Official is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the Fire Code Official.

Section A104.11 of Appendix A of the California Wildland-Urban Interface Code is hereby added and shall read as follows:

Section A104.11 – **Tracer Bullets, Tracer Charges, Rockets and Model Aircraft**. Tracer bullets and tracer charges shall not be possessed, fired or caused to be fired into or across hazardous fire areas. Rockets, model planes, gliders and balloons powered with an engine, propellant or other feature liable to start or cause a fire shall not be fired or projected into or across hazardous fire areas.

Section A104.12 of Appendix A of the California Wildland-Urban Interface Code is hereby added and shall read as follows:

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

Section A104.13 of Appendix A of the California Wildland-Urban Interface Code is hereby added and shall read as follows:

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

SECTION 14.16.030. AUTHORITY TO ARREST AND ISSUE CITATIONS

(a) The Fire Chief, Chief Officers, Fire Marshal, and Fire Inspectors shall have authority to arrest or to cite any person who violates any provision of this Chapter involving the Wildland-Urban Interface Code or the California Building Standards Code regulations relating to fire and panic safety as adopted by the State Fire Marshal, in the manner provided for the arrest or release on citation and notice to appear with respect to

misdemeanors or infractions, as prescribed by Chapters 5, 5c and 5d of Title 3, Part 2 of the California Penal Code, including Section 853.6, or as the same hereafter may be amended.

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

SECTION 14.16.040. NUISANCE ABATEMENT

(a) Any violations of the Town Wildland-Urban Interface Code shall be deemed a public nuisance.

(b) The owner of any property within the Town has the primary responsibility for keeping the property free of public nuisances. Tenants and occupants, for the purposes of this Chapter, shall be deemed to be the agents of the owner.

(c) All entries and inspections shall be done in a lawful and reasonable manner. If an owner, lawful occupant, or the respective agent thereof refuses permission to enter and/or inspect, the Fire Chief of the Ross Valley Fire Department or the duly authorized enforcement officer (collectively hereinafter, "Fire Chief") may seek an administrative inspection warrant pursuant to the procedures provided by California Code of Civil Procedure Section 1822.50 through 1822.59, as may be amended from time to time, or the successor provisions thereto.

(d) Whenever the Fire Chief believes a public nuisance exists, the Fire Chief shall commence abatement proceedings.

(e) The Fire Chief shall cause a written notice to be issued to abate such nuisance. Notice requiring the abatement of such nuisance shall be given by mail to the owner of the property upon which, or in front of which, such nuisance exists, at such owner's address as shown on the last equalized Assessment Roll of the County of Marin. Such notice shall contain the following:

1. The street address and Assessor's Parcel Number for the affected property.
2. The date of the inspection of the property by the Fire Department during which such nuisance was discovered.
3. A description of the nuisance and its location on, or in front of, the property.
4. The abatement action which the owner is required to take and a time limit for such abatement.
5. A statement that if the owner fails to abate such nuisance within the prescribed time and the Fire Department, or other Town agent, will abate the nuisance.
6. A statement that if the Fire Department, or other Town agent, is required to abate the nuisance the cost of such abatement will be assessed as a lien or special assessment against the property.
7. A statement that the determination of the existence of a nuisance may be appealed to the Fire Chief within the time limit to abate the nuisance.

(f) Abatement. Should the owner of the affected property (i) fail to abate the nuisance, and (ii) fail to appeal the determination of the existence of a nuisance to the Fire Chief within the period set forth in the notice requiring abatement, the Fire Chief is authorized to perform such abatement and shall keep an accurate account of the cost of such abatement, including administrative costs. The Fire Chief shall mail written notice of the costs of the abatement to the owner of the affected property who may, within

fifteen days of the date of such mailing, request a hearing by the Fire Chief with respect to such cost. The Fire Chief shall hold a hearing within thirty (30) days of receiving the request. The Fire Chief may make any corrections or modifications if it deems the proposed costs to be excessive or incorrect. The decision of the Fire Chief shall be final.

(h) Assessment of Cost. The cost of such abatement as finally fixed and determined by the Fire Chief may be recovered in an appropriate civil action, including costs of litigation and attorney fees, or may be enforced by a nuisance abatement lien or special assessment against the parcel of land as more particularly set forth in Government Code Sections 38773.1 and 38773.5, respectively. At least thirty (30) days prior to recordation of the nuisance abatement lien, or submission of the report to the Tax Collector for collection of this special assessment, the Fire Chief shall give notice to the record owner of the property of the intent to collect abatement and related administrative costs against the property. In addition to any information required by state law, the notice shall include a summary of costs associated with enforcement of this Ordinance and abatement of the nuisance.

(i) Emergency Abatement. Notwithstanding any other provisions of this Chapter, whenever the Fire Chief determines that any real property or any building, structure or condition thereon is dangerous or constitutes an immediate threat to public health or safety, the Fire Chief shall, without being required to comply with the procedures of this Section, immediately cause such public nuisance to be abated, provided all other legal constitutional requirements are complied with.

(j) Remedies are Cumulative. Nothing in this Chapter shall be deemed to prevent the Town from commencing a civil or criminal proceeding to abate a public nuisance or from pursuing any other means available to it under provisions of applicable ordinances or state law to correct hazards, deficiencies or violations of law in real property in addition to or as alternatives to the proceedings set forth in this Chapter.

SECTION 14.16.050 PENALTIES

(a) Any violation of the Town Wildland-Urban Interface Code as adopted herein may be a misdemeanor or infraction, and subject to the penalties set forth herein.

(1) The first citation, within a 12-month period, for a violation of the Town Fire Code shall be treated as an infraction, punishable by a fine of \$100.

(2) Any subsequent citation within a twelve (12) month period for any violation of the Town Wildland-Urban Interface Code may be either a misdemeanor or an infraction, as determined by the discretion of the Fire Chief. Misdemeanors shall be subject to the penalties set forth in Section 110 or 112 as applicable. Infractions shall be punishable by the fines specified in California Government Code Section 36900.

(b) An Administrative Citation and fine may also be imposed in accordance with Chapter 9.70. The use of Administrative Citation and fine as means for addressing violations of this code shall be in addition to criminal, civil or other legal or equitable remedies established by law that may be pursued to address violations of this code and may be used at the sole discretion of the Town. The amounts of the Administrative Citation fines are contained in Section 9.70.120 of the Ross Municipal Code.

(c) The imposition of one penalty for any violation shall not excuse the violation or permit it to continue and all such persons shall be required to correct or remedy such

violations or defects within a reasonable time. Unless otherwise specified, each day that a violation occurs or continues after a final notice has been delivered, shall constitute a separate offense. The application of both criminal and administrative penalties shall not be held to prevent enforcement or the correction of prohibited conditions.

(d) Nothing contained in Subsections (a) and (b) of this Section shall be construed or interpreted to prevent the Ross Valley Fire Department from recovering all costs associated with a Ross Valley Fire Department emergency response as described in Section 114.1 of the 2025 California Fire Code, as amended.

SECTION 14.16.060. APPEALS

(a) Any person receiving an Administrative Citation may contest the Citation in accordance with Section 9.70.070.

(b) Any person receiving a bill for Ross Valley Fire Department response costs and expenses pursuant to Section 114.1 of the Fire Code, may file within thirty (30) days after the date of mailing the bill, an administrative appeal against imposition of the response costs and expenses. The appeal shall be in writing and filed with the Fire Chief, and shall include a copy of the bill and statement of the grounds for appeal. The Fire Chief shall conduct an administrative hearing on the appeal, after giving the appellant at least ten (10) days' advance written notice of the time and place of the hearing. Within ten (10) days after the hearing the Chief shall give written notice of the decision to the appellant, which decision shall be final. If the appeal is denied in part or full, all amounts due shall be paid within thirty (30) days after the mailing of the notice of the decision of the hearing officer.

(c) Whenever the Fire Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the Code do not apply or that the true intent and meaning of the Code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Fire Chief to the Town Council within 10 days from the date of the decision. The Town Council shall conduct an administrative hearing on appeal, after giving the appellant at least ten (10) days' advance written notice of the time and place of the hearing. Within ten (10) days after the hearing, the Town Council shall give written notice of the decision to the appellant, which decision shall be final. The provision of this section shall not apply to corrective actions for the clearance of brush or vegetative growth from structures as outlined in various sections of this Code, or to matters for which an appeal is provided pursuant to Section 14.04.130 (a) or (b) above.

SECTION 14.16.070. FEE AND PENALTY ADJUSTMENTS

The Town Council may, by resolution, revise the fees and penalties established by this Title 14.16.