

MEMORANDUM OF UNDERSTANDING

Between the County of El Dorado and the Pioneer Fire Protection District

Regarding Delegation of Enforcement of Fire and Panic Safety Standards in R-3 Dwellings

(2025 California Building Standards Code)

I. Purpose

California Health and Safety Code Section 13146 requires that responsibility for enforcing building standards adopted by the State Fire Marshal related to fire and panic safety in R-3 dwellings be delegated to either the Chief of the fire authority or the Chief Building Official of the county.

In accordance with El Dorado County Resolution No. 038-2020, the parties agree that all such enforcement authority shall be delegated to the Chief Building Official, except for those specific responsibilities expressly retained by the Fire Authority under this Memorandum of Understanding (MOU).

This agreement applies to R-3 dwellings located within the jurisdictional boundaries of both the County of El Dorado and the Pioneer Fire Protection District, collectively referred to herein as the 'parties.'

II. Scope

This MOU governs enforcement of State Fire Marshal-adopted fire and panic safety standards applicable to R-3 dwellings in the 2025 California Building Standards Code (Title 24) and any subsequently adopted local amendments.

This MOU does not apply to other occupancy types or subjects outside those specific fire- and panic-safety standards.

III. Roles and Responsibilities

A. Chief Building Official Responsibilities (Default Authority)

Except as identified in Section III(B), the Chief Building Official (or designee) shall have full responsibility for plan review, permit issuance, inspections, enforcement, and appeals related to applicable fire and panic safety requirements affecting R-3 dwellings.

B. Fire Authority Responsibilities (Specific Exceptions)

The following items shall remain under the enforcement authority of the Fire Authority:

Fire & Panic Provision	CA Code (2025)	T14 Ref.	Notes
Address identification for emergency response	CFC §505.1	§1274	Visibility, numbering
Emergency vehicle access	CFC §503	§1273	Width, slope, turnarounds
Fire access to buildings and roofs	CFC §316.4	–	Where applicable
Fire protection water supplies & fire flow	CFC §507	§1275	Water supply supporting firefighting
LP-Gas tanks & exterior distribution	CFC Ch. 61	–	Private residential installations
**Underground flammable/combustible tanks	CFC Ch. 57	–	Hazardous materials oversight
Vegetation management / defensible space	Part 7 – WUI Fire Areas	§1276	Vegetation only

Note: T14 references correspond to the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 (SRA Fire Safe Regulations). These remain applicable within State Responsibility Area (SRA) designations or until superseded by local ordinance or State Fire Marshal amendment.

The fire authority shall be responsible for the review, approval, and inspection of automatic fire sprinkler systems in manufactured homes. The Building Department will inspect the water supply in accordance with the information contained in the approved plans provided by the Fire Authority, including:

- Pipe size
- Length of run from the meter to the connection
- Elevation changes
- Required pressure

Clarification: The Fire Authority's vegetation enforcement under Part 7 does not extend to WUI building design and construction elements, which remain the responsibility of the Chief Building Official.

All other fire and panic safety responsibilities shall be enforced by the Chief Building Official.

**Includes LPG Storage Tank and all external piping to the building.

IV. Reporting Requirements

All plan review and inspection actions taken under this MOU shall be recorded in the County's current permit-tracking system.

V. Amendments

This MOU may be amended by mutual written agreement and may be reviewed after each triennial code adoption cycle.

VI. Termination

Either party may terminate this MOU with sixty (60) days' written notice. Termination shall not disrupt active enforcement actions.

VII. Compensation & Liability

Each party may establish applicant fees to recover reasonable enforcement costs. Each party remains responsible for its own actions and liabilities.

VIII. Approvals

County of El Dorado:  Date:  3/4/2026

Chief Administrative Officer, Sue Phillips

Pioneer Fire Protection District:  Date: 3/22/2026

Fire Chief, Pioneer Fire Protection District, David Whitt

