



## Council Agenda Report

**From:** Richard Gallagher, Interim Battalion Chief – Department of Emergency Services

**Subject:** Local Amendment to the California Fire Code – Expanding the Requirements for Automatic Fire Sprinklers in New and Existing Structures and Other Miscellaneous Local Requirements

**Date:** September 7, 2017

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### Facts

1. As was recognized by the Council at the recent study session on emergency services, the City is underserved by fire suppression resources. Even with the proposed addition of shift Battalion Chiefs and a two-person squad, the weight of response (i.e., the number of persons and equipment able to arrive at the scene of a fire in a given time interval) will not meet accepted standards. The City is not currently financially able to fund the desired level of fire suppression resources.
2. As a result, there is a premium placed on fire prevention measures (such as weed abatement) and on-site fire suppression resources (such as fire sprinklers). In many cases, these can be more cost-effective than City-funded fire suppression resources. The challenge is to find the correct mix of these on-site and City-provided measures.
3. On-site fire protection measures are regulated through the California Fire Code, which is adopted at a statewide level every three years. Cities then adopt the Code themselves; Paso Robles has adopted the 2016 California Fire Code, which is the latest version of the code.
4. California Health & Safety Code sections 17958.7 and 18941.5 authorize cities to adopt modifications to the California Fire Code that are determined to be reasonably necessary because of local climatic, geological, or topographical conditions. The City has adopted some amendments already (see Attachment 2).
5. Emergency Services desires that the City adopt several additional local amendments to ensure these codes are tailored to the particular safety needs of the City as required by its unique climatic, geological, and topographical conditions, specifically:
  - a. The City is located in the extreme northern portion of the county, making mutual or auto aid agreements limited in their effectiveness, due to characteristically long response times.
  - b. High temperatures, low humidity, and windy conditions prevalent throughout Paso Robles in the summer and fall months create an increased potential for rapidly spreading fire incidents.
  - c. Increased density within the central commercial district create the potential for possible conflagration due to numerous older buildings without adequate internal fire resistance.
  - d. The City is bisected by Highway 101, a railway, and the Salinas River, with only five arterial crossovers along the almost five miles within the City limits. This limits the ability of emergency response assets to respond in a timely manner, especially during peak traffic hours. As a result, this places a premium on on-site fire prevention and suppression resources.
3. Automatic fire sprinklers are currently required in all new residential structures and in all new non-residential buildings over 5,000 square feet. This 5,000-foot cut-off is arbitrary, is not found in the fire codes of other cities in San Luis Obispo County, and is imposing excessive risks on the occupants of structures under the cutoff.
4. The large number of grassland fires this season have heightened the community's recognition of the likelihood of vegetation fires and the risks such fires impose on nearby structures and personnel. The actions necessary for an effective weed abatement program need adjustment and updating in the Code.

## **Options**

1. Take no action;
2. Adopt Ordinance No. 17-XX amending the California Fire Code via local amendments tailored to the City's particular fire safety needs;
3. Amend or modify the Ordinance as submitted;
4. Reject the Ordinance in its entirety.

## **Analysis and Conclusions**

The amendment to Chapter 3 – Vegetation (see Exhibit A to Attachment 1), defines our local weed clearance requirements. Numerous conflicting sources of local weed clearance have created confusion regarding the requirements. This amendment has refined the requirements into clear, concise parameters along with accepted exceptions. (It is important to note that needed improvements to the weed abatement process are not being addressed in this ordinance; those will be brought to Council at the completion of this fire season, to ensure we have learned all of the opportunities for improving the current process.)

The amendments to Chapter 5 – Fire Service Features, amends access and building identification with current development guidelines; allowing the Fire Chief or his/her designee to require automatic fire sprinklers for any structure with difficult access for fire apparatus and provides the authority to require catwalks and ladders for parapets over 5' above the roof line to provide firefighter emergency access and egress.

The amendment to Chapter 9 - Automatic Sprinkler Systems, will provide for active fire/life safety mitigation into every new structure and clearly define the sprinkler requirements for additions to existing commercial and residential structures, allowing for fair and equal administration. The amendment eliminates the 5,000 SF threshold for new commercial projects, requiring fire sprinklers for any new structure over 500 SF (which allows exceptions for garden storage sheds, etc.). It also sets a retrofit sprinkler requirement for any addition greater than 50% of the existing structure, or any addition(s) to an existing structure greater than 1,000 SF (cumulative from date of adoption).

This proposed amendment to the automatic sprinkler systems was presented to the Building Advisory Committee's July 27 meeting for comment. The local contractors present opposed the amendment based upon the opinion that their costs to build new homes would increase without the opportunity to pass the costs on to the new homeowners, due to the competitive market in home sales.

Note: This amendment does not address automatic sprinkler requirements for new residential construction. Automatic fire sprinklers have been required for all new residential construction in Paso Robles since January of 2014 (Ordinance 999 N.S.).

All other local amendments (i.e., those listed in Attachment 2) were adopted in previous adoption cycles.

**Fiscal Impact** None.

## **Recommendation**

Introduce and hold first reading of Ordinance No. 17xx amending the California Fire Code as it applies to the City through the adoption of local amendments, as listed in Exhibit A.

## **Attachments**

1. Ordinance 17-XX, with Exhibit A
2. Prior City amendments to the California Fire Code

## ORDINANCE NO. 17-XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES; REPEALING, AMENDING, AND RESTATING TITLE 17, CHAPTER 17.04.030 OF THE MUNICIPAL CODE (BUILDINGS AND CONSTRUCTION), AND ADOPTING BY REFERENCE THE 2016 EDITION OF THE CALIFORNIA FIRE CODE INTO TITLE 16, CHAPTER 16.10, WITH LOCAL AMENDMENTS ADDED INTO TITLE 16, CHAPTER 16.12 OF THE MUNICIPAL CODE (FIRE).

WHEREAS, the City of El Paso de Robles, California, proposes to adopt Title 24, Part 9 of the California Code of Regulations, known as the 2016 California Fire Code, incorporating the International Fire Code, 2015 Edition, published by the International Code Council, with errata, annual supplements and state amendments; and

WHEREAS, the City proposes to make certain changes in the requirements of the 2016 California Fire Code Chapters, Appendices, and Fire Protection Systems and Equipment, which will be more restrictive than State Law; and

WHEREAS, California Health and Safety Code Section 17958.5 requires the City to make express findings before adopting such changes, and Section 17958.7 requires that such findings be filed with the California Building Standards Commission,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. All of the above recitals are true and correct and are incorporated herein by reference.

Section 2. Based on the facts and analysis presented to it, including all written and oral testimony, the City Council hereby finds and determines:

- a. The City of El Paso de Robles is situated in the northern portion of San Luis Obispo County; the organized fire departments within the county are characteristically at such distance and of such limited resources that a mutual and/or auto aid response is inadequate and that enforcement of the fire code including these amendments are necessary to limit the threat to life and property.
- b. Paso Robles climate during summer and fall create dangerous fire control situations due to high temperatures, low humidity and windy conditions. The topography in and around Paso Robles consists of rolling hills covered with light grass and whenever the Santa Ana winds bring high temperatures and low humidity, the potential of a rapidly spreading wind driven fire has the very real risk of spreading into neighboring structures and quickly outstripping the fire suppression capabilities of the area. Accordingly, built-in fire protection suppression systems would provide the only adequate measure to mitigate the potential hazards and damage caused by such wind driven fires.
- c. The City is in the vicinity of several known active and potentially active earthquake faults including the San Andreas, Nacimiento, Rinconada, Huer Huero, and the Oceanic Fault Zone. The City has and is likely to continue to experience seismic events including ground shaking, liquefaction or seismic ground related settlement of alluvium in the low lying areas and landslides in the hillsides. Significant damage is likely to be accompanied by a substantial number of fires that will exceed the fire department suppression capabilities. Seismic activity also has the potential to damage streets, roadways and overpasses to State Highway 101, across the Salinas River along various points. The potential effects include isolating the City of El Paso de Robles from the East and West due to collapsing of freeway/railway

overpasses, and/or landslides that would delay, if not eliminate the possibility of traversing large portions of the City. Additional potential situations inherent in such an occurrence include broken natural-gas mains causing structural fires, leakage of hazardous materials, multiple rescues from collapsed structures and the need to render first aid to large sections of the City. Enforcement of the Paso Robles Fire Code Amendments is necessary to provide minimal levels of protection for un-protected structures and built-in fire suppression systems would provide the only adequate measure to mitigate the potential and damage caused by such fires.

- d. The central commercial area in the City of El Paso de Robles consists of mixed conditions that create the potential for possible conflagration, including congested streets during the business day, numerous older buildings without adequate internal fire-resistance. A significant fire in this area could quickly spread to adjoining structures and without built-in fire suppression systems in place will exceed the fire suppression capabilities of regional firefighting personnel. Continued development within the City of El Paso de Robles poses an increased risk of a significant fire due to the increased density experienced throughout the City and support the imposition of fire protection requirements greater than those set forth in the California Fire Code.
- e. The City of El Paso de Robles is bisected by Highway 101, a railway and the Salinas River with only five arterial crossovers along the almost five miles within the City limits. This condition increases the response times for fire apparatus, especially during peak traffic flows found not only during the work week but during the weekends whenever the State fair holds events. The known existence of delayed responses support the justification for fire protection greater than those set forth in the California Fire Code.
- f. The provisions relating to amendments of Chapter 1, Scope and Administration; Chapter 2, Definitions; Chapter 3 General Requirements; Chapter 5 Fire Service Features; Chapter 9, Fire Protection Systems; Chapter 50 Hazardous Materials; Chapter 56 Explosives and Fireworks; and Appendix D, Fire Apparatus Access Roads are proposed to be adopted by the City Council as changes to the 2016 edition of the California Fire Code, and are reasonably necessary because of the local climatic, geological, and topographical conditions that create fire hazards and inhibit fire safety response access and response time, as set forth in this resolution.

Section 3. The Council hereby adopts the language attached hereto as Exhibit A and incorporated herein by reference.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. This Ordinance shall be in full force and effect 30 days after its passage and adoption as provided by Government Code section 36397.

Section 6. Publication. The City Clerk shall certify to the passage of this Ordinance by the City Council of the City of El Paso de Robles, California, and cause a summary to be published once within 15 days after its passage in a newspaper of general circulation, published and circulated in the City in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council held on September 7, 2017, for first reading by the City Council of the City of El Paso de Robles, and adopted on the \_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steven W. Martin, Mayor

Attest:

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Kristen L. Buxkemper, Deputy City Clerk

**AMENDMENT: Chapter 1 OF THE CALIFORNIA FIRE CODE****Chapter 1 SCOPE AND ADMINISTRATION**

**Section 108 - Board of Appeals** – 108.1 through 108.3 are repealed in their entirety and sub-section 108.1 is amended to read as follows:

**108.1** Any appeal of orders, decisions, or determinations made hereunder relative to the application and interpretation of this code shall be made to the board of appeals established pursuant to Section 17.04.020 (C) of the Paso Robles Municipal Code and in accordance with the procedure stated therein.

**Section 109 - VIOLATIONS**

**109.4 Violation penalties** is repealed in its entirety and amended to read as follows:

**109.4 Violation penalties.** Any person, firm, or corporation violating any of the provisions of the code adopted by reference in this chapter is guilty of a misdemeanor and, upon conviction, shall be punished as provided in Paso Robles Municipal Code Chapter 1.02.

**AMENDMENT: Chapter 3 OF THE CALIFORNIA FIRE CODE****Chapter 3 GENERAL REQUIREMENTS****Section 304 COMBUSTIBLE WASTE MATERIAL**

**304.1.2 Vegetation** – 304.1.2 (a) through 304.1.2 (c) are added to sub-section 304.1.2 to read as follows:

**304.1.2 (a) Clearance - parcels 3 acres or less.** Parcels 3 acres or less may be mowed to a maximum height of 3” or disced to mineral soil.

**304.1.2 (b) Clearance - parcels greater than 3 acres.** Parcels greater than 3 acres must have fire breaks around the perimeter.

1. Fire breaks shall be a minimum of 50’ in width at the perimeters and from any improved roads.
2. Fire breaks shall be a minimum of 50’ around all structures; down slope clearances from structures shall be a minimum of 100’.
3. Clearances around and under oak trees shall be a minimum of 50’.

**Exceptions:**

1. Grass and other vegetation located more than 50’ from any structure and less than 18” in height, may be maintained where necessary to stabilize the soil and prevent erosion.
2. Fenced pastures are exempt where existing livestock will significantly reduce weeds and grasses.
3. Orchards/vineyards will be or mowed or disced both ways to a distance of 50’ from any roadway. The remaining parcel may be mowed or disced one way only.
4. Growing hay and grain needs to be cut at harvest time; any hay or grain left uncut will be subject to abatement.

**304.1.2 (c) Equipment used for weed abatement.**

1. All equipment used for weed abatement work shall be equipped with proper spark arresters, mufflers, etc.
2. A fire extinguisher of a pressure water or back-pump type shall be required on weed abatement equipment or must be immediately accessible.

**Section 307 OPEN BURNING, RECREATIONAL FIRES, AND PORTABLE OUTDOOR FIREPLACES** is adopted in its entirety.

**Section 311 VACANT PREMISES** is adopted in its entirety; sub-section 311.1.3 is added to read as follows:

**311.1.3 Securing premises.** The owner, occupant, or other persons having under their control of any property, or materials on property, damaged by fire, when access by the public is possible, shall secure the property either by boarding up all openings, fencing, barricading or other appropriate measures as directed by the Fire Code Official within 24 hours of the incident.

## **AMENDMENT: Chapter 5 OF THE CALIFORNIA FIRE CODE**

### **Chapter 5 FIRE SERVICE FEATURES**

**Section 503 FIRE APPARATUS ACCESS ROADS** – 503.1.2.1 is added to sub-section 503.1.2 to read as follows:

**503.1.2.1 Difficult apparatus access.** If the Fire Code Official determines that access for fire apparatus and equipment to any building or structure is unduly difficult, installation of an automatic fire extinguishing system shall be required.

**Section 504 ACCESS TO BUILDING OPENINGS AND ROOFS** is adopted in its entirety; sub-section 504.4.1 is added to read as follows:

**504.4.11 Roof access.** Catwalks and Ladders. Upon review, buildings with parapets and other construction that exceeds 5' above the roof may be required to provide (install) non-combustible catwalks and ladders to facilitate access/egress.

**Section 505 PREMISES IDENTIFICATION** - 505.1.1 through and 505.1.3 are added to sub-section 505.1 to read as follows:

**505.1.1 Address identification.** When the building or group of buildings (five units or more) is served by an alley or interior driveway, the numbers or alphabetical designators shall be displayed on a directory or annunciator board, approved by the Fire Code Official, at each driveway or alley entrance. Senior housing, retirement, villas, hotel, and motel annunciator boards shall be of a graphic type. The property owner, homeowners association or individual in charge shall be responsible for maintaining the directory.

**505.1.2 Rear door address numbers.** All buildings with access via an alley or other similar roadways shall have the address number provided on the rear door of the building or tenant space.

**505.1.3 Identification.** Identification numbers (or letters) shall be provided for all individual units in covered mall buildings, multi-unit buildings and other commercial complexes, and shall be placed in such a position as to be plainly visible and legible. Numbers and names shall be provided for all enclosed rooms and spaces, including service rooms, mechanical rooms, closets, and similar spaces to identify use. The position and size of such identification numbers/names shall be approved by the Fire Code Official.

**Section 507 FIRE PROTECTION WATER SUPPLIES** - sub-section 507.2.3 is added to read as follows:

**507.2.3 Installation requirements.** Private fire service mains and water tank installation plans shall be reviewed and approved by the Fire Code Official prior to installation. The Fire Code Official shall conduct a field verification for compliance with approved plans prior to the issuance of a Certificate of Occupancy.

## **AMENDMENT: Chapter 9 OF THE CALIFORNIA FIRE CODE**

### **Chapter 9 FIRE PROTECTION SYSTEMS**

#### **Section 903 AUTOMATIC SPRINKLER SYSTEMS**

**903.2 Where required** - is repealed in its entirety and amended to read as follows:



**903.2 Where required.** An automatic fire extinguishing system shall be installed in the occupancies and locations as set forth in sub-sections 903.2.1 through 903.2.3

**903.2.1 through 903.2.19.1.2** is repealed in its entirety and amended to read as follows:

**903.2.1 New construction.** An automatic fire-extinguishing (sprinkler) system shall be installed in every new building and structure, including new residential buildings, hereinafter constructed or moved into the City, regardless of area separation or type of construction.

**Exceptions:**

1. *New buildings less than 500 square feet may be exempted upon approval of the Fire Code Official.*
2. *Pole barns, covered arenas, greenhouses located 100' from property line and 50' from other structures.*
3. *Agricultural Accessory Structures if 100' from property line and 50' from other structures.*

**903.2.2 Existing structures - commercial, industrial, multi-family.** In existing commercial, industrial and multi-family residential occupancies, fire sprinklers shall be required in existing and new portions of the building for any addition greater than 1,000 SF, an additional story is added, area increases of 50% or more, or for any occupancy change that increases fire risk or hazard.

1. Increase in floor area shall be cumulative from ***Date of Adoption*** with each issuance of a building permit, regardless of any change in ownership.
2. For the purpose of requiring the automatic fire sprinkler systems specified in this chapter, the floor area within the surrounding exterior walls shall be considered as one building. The floor area of a building, or portion thereof, not provided with surrounding walls, shall include the usable area under the horizontal projection of the roof or floor above.

**903.2.3 Existing residential.** In existing one and two family dwellings, fire sprinklers shall be required in existing and new portions of the dwelling when for any addition greater than 1,000 SF, a second story is added, or when the enclosed floor area is increased by 50% or more.

1. Increase in floor area shall be cumulative from ***Date of Adoption*** with each issuance of a building permit, regardless of any change in ownership.
2. For the purpose of requiring the automatic fire sprinkler systems specified in this chapter, the floor area within the surrounding exterior walls shall be considered as one building. The floor area of a building, or portion thereof, not provided with surrounding walls, shall include the usable area under the horizontal projection of the roof or floor above.

**903.3 Installation requirements** is repealed in its entirety and amended to read as follows:

**903.3 Installation requirements.** Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3 through 903.3.9.

1. Where in the fire code or the building code a partial fire sprinkler is allowed or required, the fire sprinkler system shall be installed, modified or extended to protect the entire building or structure.
2. No water pipe less than 2" shall be installed or permitted outside of a building, in attics or crawl spaces, or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing. Potable water piping located on outside of a building, in attic spaces, exterior walls and underfloor areas shall be covered with insulation providing a minimum resistance factor of R-3 or greater. The R-3 insulation shall be in addition to any wall or attic insulation required by California Energy Standards. Insulation must completely cover all portions of water piping with no gaps or openings (CPC, Section 312.0 – Protection of Piping, Materials &



Structures).

3. A dedicated 20 amp, 120-volt receptacle, capable of supporting the loads associated with commercially available heat tapes shall be located within five feet of any backflow/check valve assembly associated with a fire suppression system.
4. Commercial and residential fire suppression systems shall be provided with an insulation cover providing a minimum resistance factor of R-3. The insulation used must be of a minimum Class III flame spread index, with a smoke density no greater than 450.
5. Passive purge fire sprinkler systems are a type of residential fire sprinkler system that serves a single toilet in addition to the fire sprinklers. The toilet shall be in a remote portion of the sprinkler system or the system shall be designed as a loop so that the water moves through a majority of the fire sprinkler system piping when the toilet is flushed. Passive purge system non-metallic pipe and fittings shall be designed to withstand a working pressure of not less than 130 psi (8.9 bar) at 120 degrees (49C).

## **Section 912 FIRE DEPARTMENT CONNECTIONS**

**912.2.1 Visible Location** – is deleted in its entirety and amended to read as follows:

**912.2.1 Visible location.** Fire department connections shall be shall be located on the addressed side of buildings, fully visible and recognizable from the street or nearest point of fire department access or as otherwise approved by the Fire Code Official.

**Exception:**

*The Fire Code Official may require locations other than the addressed side due to unusual building configuration or response practicality.*

## **AMENDMENT: Chapter 50 OF THE CALIFORNIA FIRE CODE**

**Section 5001 HAZARDOUS MATERIALS – GENERAL PROVISIONS** - sub-section 5001.5.3 is added to section 5001 to read as follows:

**5001.5.3 Hazardous materials key box.** A hazardous materials key box shall be required for all projects that intend to store reportable quantities of hazardous materials.

## **AMENDMENT: Chapter 56 OF THE CALIFORNIA FIRE CODE**

**Section 5608 FIREWORKS DISPLAY** – sub-section 5608.2 is added to section 5608 to read as follows:

**5608.2 Fireworks prohibited.** No person shall sell, display for sale, possess, store, manufacture, use, light, discharge, explode or set off any fireworks, including “Safe & Sane” fireworks anywhere within the city, except as allowed by the Fire Code Official.  
(Ord. NO. 1038 N.S. § 4, 11-15-16).

## **AMENDMENT: Appendix D OF THE CALIFORNIA FIRE CODE**

**APPENDIX D: FIRE APPARATUS ACCESS ROADS** is adopted in its entirety.

All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the code as hereby adopted are hereby repealed.

**Previous Revisions to California Fire Code – Local Amendments**

Section 108 Board of Appeals – references El Paso de Robles Municipal Code Chapter 17.04.020 D procedures.

Section 109.4 – Violation Penalties – references El Paso de Robles Municipal Code Chapter 1.02

Section 311.1.3 – Securing Premises damaged by fire – owner’s responsibility to secure property against public access.

Section 505.1.1 – Address Identification – front and rear directories at entrances, 5 buildings or more.

Section 505.1.2 – Rear Door Address Numbers – access from alleys or similar roadways are present.

Section 507.2.3 – Fire Protection Water Supplies - review of private service mains for hydrants/ water tanks.

Section 912.2.1 – Fire Department Connections – located on address side of buildings.

Section 5608.2 – Fireworks Prohibited - bans ‘safe & sane’ fireworks.

## EXHIBIT “B”

ORD. 1038 N.S. - 01/01/2017

17.04.030 – Changes or additions to the California Fire Code

### Section 108 BOARD OF APPEALS

**108.1 through 108.3** are repealed in their entirety

~~**Section 108.1 Board of appeals established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The fire code official shall be an ex-officio member of said board but shall not have a vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.~~

~~**108.2 Limitations on authority.** An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall not have authority to waive requirements of this code.~~

~~**108.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems, and are not employees of the jurisdiction.~~

**108.1** is amended to read as follows;

**108.1** Any appeal of orders, decisions or determinations made hereunder relative to the application and interpretation of this code shall be made to the board of appeals established pursuant to Section 17.04.020 (C) of the Paso Robles Municipal Code and in accordance with the procedure state therein.

### Section 109 VIOLATIONS

**109.4 Violation penalties** is deleted in its entirety

~~**Section 109.4 Violation penalties.** Persons who shall violate a 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 be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

**109.4** is amended to read as follows;

**109.4 Violation penalties.** Any person, firm, or corporation violating any of the provisions of the code adopted by reference in this chapter is guilty of a misdemeanor and, upon conviction, shall be punished as provided in PRMC Chapter 1.02.

**AMENDEMENT; Chapter 3 OF THE CALIFORNIA FIRE CODE**

**Chapter 3 GENERAL REQUIREMENTS**

**Section 304 COMBUSTIBLE WASTE MATERIAL**

**304.1.2 Vegetation** – 304.1.2 (a) through 304.1.2 (c) are added to 304.1.2 to read as follows;

**304.1.2 (a) Clearance - parcels 3 acres or less.** Parcels 3 acres or less may be mowed to a maximum height of 3” or disced to mineral soil.

**304.1.2 (b) Clearance - parcels greater than 3 acres.** Parcels greater than 3 acres must have fire breaks around the perimeter and cross breaks at intervals as directed by the Department of Emergency Services.

1. Fire breaks shall be a minimum of 50’ in width at the perimeters and from any improved roads.
2. Cross breaks, when required shall be 50’ in width.
3. Fire breaks shall be a minimum of 50’ around all structures; down slope clearances from structures shall be a minimum of 100.’
4. Clearances around and under oak trees shall be a minimum of 50.’

**Exceptions:**

1. Grass and other vegetation located more than 50’ from any structure and less than 18” in height, may be maintained where necessary to stabilize the soil and prevent erosion.
2. Fenced pastures are exempt where existing livestock will significantly reduce weeds and grasses.
3. Orchards/vineyards will be disced both ways to a distance of 50’ from any roadway. The remaining parcel may be disced one way only.
4. Growing hay and grain shall be cut at harvest time, as any hay or grain uncut will be subject to abatement.

**304.1.2 (c) Equipment used for weed abatement.**

1. All equipment used for weed abatement work shall be equipped with proper spark arresters, mufflers, etc...
2. A fire extinguisher of a pressure water or back-pump type shall be required on equipment or must be immediately accessible.

**Section 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE**

**OUTDOOR FIREPLACES** is adopted in its entirety.

**Section 311 VACANT PREMISES** is adopted in its entirety, 311.1.3 is added to read as follows;

**311.1.3 Securing premises.** The owner, occupant or other persons having under their control of any property, or materials on property, damaged by fire, when access by the public is possible, shall secure the property either by boarding up all openings, fencing, barricading or other appropriate measures as directed by the Fire Chief within 24 hours of the incident.

**AMENDEMENT; Chapter 5 OF THE CALIFORNIA FIRE CODE**

## Chapter 5 FIRE SERVICE FEATURES

**Section 503 FIRE APPARATUS ACCESS ROADS** – 503.1.2.1 is added to 503.1.2 to read as follows;

**503.1.2.1 Difficult apparatus access.** If the Fire Code Official determines that access for fire apparatus and equipment to any building or structure is unduly difficult, installation of an automatic fire extinguishing system shall be required.

**Section 504 ACCESS TO BUILDING OPENINGS AND ROOFS** is adopted in its entirety, sub-section 504.4.1 is added to read as follows;

**504.4.11 Roof access.** Catwalks and Ladders. Upon review, buildings with parapets and other construction that exceeds 5' above the roof may be required to provide (install) non-combustible catwalks and ladders to facilitate access/egress.

**Section 505 PREMISES IDENTIFICATION** - 505.1.1 through and 505.1.3 are added to 505.1 to read as follows;

**505.1.1 Address identification.** When the building or group of buildings (five units or more) is served by an alley or interior driveway, the numbers or alphabetical designators shall be displayed on a directory or annunciator board, approved by the Fire Chief, at each driveway or alley entrance. Senior housing, retirement, villas, hotel, and motel annunciator boards shall be of a graphic type. The property owner, homeowners association or individual in charge shall be responsible for maintaining the directory.

**505.1.2 Rear door address numbers.** All buildings with access via an alley or other similar roadways shall have the address number provided on the rear door of the building or tenant space.

**505.1.3 Identification.** Identification numbers (or letters) shall be provided for all individual units in covered mall buildings, multi-unit buildings and other commercial complexes, and shall be placed in such a position as to be plainly visible and legible. Numbers and names shall be provided for all enclosed rooms and spaces, including service rooms, mechanical rooms, closets, and similar spaces to identify use. The position and size of such identification numbers/names shall be approved by the Fire Code Official.

**Section 507 FIRE PROTECTION WATER SUPPLIES** - 507.2.3 is added to section 507 to read as follows;

**507.2.3 Installation requirements.** Private fire service mains and water tank installation plans shall be reviewed and approved by the Fire Department prior to installation. The Fire Code Official shall conduct a field verification for compliance with approved plans prior to the issuance of a Certificate of Occupancy.

## Section 903 AUTOMATIC SPRINKLER SYSTEMS

**903.2 through 903.2.19.1.2** are repealed in their entirety.

### ~~903.2 Where required. Sections 903.2.1 through 903.2.12~~

~~Unless required by the Code for a lesser square footage, approved automatic sprinkler systems shall be provided in all new buildings and structures where the total combination of both usable and unusable floor area exceeds 5,000 square feet.~~

~~Exceptions:~~

~~1. Group R Occupancies per Section 903.2.8 "Exceptions:"~~

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~~New Construction:~~

~~1. The area of mezzanines and additional stories above and below the ground floor shall be included in determining the areas where sprinklers are required. This requirement shall not preclude the installation of any separation walls required by other sections of the~~



Code:

2. The square footage of a building shall be computed using a combination of both usable and unusable floor area. Vent shafts and concealed spaces shall be considered when computing building area. Areas of buildings may not be reduced, subdivided, or compartmentalized into areas less than 5,000 square feet by the installation of separation walls. Courts meeting the requirements of Section 1206 of the California Building Code shall not be included in the calculation.

3. Plans for Fire Sprinkler systems shall be submitted for review prior to inspection of the structural frame.

4. Occupancies within Commercial Zones, in which the type of tenant is not known at the time of permit (i.e. Shell Buildings), shall have the sprinkler system hydraulically designed to a minimum standard of N.F.P.A. #13, Ordinary Hazard Group III.

5. Occupancies within Industrial or Manufacturing Zones, when the type of tenant is not known at the of construction, shall have the sprinkler system hydraulically designed to a minimum standard N.F.P.A. hazard group, as determined by the Code Official.

**Existing Construction:**

An automatic fire sprinkler system shall be installed in all rooms, buildings or structures when the following conditions are determined to exist:

1. In conjunction with any change in the occupancy group assigned the structure under the California Building Code, and the floor area exceeds 5,000 square feet.

2. The area of mezzanines shall be included in determining the areas where sprinklers are required. This requirement shall not preclude the installation of any separation walls required by the Code.

3. The square footage of a building shall be computed using outside wall areas. Vent shafts and concealed spaces shall be considered when computing building area. Areas of buildings may not be reduced, subdivided, or compartmentalized into areas less than 5,000 square feet by the installation of separation walls. Courts meeting the requirements of Section 1206 of the California Building Code shall not be included in the calculation.

**903.2 Where required** is amended to read as follows;

**903.2 Where required.** An automatic fire extinguishing system shall be installed in the occupancies and locations as set forth in sub-sections 903.2.1 through 903.2.3

**903.2.1 New construction.** An automatic fire-extinguishing (sprinkler) system shall be installed in every new building and structure, including new residential buildings, hereinafter constructed or moved into the City, regardless of area separation or type of construction.

**Exceptions:**

*New buildings less than 500 square feet may be exempted upon approval of the Fire Code Official.*

*Pole barns, covered arenas, greenhouses located 100' from property line and 50' from other structures.*

*Agricultural Accessory Structures if 100' from property line and 50' from other structures.*

**903.2.2 Existing structures - commercial, industrial, multi-family.** In existing commercial, industrial and multi-family residential occupancies, fire sprinklers shall be required in existing and new portions of the building for any addition greater than 1,000 SF, an additional story is added, area increases of 50% or more, or for any occupancy change that increases fire risk or hazard.

1. Increase in floor area shall be cumulative from *Date of Adoption* with each issuance of a building permit, regardless of any change in ownership.
2. For the purpose of requiring the automatic fire sprinkler systems specified in this chapter, the floor area within the surrounding exterior walls shall be considered as one building. The floor area of a building, or portion thereof, not provided with surrounding walls, shall include the usable area under the horizontal projection of the roof or floor above.

**903.2.3 Existing residential.** In existing one and two family dwellings, fire sprinklers shall be required in existing and new portions of the dwelling for any addition greater than 1,000 SF, a second story is added, or when the enclosed floor area is increased by 50% or more.

1. Increase in floor area shall be cumulative from *Date of Adoption* with each issuance of a building permit, regardless of any change in ownership.
2. For the purpose of requiring the automatic fire sprinkler systems specified in this chapter, the floor area within the surrounding exterior walls shall be considered as one building. The floor area of a building, or portion thereof, not provided with surrounding walls, shall include the usable area under the horizontal projection of the roof or floor above.

**903.3 Installation requirements** is repealed in its entirety;

~~**903.3 Installation requirements.** Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.9.~~

903.3 is amended to read as follows;

**903.3 Installation requirements.** Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.9.

1. Where in the fire code or the building code a partial fire sprinkler is allowed or required, the fire sprinkler system shall be installed, modified or extended to protect the entire building or structure.
2. No water pipe less than 2" shall be installed or permitted outside of a building, in attics or crawl spaces, or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing. Potable water piping located on outside of a building, in attic spaces, exterior walls and underfloor areas shall be covered with insulation providing a minimum resistance factor of R-3 or greater. The R-3 insulation shall be in addition to any wall or attic insulation required by California Energy Standards. Insulation must completely cover all portions of water piping with no gaps or openings (CPC, Section 312.0 – Protection of Piping, Materials & Structures).
3. A dedicated 20 amp, 120-volt receptacle, capable of supporting the loads associated with commercially available heat tapes shall be located within five feet of any backflow/check valve assembly associated with a fire suppression system.
4. Commercial and residential fire suppression systems shall be provided with an insulation cover providing a minimum resistance factor of R-3. The insulation used must be of a

minimum Class III flame spread index, with a smoke density no greater than 450.

5. Passive purge fire sprinkler systems are a type of residential fire sprinkler system that serves a single toilet in addition to the fire sprinklers. The toilet shall be in a remote portion of the sprinkler system or the system shall be designed as a loop so that the water moves through a majority of the fire sprinkler system piping when the toilet is flushed. Passive purge system non-metallic pipe and fittings shall be designed to withstand a working pressure of not less than 130 psi (8.9 bar) at 120 degrees (49C).

## **Section 912 FIRE DEPARTMENT CONNECTIONS**

**912.2.1 Visible Location** – is deleted in its entirety;

~~**912.2.1 Visible Location.** Fire Department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief.~~

912.2.1 is amended to read as follows;

**912.2.1 Visible location.** Fire department connections shall be shall be located on the addressed side of buildings, fully visible and recognizable from the street or nearest point of fire department access or as otherwise approved by the Fire Code Official.

### **Exception:**

*The Fire Code Official may require locations other than the addressed side due to unusual building configuration or response practicality.*

## **AMENDMENT; Chapter 50 OF THE CALIFORNIA FIRE CODE**

**5001 HAZARDOUS MATERIALS – GENERAL PROVISIONS** - 5001.5.3 is added to 5001 to read as follows;

**5001.5.3 Hazardous materials key box.** A hazardous materials key box shall be required for all projects that intend to store reportable quantities of hazardous materials.

## **AMENDMENT; Chapter 56 OF THE CALIFORNIA FIRE CODE**

**5608 FIREWORKS DISPLAY** – 5608.2 is added to 5608 to read as follows;

**5608.2 Fireworks prohibited.** No person shall sell, display for sale, possess, store, manufacture, use, light, discharge, explode or set off any fireworks, including “Safe & Sane” fireworks anywhere within the city, except as allowed by the Fire Code Official.

(Ord. NO. 1038 N.S. § 4, 11-15-16)

## **AMENDMENT; Appendix D OF THE CALIFORNIA FIRE CODE**

**APPENDIX D, FIRE APPARATUS ACCESS ROADS** is adopted in its entirety.

