

Ordinance No. 628, N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES, AMENDING TITLE 17 OF THE MUNICIPAL CODE; BUILDING AND CONSTRUCTION.

Be it ordained by the City Council of the City of El Paso de Robles, that the following amendments to the 1991 Editions of the Uniform Codes, and the 1990 National Electrical Code are hereby adopted.

Chapter 17.04 of the Paso Robles Municipal Code is hereby amended to read as follows:

17.04.020 CHANGES OR ADDITIONS TO THE UNIFORM BUILDING CODE

Changes or additions to the Uniform Building Code, referred to in Section 17.04.010, are as follows:

A. Moved and Temporary Buildings, Section 104 (e).

(e) Buildings of Structures moved into, previously existing within, or assembled within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

(f) Temporary buildings or structures such as reviewing stands and other miscellaneous structures, sheds, canopies, private aircraft hangers less than 900 square feet in net area, or fences used for the protection of the public around and in conjunction with construction work may be erected by approval of a building permit from the Building Official that is valid for only a limited period of time. Said limited time period is to be ninety (90) days. Any extensions of that time period must be approved by City Council. All other buildings shall be termed as "permanent" buildings and required to meet all applicable codes.

Temporary structures need not comply with the type of construction or fire - resistive time periods required by this code. Temporary buildings or structures shall be completely removed upon the expiration of the time period specified in the permit. Failure to remove the buildings or structures will result in abatement proceedings and misdemeanor citation as prescribed under Municipal Code.

(Ord. 550 1988)

B. Building Site Grading:

1. All building sites must be graded to drain roof and surface waters to nearest approved place to deposit such waters, such as street, storm drain or natural watercourse. Adequate provisions shall be made to prevent drainage waters from damaging the cut face of an excavation or the slope face of a fill, or any other portion of the building site, lot or adjoining properties.

Proposed site grading and/or required plot plans must be approved by the public works department with the actual site work completed and accepted by the city engineer or his authorized representative prior to issuance of the building permit. Issuance of building permits prior to completion of the site work will be subject to planning commission approval. Requests for exemption shall be submitted through the office of the city engineer, subject to his review and recommendation.

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**Section 14.108 (a), Maintenance and Testing.**

(a) Maintenance and Testing

Fire alarm systems shall be maintained and tested in accordance with nationally recognized standards.

Fire Alarms shall be tested in an annual basis by a licensed firm or contractor, with a record of the inspection posted on the premises in an accessible/readable location. The agency providing the inspection shall be responsible for providing the City Fire Department with a duplicate copy of the inspection record.

P. add Section 14.111, Audibility.

Fire alarms shall be discernable throughout any building or structure protected by a fire alarm system, fire sprinkler system, fire suppression system or other required installation. Alarm systems shall also comply with those requirements set forth under Title 24, California State Accessibility Standards for the Disabled.

**G. PART VIII - Appendices**

The following appendices to the Uniform Fire Code are hereby deleted:

Appendix I-B Life Safety Requirements for High Rise Buildings

Appendix 1-C Stairway Identification

Appendix II-C Marinas

Appendix II-D Rifle Ranges

**17.04.040 CHANGES OR ADDITIONS TO  
THE NATIONAL ELECTRICAL CODE.**

Changes or additions to the National Electrical Code, referenced to in Section 17.04.010 of this chapter are as follows:

A. All electric services shall have a single main disconnect to disconnect all conductors in a building.

B. In all new construction and remodels involving fifty percent or more of the total square footage of the building, when the required disconnect is located within the building or in an area not readily accessible, an emergency disconnect shall be provided in a readily accessible location on the exterior of the building as designated by the fire chief. The disconnecting device shall be located within an approved security enclosure (such as a Knox Box) and a key provided the fire department. (Ord. 581 N.S. (part), 1989; Ord. 545 N.S., 1988; Ord. 515 N.S. § 4, 1986)

**17.04.050 CHANGES OR ADDITIONS  
TO THE UNIFORM PLUMBING CODE.**

Changes of additions to the Uniform Plumbing Code referred to in Section 17.04.050 of this chapter are as follows:

Changes or additions to the Uniform Plumbing Code referred to in Section 17.04.010 of this chapter are as follows:

Section 315(b) of the Uniform Plumbing Code is amended as follows:

All piping, vent ducts, etc. in walls and ceilings shall be placed in such a way that piping, etc., and fitting shall not protrude into wall or ceiling coverings, excepting piping, etc., normally piercing said wall or ceiling to serve fixtures or as

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approved by the Building Official.

**Section 315 is amended as follows, Sub-section (f), providing minimum standards for freeze protection.**

(f) No water, soil or waste pipe shall be installed or permitted outside of a building or in an exterior wall, unless where necessary, adequate provision is made to protect such pipe from freezing. Minimum Standards for freeze protection shall be as follows:

(i) All overhead potable water piping, and any branch feed pipes located in outside walls shall be constructed of type "L" rigid copper.

(ii) All overhead potable water piping shall be of 1" minimum diameter when located in attic spaces and outside walls.

(iii) The minimum size for service risers for structures shall be 1½" in diameter. Materials to be used may be Schedule 80 PVC or type "L" copper pipe.

(iv) Overhead potable water piping located in attic spaces shall be covered with insulation providing a minimum resistance factor of three 3, {R-3} or greater.

(v) 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.

(vi) 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.

**Section 317(d) of the Uniform Plumbing Code is amended as follows:**

Plumbing trenches under buildings or concrete work shall be backfilled with sand unless native material is approved by Administrative Authority.

**Section 323, Minimum measures for water Conservation, is added as follows.**

a. In order to provide minimum water conservation measures in all new construction, when installing any new bathroom, restroom or toilet facility, or when increasing the net square footage of any structure, materials and or fixtures complying with the following shall be used:

1. Toilets requiring 1.6 gallons or less per flush.
2. Shower heads limiting flows to 2.75 gallons or less per minute.
3. Faucet Aerators or devices which will limit the flow of lavatory faucets to a maximum 2.75 gallons per minute.
4. Equipment installed in automatic and coin operated car washes must be capable of recycling a minimum of fifty (50%) of the water required for their daily operation.

**Section 910 of the Uniform Plumbing Code is amended as follows:**

Plumbing Fixtures Required. Each building shall be provided

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with sanitary facilities of not less than the minimum facilities listed for various occupancies as given in Appendix C, of the Uniform Plumbing Code.

(Ord. 581 N.S. (part), 1989: Ord. 515 N.S. § 5, 1986)

**Section 1007 (b) of the Uniform Plumbing Code is amended as follows:**

(b) Excessive Water Pressure. Where local water pressure is in excess of eighty (80) pounds per square inch (551.2kPa), an approved type pressure regulator preceded by an adequate strainer shall be installed and the pressure reduced to eighty (80) pounds per square inch (551.2kPa) or less. For potable water services up to and including one and one half (1½) inch (38.1 mm) regulators, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral by-passes are acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. All pipe size determinations shall be based on eighty (80) percent of the reduced pressure.

Within the City of Paso Robles, pressure regulators complying with (b) above shall be installed on all new construction, and on all remodels consisting of changes to, or increases of the floor space in excess of 50% of the existing gross square footage

#### **CHAPTER 17.12 OF THE MUNICIPAL CODE,**

##### **Security of Bodies of Water to be used for the purpose of Human Immersion**

#### **A. Protective enclosures for Swimming Pools, etc.**

(a) Every person who owns or is in possession of any lot or premises on which there is situated a swimming pool, fish pond, wading pool or any other outside body of water created by artificial means designated or used for swimming or other immersion purposes by men, women or children, any portion of which body of water is 1 ½ feet or more in depth and in which the surface area of the water does not exceed 10,000 square feet, shall maintain a fence, wall, or other structure on the said lot or premises completely surrounding such body of water to make same inaccessible to children. Such fence, wall or other structure comply with Article 2, commencing with Section 17928 of the State Health and Safety Code, relating to swimming pools as follows:

i. The top of the barrier shall be at least five feet above grade measured on the side of the barrier that faces away from the swimming pool.

ii. Any openings in the barrier shall not allow passage of a 4 inch diameter sphere.

iii. Solid barriers which do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions excepting tooled masonry joints.

iv. If the barrier is composed of horizontal and vertical members and the distance between the tops of vertical members is less than 48 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1½ inches in width. If there are decorative cutouts shall not exceed 1½ inches in width.

v. If the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 48 inches or more, spacing between vertical members shall not

exceed four inches. If there are decorative cutouts within vertical members, spacing or openings within the cutouts shall not exceed  $1\frac{3}{4}$  inches in width.

vi. The maximum mesh size for chain link or wire fences shall be one and  $1\frac{1}{4}$  inches square, unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than  $1\frac{3}{4}$  inches. The wire shall not be less than nine gauge.

vii. If the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall be no more than  $1\frac{3}{4}$  inches.

viii. (1) Each access gate shall comply with the requirements of subdivisions (a) to (g), inclusive, and shall be equipped to accommodate a locking device.

(2) Pedestrian-access gates shall open outward away from the pool and shall be self-closing and self-latching.

(3) Gates other than pedestrian access gates shall have a self-latching device. If the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism shall be located on the pool side of the gate and barrier have no opening greater than  $\frac{1}{2}$  inch maximum dimension within 18 inches of the release mechanism.

The foregoing provisions shall apply to all permanent and to all portable or temporary structures including those designed or used for swimming or other immersion purposes by men, women, or children irrespective of the nature of the materials used in the construction and or the design thereof and irrespective of the length of time of use of such portable or temporary structure.

(b) A pool located on a lot with a single family dwelling or duplex may be protected by a fence around the pool or a fence around the entire lot; the walls of any such building may be used for a partial or complete enclosure of the pool. All other pools shall be protected by a fence around the pool itself.

(c) In lieu of a permanent fence being required prior to starting of construction, a temporary enclosure may be installed at time of excavation. Height and gate requirements for temporary enclosures shall be the same as those for permanent fences. The temporary enclosure is to be removed and the permanent enclosure installed in conjunction with installation of the finish decking around the pool or prior to final inspection.

#### **17.12.020 Doors or Gates**

a. All doors or gates shall be of such size as to completely fill any opening in the fence, wall or other structure large enough to admit a child and shall be of such size and design so as not to admit any child when it is in a closed position. Such door or gate shall be secured with a locking device or equipped with self-closing and self-latching devices capable of keeping such gate or door securely closed. Such closing or latching devices shall be located not less than 4 feet above grade or otherwise be inaccessible from the outside to small children. In lieu of self-closing and self-latching devices at pools where a direct fee is charged and or where continuous lifeguard service is provided, doors and gates may be equipped with locks which shall be kept locked at all times when said pool, pond, or other body of water is not in actual use. Lifeguard service shall be as defined in section 24100.1 of the California Health and Safety Code.

#### **17.12.030 Telephone Jack required next to pool.**

Every outdoor swimming pool shall be equipped with a telephone

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jack adjacent to the pool area. "Telephone Jack" means a standard modular telephone connector suitable for connecting a telephone.

**17.12.040 Filling Swimming Pool Illegal Without Fence Surrounding Pool**

The requirements contained within this ordinance shall be applicable to any pool building or installed after adoption of this ordinance. Consistent with Section 17928 of the State Health and Safety Code any pool transferred to a new owner on or after July 1, 1992, shall be entirely enclosed with a barrier which restricts access to the swimming pool from public or adjacent private property.

Every person who fills with water, causes the filling with water any swimming pool required to be fenced by this ordinance before the required fence is erected is guilty of a misdemeanor.

**17.04.060 BUILDING PERMIT, ENERGY REVIEW AND DEMOLITION FEES.**

The City Council shall, by resolution, establish the fees to be charged and collected for the issuance of building permits for construction, electrical, mechanical and plumbing work including plan review; for energy review; and for plan review and inspections of demolished structures. Any fees owing to the City from the owner of the property where the service is performed. (Ord. 615 N.S., 1991)

**17.04.070 PENALTY FOR VIOLATION**

Any person who violates any of the provisions of this chapter, or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, of any certificate or permit issued thereunder, and from which no appeal has been taken or who fails to comply with such an order as affirmed or modified by the jurisdiction, within the time fixed herein, shall severally for and every violation and noncompliance respectively, be guilty of a misdemeanor. (Ord, 581 N.s., (PART), 1989: Ord. 515 N.S. § 7, 1986

If any section, subsection, sentence, clause or phrase of the ordinance is, for any reason, held to be invalid or unconstitution-

**C. Section 202 (f) Start of Construction, of the Uniform Building Code is amended as follows:**

(f) Start of Construction: For the purpose of enforcement of this code, it shall be interpreted that any movement of soil or preparation for installation of foundation or utilities, other than that allowed under the jurisdiction of an approved grading permit, shall signify the start of construction. Prior to start of construction, a valid building permit shall be secured.

**D. Subsection (d) is amended and subsection (f) is added to Section 303 Permit Issuance, of the Uniform Building Code:**

(d) Should a permit be secured by check or draft, later to be returned for insufficient funds or closed account, that this shall show just cause for revocation of any permits and posting of a Stop Work Order. In conjunction with posting of a Stop Work Order, the site shall be noticed for abatement.

(f) Street Dedication as a condition of Issuance of a Building Permit:

1. Dedication of Street Right of Way:

When the building permit valuation is \$ 4000.00 or more or any single building permit, or as measured for the cumulative valuation of permits over any five (5) year period, the owner of the lot shall make a formal and irrevocable offer of dedication to the City for public street purposes, and all uses appurtenant to the property, the area of which shall be equal to one-half of the planned width of the street(s) described by Council resolution or per the established plan line. It shall be the responsibility of the City Engineer to confirm that the required dedication(s) has/have been provided.

2. Setbacks:

The required setback shall be maintained for all buildings, structures and improvements, including off-street parking, as measured from the right-of-way width. It shall be the responsibility of the Building Official to confirm that the required setbacks have been provided, based on property monuments established by a licensed surveyor.

**E. Section (a). Grounds for refusal of inspection.**

An inspection may be refused if:

1. The project address is not conspicuously posted on site.
2. A trash container or enclosure capable of retaining debris associated with construction process is not available on site, or an existing container is not regularly emptied or maintained.
3. Portable sanitary facilities are not located within reasonable walking distance of the site (75 yards). There shall be not less than one approved type of water closet for each twenty (20) employees or a fractional part thereof, at start of construction.
4. Lapse or cancellation of a contractor\developer's Workers Compensation Insurance required under Section 3800 of the Labor Code of the State of California, while work is on going.

**F. Sec. 307(a) Use of Buildings, of the Uniform Building Code is amended as follows:**

A. No building hereafter erected moved, enlarged or altered shall be occupied, used or changed in use until after final inspection of such building has been performed and a Certificate of

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Occupancy shall have been applied for coincident with the application for a building permit.

A Certificate of Occupancy shall be issued only after such building, enlargement or alteration has been completed in conformity with the provisions of this and all other codes and/or required conditions established by the City.

B. The exception will be those buildings given prior administrative approval to be erected and used as models of typical construction in conformity with "A" above. Upon administrative approval utilities could be established. The required Certificate of Occupancy will be deferred until such time as a request for permanent occupancy is made.

C. Any use legally occupying an existing building at the time this code becomes effective may be continued but shall not be changed unless a Certificate of Occupancy for the new use shall have been issued by the Building Division, pending review by the Community Development Department and after finding that such use conforms to this and all other applicable codes or required conditions.

**G. Guardrail - Section 1711 sub-section (b).**

Man-made changes in grade such as retaining walls, garden walls, abrupt changes in elevation in excess of 30 inches, sloped grades in excess of one (1) foot vertical to two feet horizontal, or other gradient conditions, which in the opinion of City Health and Safety Officials,<sup>1</sup> may constitute potential hazard should they be left accessible to the public, shall be protected by a suitable fence or guardrail, meeting those height and spacing requirements as noted in Uniform Building Code Section 1711.

**Exceptions to the above:**

a. Landscape or garden terracing, rendered non-accessible to the public by the means of existing perimeter fencing or when protected by the landscape elements (Example: hedge rows).

b. Topographical or Geographical conditions inherent to the property, lying outside that area normally frequented by individuals.

**H. Section 2510 (g) Truss Connection, is added to the Uniform Building Code:**

Truss connection to plate shall be made by the use of a visible mechanical connector designed expressly for that purpose satisfying all loading requirements. Standard roof rafters found in conventional construction shall be attached in the same manner. Trusses in excess of 35 feet shall be ridge blocked to eliminate the deflection or bending which would effect loading.

**I. Fire and Draft Stops - Section 2516 (f)2, D.**

(f)2. Fire Stops, where required. Firestopping shall be provided in the following locations:

D. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials. In addition to those requirements outlined under this Section, wood burning appliances shall be provided with a 5/8 inch fire rated drywall or other approved non-combustible chase surrounding the flue, when

<sup>1</sup>For the purpose of this code section, City Health and Safety Officials shall be as follows: Building Official, Police Chief, Fire Chief, or City Engineer.

such appliances penetrate or commingle with any part of the attic air space.

**J. Wire Mesh - Floor Slab - Section 2623.**

Where concrete slab floor on grade construction is used and slabs are not poured monolithic with footings, there shall be placed vertically in all perimeter footings three-eighths (3/8) inch deformed steel reinforcing bars, spaced four (4) feet center to center. The bars shall be wired in place at time of foundation inspection, not wet set in conjunction with the concrete pour. Said bars shall be bent inward and tied to the six by six (6x6) - ten/ten (10/10) wire mesh slab reinforcing prior to pouring the slab. Vapor barriers shall not extend over the bearing surface of the perimeter footings or stem wall. When floor slabs and footings are poured monolithic, the three eighths (3/8) inch diameter vertical reinforcing may be omitted. All building slabs shall have a minimum six by six (6x6) - ten/ten (10/10) wire mesh reinforcing. Fill material in trenches and under slabs shall be sand unless native material is approved by the Building Official.

**K. Section 2907 Footings, subsections j. through m. are added to the Uniform Building Code:**

j. All continuous concrete or masonry foundations shall be reinforced with not less than two (2) each - Number four (4) reinforcing bars.

k. Any footing or stem wall obtaining a height of 30" or more may be required to have additional horizontal reinforcing.

l. There shall be no stacking of concrete for piers or stem walls in excess of 6". All stem walls shall be formed on both sides (inside and out).

m. Any anchorage other than standard foundation bolts required by building design or calculation shall be templated in place at the time of foundation inspection.

**L. Section 3203 Roofs, of the Uniform Building Code is amended as follows:**

Installation of wood shingles or shakes, chemically treated to be fire retardant, when used in new construction, or when re-roofing, shall meet that installation criteria as outlined in Uniform Building Code Section 3204 (e) 2, "Special Purpose Roofs."

**M. Section 3802.**

**I. New Construction:**

Unless required by the Uniform Building Code for a lesser square footage, an automatic sprinkler system shall be installed in all structures where the total floor area exceeds 5000 square feet. The area of mezzanines, and additional stories above 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 Building Code.

**Exception:** Group R - Divisions I and III Occupancies, unless required by Section 10.507 (h) of the Uniform Fire Code.

The square footage of a building shall be computed using inside 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 5000 square feet by the installation of separation walls. Courts meeting the requirements of Section 404 of the Uniform Building Codes shall not be included in the calculation.

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

## **II. Existing Construction:**

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

1. In conjunction with any change in the occupancy group assigned the structure under the Uniform Building Code, and the floor area exceeds 5000 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 other sections of the Building Code.
3. The square footage of a building shall be computed using inside 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 5000 square feet by the installation of separation walls. Courts meeting the requirements of Section 404 of the Uniform Building Codes shall not be included in the calculation.

## **III. Historical Structures:**

The title "Historical Structure" shall refer to those structures officially listed in the State Historical Register or the local historical inventory on file in the Community Development Department.

The requirements to install an automatic fire sprinkler system in an Historical Structure shall be the same as those for an existing structure, except for the following provisions:

### **Special conditions associated with Historical Structures:**

1. Recommendations for the placement of backflow devices and Fire Department connections on the exterior of a Historical Structure, shall be made by the Fire Department. The Fire Department's recommendations shall be subject to review by the City Planner and the Architectural Review Committee.
2. Exterior devices shall be installed in a manner as to prevent disruption of the historical aesthetics of the structure.
3. Interior installation of control valves and alarm systems shall be located in closets or storage areas not normally frequented by the public.
4. Unless rendered impossible by structural components, sprinkler piping shall be installed within attic spaces, with the risers stubbed into the habitable area. In all cases, the system shall be designed and installed in a manner as to prevent disruption of any historical facades or architecture.

## **N. Section 4506 (b) Awnings, of the Uniform Building Code is amended as follows:**

(b) Construction. Awnings shall have non-combustible frames. Awning frames may be rigid, except when in the opinion of the Fire Chief, emergency access to upper floors will be impeded by the installation of rigid frame awnings. Should this be the case, awnings shall be collapsible, retractable or capable of being folded against the face of the supporting building. When collapsed, retracted or folded, the design shall be such that the awning does not block any required exit.

Coverings for all exterior awnings connected or adjacent to buildings shall be made either from fabric that has been made flame-resistant through treatment with an approved exterior chemical process by an approved application concern, or from inherently flame-resistance fabric approved and listed by the State Fire Marshal for exterior use. Certificates of flame-resistance or other documentation acceptable to the Chief shall be available on the premises (Exception: Single-family and small two-family dwellings not exceeding 2 stories in height).

**O. Appendix Chapter 49, of the 1988 edition of the Uniform Building Code, Section 4901 is amended as follows:**

a. A patio, when enclosed through the use of insect screening or plastic which is readily removable, not exceeding 0.125 inch in thickness, shall be assumed to become an addition to the existing structure.

b. As an addition to the structure it shall adhere to those setback requirements as established by the currently adopted zoning regulations as they may pertain to the particular use, type of construction, or established zoning.

(Ord. 581 N.S. (part), 1989; Ord. 550 N.S., 1988; Ord. 546 N.S., 1988; Ord. 538 N.S. § 1, 1987; Ord. 525 N.S. § 1, 1987; Ord. 515 N.S. § 2, 1986)

**17.04.030 CHANGES AND ADDITIONS  
TO THE UNIFORM FIRE CODE.**

**ARTICLE 9. Definitions and Abbreviations.**

Section 9.105, is amended as follows:

"Confined Area" shall mean any area bordered or surrounded by a wall, fence, planter, landscaping, or geography that would require the climbing or scaling of such to reach a public way.

**ARTICLE 10. Fire Protection.**

**A. Division II, Fire Apparatus Access Roads.**

Section 10.204 is amended as follows:

(a) **Dimensions.** Fire apparatus roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.

(b) **Surface.** Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. During the construction phase, this surface shall consist of base material with sufficient depth to support a 40,000 lb. vehicle (a maintained depth of 6 inches of Class II Base).

(c) Prior to occupancy, a fire apparatus road shall be made to conform to the requirements contained within the City Zoning Codes.

**B. Division III, Fire Department Access to Buildings:**

Section 10.301 of the Uniform Fire Code is amended as follows:

(a) **Premises Identification.** Approved numbers of addresses shall be placed on all new buildings in such a position as to be plainly visible and legible from street or road fronting the property. Said numbers shall contrast with their background. The characters should be a minimum of 4 inches high with 1/2 inch stroke for single-family residences and minimum of 6 inches high with a 3/4 inch stroke for all other occupancies.

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When the building or group of buildings (five units or more) is served by an alley or interior driveway, the numbers or alphabetical designation 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, Homeowner's Association or individual in charge of the property shall be responsible for maintaining the directory.

**C. Division V, Installation and Maintenance of Fire- Protection and Life-Safety Systems.**

**Section 10.501 of the Uniform Fire Code is amended as follows:**

(a) Type Required. The chief shall designate the type and number of fire appliances to be installed and maintained in and upon all buildings and premises in the jurisdiction other than private dwellings. This shall be done according to the relative severity of probable fire, including the rapidity with which it may spread. Such appliances shall be of a type suitable for the probable class of fire associated with such building or premises and shall have approval of the chief. Portable fire extinguishers shall be in accordance with U.F.C. Standard No. 10-1. The minimum fire extinguisher requirement shall be one (1) 2A10BC fire extinguisher for every 75' of floor travel.

**Section 10.507 (a) General, is amended as follows:**

**I. New Construction:**

1. Unless required by the Uniform Building Code for a lesser square footage, an automatic sprinkler system shall be installed in all structures where the total floor area exceeds 5000 square feet. The area of mezzanines, and additional stories above 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 Building Code.

**Exception:** Group R - Divisions I and III Occupancies, unless required by Section 10.507 (h) of the Uniform Fire Code.

2. The square footage of a building shall be computed using inside 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 5000 square feet by the installation of separation walls. Courts meeting the requirements of Section 404 of the Uniform Building Codes 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 building permit (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 time of construction, shall have the sprinkler system hydraulically designed to a minimum standard N.F.P.A. hazard group, as determined by the Fire Chief.

**II. Existing Construction:**

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

1. In conjunction with any change in the occupancy group assigned the structure under the Uniform Building Code, and the floor area exceeds 5000 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 other sections of the Building Code.
3. The square footage of a building shall be computed using inside 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 5000 square feet by the installation of separation walls. Courts meeting the requirements of Section 404 of the Uniform Building Codes shall not be included in the calculation.

### III. Historical Structures:

The title "Historical Structure" shall refer to those structures officially listed in the State Historical Register or the local historical inventory on file in the Community Development Department.

The requirements to install an automatic fire sprinkler system in an Historical Structure shall be the same as those for an existing structure, except for the following provisions:

#### A. Special conditions associated with Historical Structures:

1. Recommendations for the placement of backflow devices and Fire Department connections on the exterior of a Historical Structure, shall be made by the Fire Department. The Fire Department's recommendations shall be subject to review by the City Planner and the Architectural Review Committee.
2. Exterior devices shall be installed in a manner as to prevent disruption of the historical aesthetics of the structure.
3. Interior installation of control valves and alarm systems shall be located in closets or storage areas not normally frequented by the public.
4. Unless rendered impossible by structural components, sprinkler piping shall be installed within attic spaces, with the risers stubbed into the habitable area. In all cases, the system shall be designed and installed in a manner as to prevent disruption of any historical facades or architecture.

Section 10.507 (i) is added to the Uniform Fire Code as follows:

(i) All Occupancies. An automatic sprinkler system shall be installed in all buildings, regardless of occupancy, in the following instance:

All new buildings or structures thirty-two (32) feet above grade (as measured from the adjacent natural grade to the roof edge). In no case, shall any structure intended for human habitation exceed thirty-two (32) feet in height, until such time as suppression equipment designed for heights in excess of thirty-two (32) feet is available to the Fire Department.

Exception:

Existing buildings which exceed the 32 foot height limitation, may incorporate use of areas above thirty-two (32) feet, for human habitation, provided they meet or exceed all applicable codes adopted by the City, which may pertain to the type of construction or given use proposed. The City's Fire Department and Building Division shall be responsible for the review of the structure, and any related construction drawings to determine their compliance with the applicable codes adopted by the City.

**Section 10.508, add section (b) as follows:**

(b) All automatic sprinkler systems shall be supervised by an approved central, proprietary or remote station service or a local alarm which will give an audible signal at a constantly attended location

**Exceptions:**

1. Isolated specialty systems such as paint spray booth or other small systems as approved by the Fire Chief, unless the entire occupancy is equipped with an automatic sprinkler system.
2. Residential sprinkler systems for single family dwellings, duplexes, or triplexes under 5,000 square feet.

**Section 10.513 (a)1&2 are added to the Uniform Fire Code as follows:**

1. Prior to the installation of any new hood extinguishing system, the contractor will submit the plans of the proposed installations to the Paso Robles Fire Department for approval.

2. Plans need not be sophisticated Engineer's drawings. However they shall be proportional, and contain an approximate line drawing of the system. The information required to be included on such drawings shall include:

1. Make and model of the system.
2. Site location of system and type of chemical used.
3. Size of hood.
4. Number, type and location of appliances covered.
5. Number, type and location of nozzles.
6. Number and location of heat detectors.
7. Location and length of run of piping and conduit
8. Type, size and location of gas shut-off valve.

Plans are not required for modification of an existing system, provided that the modification is complete, a description of the modification will be submitted with the certification of inspection.

Upon completion of installation of a new system, a systems test is required. The test shall be that which is commonly referred to as a "Balloon Test", or that which is recommended by the system manufacturer if a "Balloon Test" is not feasible. In any case, the test shall check the operation of the manual pull station, if installed, the mechanical pneumatic or electric energy shut-off valve, and the piping, distribution, and nozzle system.

**D. Division VIII, Building or Property Damaged by Fire.**

The owner, occupant or other person having under their control any property, or materials on property, damaged by fire, when access by 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 48 hours of the incident.