

CITY OF HEALDSBURG

ORDINANCE NO. 1194

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF HEALDSBURG REPEALING ORDINANCE NO. 1157 AND ADOPTING BY REFERENCE THE 2019 EDITION OF THE CALIFORNIA FIRE CODE, AS AMENDED, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF HEALDSBURG; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR

WHEREAS, the California Building Standards Commission has adopted a new Title 24 of the California Code of Regulations, also referred to as the 2019 California Building Standards Code, that will become effective statewide on January 1, 2020; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 establish the authority for a city to adopt and make local amendments and modifications to the building standards in the California Building Standards Code to establish more restrictive building standards than those contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 permit a city to make such local amendments and modifications as the city determines are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 require a city, before making any amendments and modifications to the California Building Standards Code, make an express finding that such amendments and modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, Government Code Section 50022.2 permits enactment of city ordinances that adopt codes or statutes, including codes of the State of California, by reference; and

WHEREAS, notice of the Ordinance was published in accordance with Government Code Sections 50022.3 and 6066; and that such notice was sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof.

NOW, THEREFORE, the City Council of the City of Healdsburg does ordain as follows:

## **SECTION 1. OLD CODES REPEALED**

Chapter 15.08 (Ordinance No. 1157) of the Healdsburg Municipal Code is hereby repealed in its entirety.

## **SECTION 2. FINDINGS**

The City Council finds that in order to best protect the health, safety, and welfare of the citizens of Healdsburg, the City Council should adopt the California Fire Code Standards. The Council further finds that based upon the materials presented and the recommendations of the Fire Chief, it is necessary to make these revisions in order to clarify procedural issues and to provide fire personnel with a better ability to protect the public.

Under the provisions of Section 17958.5 of the Health and Safety Code, local amendments must be based on climatic, geological and topographical conditions. The following Findings of Fact address each of these situations and present the local conditions which, either singularly, or in combination, justify the amendments to be adopted. As such, City Council finds and declares that the following local conditions exist:

- A. CLIMATE: The City, on average, experiences an approximate annual rainfall of 40 inches. This rainfall can normally be expected between October and April. During the winter months, the City may experience periods of heavy rain, which causes local flooding. Winter storms are often accompanied by high winds, which have uprooted trees and damaged power lines. The City has also experienced periods of heavy fog, which has delayed the responding fire apparatus and prevented early discovery of structure fires. During the dry period, temperatures range from 70 degrees to over 100 degrees. These temperatures are often accompanied by light to gusty winds, which coupled with highly flammable vegetation and neighborhoods located in wildland-urban interface creates hazardous fire conditions. With increased development spreading into the brush covered foothill area, wind driven fires could have severe consequences, as has been demonstrated on several occasions throughout the state.
- B. GEOLOGICAL: The City is susceptible to seismic hazards resulting from movement along any one of several known faults in the area. The most serious direct earthquake hazard threat is from the damage or collapse of buildings and other structures due to ground movement. In addition to damage caused by earthquakes, there is the possibility of earthquake-induced fires starting because of damage to gas lines, power lines or heat producing appliances and the unavailability of water for fire control due to broken water mains. In addition, unstable slopes have been identified in the City, which present a significant potential for landslides. In the event of a major earthquake or landslide, many areas of the City may not be accessible to emergency equipment and, if bridges or roads are damaged, the City may be isolated from outside assistance.
- C. TOPOGRAPHICAL: The City borders include hilly terrain on the north, east and northwest portions of the City. The roadway systems in these hills are designed around the

lay of the land with respect to narrow, winding and steep access ways. The grades of these roadways sometimes exceed 25% and road widths of less than 12 feet are not uncommon. The City is also bordered by Highway 101 to the west and the Russian River to the south and east and divided by a railroad right-of-way. The railroad, river and freeway all create barriers, which obstruct traffic patterns and delay response time for fire equipment. The water supply within the City is directly affected by the topographical layout. The water distribution system consists of pressure zones, which carry water by gravity from various reservoirs. Water flow within the City can vary from less than 250 gallons per minute to flows in excess of 4,000 gallons a minute. This wide variation causes major problems to development and fire suppression efforts.

- D. SUMMARY: The above local climatic, geological and topographical conditions increase the magnitude, exposure, accessibility problems and fire hazards presented to the Healdsburg Fire Department. A fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. The majority of the City's industrial areas are located in the highest seismic risk zones, which also contains the largest concentration of hazardous materials. Hazardous materials, particularly toxic gases, could pose the greatest threat to the largest number of persons, should a significant seismic event occur. The Department's resources would have to be prioritized to mitigate the greatest threat, and may be unavailable for vegetation or structure fires.

Other variables that may tend to intensify the situation include:

1. The extent of damage to the water system;
2. The extent of isolation due to bridge and/or freeway overpass collapse;
3. The extent of roadway damage and/or amount of debris blocking roadways;
4. Climatic conditions (hot, dry weather with high winds);
5. Time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours; and,
6. The availability of timely mutual aid or military assistance.

- E. CONCLUSION: Local climatic, geological and topographical conditions impact fire prevention efforts and the frequency, spread, intensity, and the size of fire involving buildings in this community. Further, they impact potential damage to all structures from earthquake and subsequent fire. Therefore, it is found to be reasonably necessary that the International Fire Code, the California Fire Code, the California Building Code and State Building Standards Code be changed or modified to mitigate the effects of these conditions.

While it is clearly understood that the adoption of such regulations may not prevent the incidence of fire, earthquake, erosion and slope instability, the implementation of these amendments to the Code may reduce the severity and potential of loss of life and property

and are reasonably necessary because of the local, climatic, geological and topographical condition and all of the above-referenced conditions apply to the additions, modifications, and/or amendments set forth herein.

### **SECTION 3. CODES ADOPTED AND AMENDED**

Chapter 15.08, “Fire Prevention” is hereby adopted, to read as follows:

Sections:

15.08.010 Codes Adopted

15.08.020 California Fire Code (CFC) amendments

#### **15.08.010 Codes Adopted**

The City of Healdsburg adopts by reference the 2019 Edition of the *California Fire Code* (hereinafter “Fire Code”), known as California Code of Regulations, Title 24, Part 9, thereof and the whole thereof including Appendix Chapters 4, B, BB, C, CC, D, E, F, G, H, N and O as published by the International Code Council, save and except such portions as are hereinafter added, deleted, modified or amended by Section 15.08.020 of this ordinance is hereby adopted pursuant to Section 13869 of the California Health and Safety Code and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Healdsburg Fire Department. As adopted and amended herein, the 2019 *California Fire Code* becomes the Fire Code of the City of Healdsburg.

#### **15.08.020 California Fire Code (CFC) Amendments**

CFC Chapter 1, Section 101.1 is amended to read as follows:

##### **101.1 Title.**

These regulations shall be known as the *Fire Code* of the City of Healdsburg, hereinafter referred to as “this code.”

CFC Chapter 1, Subsection 102.7.3 is added to read as follows:

##### **102.7.3 Supplemental rules, regulations and standards.**

The fire code official is authorized to render interpretations of this code and to make and enforce rules and supplemental regulations and to develop Fire Prevention Standards to carry out the application and intent of its provisions.

CFC Chapter 1, Subsection 104.11.4 is added to read as follows:

##### **104.11.4 Charges.**

The expense of securing any emergency that is within the responsibility for enforcement of the Fire Chief as given in Section 104.11 is a charge against the person who caused the emergency.

Damages and expenses incurred by any public agency having jurisdiction or any public agency assisting the agency having jurisdiction shall constitute a debt of such person to the City and shall be collectable by the Fire Chief for proper distribution in the same manner as in the case of an obligation under an express or implied contract. Expenses as stated above shall include, but not be limited to, equipment and personnel committed and any payments required by the public agency to outside business firms requested by the public agency to secure the emergency, monitor remediation and clean up the site.

CFC Chapter 1, Section 105.2 is amended to read as follows:

**105.2 Application for permit; fees.**

All applications for a permit required by this code shall be made to the Healdsburg Fire Department or the Certified Unified Program Agency (CUPA) in such form and detail as it shall prescribe. Application for permits shall be accompanied by such plans as required by Fire Department. The City Council may establish fees by resolution, from time to time, for permit applications.

CFC Chapter 1, Section 106.6 is added to read as follows:

**106.6 Cost recovery.**

Fire suppression, investigation or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person(s) who negligently, intentionally or in violation of law within the scope of Government Code Section 53150 et seq. causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable or combustible fluids or chemicals, is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150 et seq., as may be amended from time to time. Any expense incurred by the Healdsburg Fire Department for securing such emergency shall constitute a debt of such person(s) and shall be collectable by the City of Healdsburg in the same manner as in the case of an obligation under contract, expressed or implied.

CFC Chapter 1, Section 110.4 is amended to read as follows:

**110.4 Violation penalties.**

- (a). In accordance with the provisions of the Healdsburg Municipal Code section 1.12 and this code, any 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 certification used under provisions of this code, or any person operating or maintaining any occupancy, premises, or vehicle subject to this code, fire and life safety provisions of the California Building or Fire Codes, or allow any fire hazard to exist on premises under their control or who shall fail to take immediate action to abate a fire hazard when ordered or notified to do so by the fire code official or authorized designee shall be guilty of a misdemeanor, and shall severally for each and every violation and noncompliance respectively, be punishable by a fine of not more than \$1,000 or by imprisonment not exceeding six months, or both such fine and imprisonment.

The imposition of one penalty of 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; and when not otherwise specified, each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (b). In addition to any other enforcement remedies available to the City under any applicable state or federal statute, or pursuant to any other lawful power the City may possess, any violation of this chapter may be prosecuted or enforced as a nuisance pursuant to Healdsburg Municipal Code section 1.12, as may be amended from time to time. The City may also prosecute or enforce violations of this chapter as a criminal offense or by civil court action, prosecuted by the City Attorney in the name of the City or in the name of the people of the State of California, by seeking the appointment of a receiver, or in any other manner provided by law.

CFC Chapter 1, Section 110.5 is added to read as follows:

**110.5 Authority to issue citations.**

The Chief and fire code officials who have the discretionary duty to enforce a statute or ordinance may, pursuant to Section 836.5 of the California Penal Code and subject to the provisions thereof, arrest a person without a warrant whenever the Chief or fire code official has reasonable cause to believe that the person to be arrested has committed a violation in the presence of the Chief or fire code official which he or she has discretionary duty to enforce, and to issue a notice to appear and to release such person on his or her written promise to appear in court, pursuant to the provisions of Section 853.5 et seq. of the California Penal Code.

CFC Chapter 1, Section 112.4 is amended to read as follows:

**112.4 Failure to comply.**

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable by a fine in accordance with the adopted fee schedule which shall be established by Council through resolution, subject to the penalty provisions of the Healdsburg Municipal Code section 1.12, or State law.

CFC Chapter 2, Section 202 General Definitions is amended to amend and add the following:

**ALTERATION OF FLOOR AREA.** For the purpose of this definition, the following criteria shall be considered in determining the percentage of “alteration of floor area.” The 50% referred to under “Substantial Remodel” applies to the entire building’s gross floor area in plan view. The entire room or space where the remodel is taking place will be considered in the calculation, either alone or in combination with any of the following:

1. Removing wall finishes and exposing framing of;
  - a. Interior wall (where finishes are removed from one side only the room or space to which the framing is exposed will be included in the calculation).

- b. Perimeter exterior wall (one or both sides).
2. New wall construction, removing, or repositioning, either interior or perimeter exterior walls, the rooms or spaces on both sides of the wall will be included in the calculation.
3. Removal of the ceiling in any room or space to expose rafters trusses, beams, purlins, or floor joists. The floor joists must be within a floor/ceiling assembly.
4. Removal of the roof structure (only rooms or spaces that are directly below the removed roof structure will be included in the calculation).
5. In the non-residential portion of multi-tenant buildings, individual tenant space improvements in which the space is reduced to a “shell” condition, shall require that the future tenant improvement comply with these fire sprinkler requirements.
6. Other alterations considered substantial by the Fire Code Official (see DSA-AC definition of “Alteration” in the 2019 California Building Code).

**Items 7, 8, and 9, are not to be included in the alteration of floor area calculation:**

7. Partial removal of wall finishes necessary for repair due to flooding.
8. Removal of floor finishes which exposes floor framing and/or the removal of concrete slab, unless part of a floor/ceiling assembly.
9. Relocating plumbing fixtures in bathrooms and/or kitchen.

**NUISANCE ALARM.** An unwarranted alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, system servicing testing, construction activities, ordinary household activities, false alarm, other cause when no such danger exists, or an alarm activated by a cause that cannot be determined.

**SUBSTANTIAL ADDITION.** An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is greater than twenty-five percent (25%) of the existing gross floor area.

**SUBSTANTIAL ADDITION, Group R-3.** An existing Group R-3 building or structure, which undergoes any addition of floor area that exceeds fifty percent (50%) of the existing gross floor area.

**SUBSTANTIAL ALTERATION.** An existing building or structure, which undergo any combination of substantial remodel, addition or both that equals fifty percent (50%) of the existing gross floor area.

**SUBSTANTIAL REMODEL.** In all existing buildings or structures, any alteration of floor area that is greater than fifty percent (50%) of the existing gross floor area or meets the definition of a substantial improvement as defined by the *California Building Code*. (see ALTERATION OF FLOOR AREA).

CFC Chapter 3, Section 319 is deleted.

CFC Chapter 3, Section 321 is added to read as follows:

## **Section 321 Trespassing on Posted Property**

### **321.1 General.**

When the chief determines that the specific area within a hazardous fire area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

### **321.2 Signs.**

Approved signs prohibiting entry by unauthorized persons and referring to Section 321 shall be placed on every closed area.

### **321.3 Trespassing.**

Entering and remaining within areas closed and posted is prohibited.

**Exception:** Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.

CFC Chapter 4, Subsection 401.3.2.1 is added to read as follows:

#### **401.3.2.1 Nuisance alarm notification.**

Notification of emergency responders based on a nuisance alarm may be punishable by a fine in accordance with the adopted fee schedule which shall be established by Council through resolution, from time to time. In addition, the responsible party may be liable for the operational and administrative costs, incurred from the emergency response or mitigation procedures resulting from a nuisance alarm notification.

CFC Chapter 4, Subsection 401.3.2.2 is added to read as follows:

#### **401.3.2.2 Multiple nuisance alarm activations.**

Any occupancy that has more than three nuisance alarms, causing emergency response within a 12-month period may be required to modify, repair, upgrade or replace their system and/or monitoring station as determined by the fire code official.

CFC Chapter 4, Section 402.1 is amended to read as follows:

## **NUISANCE ALARM**

CFC Chapter 4, Section 403.3 through 403.4 are deleted.

CFC Chapter 4, Subsection 403.10.2.1 are deleted.



CFC Chapter 4, Subsection 403.10.2.1.2 through 403.11.5 are deleted.

CFC Chapter 5, Subsection 503.1.1 exception 1 is amended to read as follows:

**503.1.1 Building and facilities.**

**Exception:**

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Chapter 903 and City standards.

CFC Chapter 5, Subsection 503.2.1 is amended to read as follows:

**503.2.1 Dimensions.**

Fire apparatus access roads serving four or more parcels (minor/major subdivision) shall have an unobstructed width from curb to curb that is consistent with the Healdsburg General Plan or no less than 20 feet, exclusive of shoulders. Driveways serving three or fewer structures may have the following widths: Three structures, 16 feet; two structures, 12 feet; and one structure, 10 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. In areas designated as Wildland Urban Interface (WUI) as shown in the Healdsburg General Plan, access roads shall have ignitable vegetation clearance area on each side of the road or driveway of not less than ten (10) feet unless otherwise authorized by the Fire Chief due to extenuating circumstances.

CFC Chapter 5, Subsection 503.2.3 is amended to read as follows:

**503.2.3 Surface.**

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Roadways or driveways in excess of 15% shall have a concrete surface with a thickness and aggregate base approved by the fire code official and City Engineer.

CFC Chapter 5, Subsection 503.2.6.1 is added to read as follows:

**503.2.6.1 Evaluation and maintenance.**

All existing private bridges and elevated surfaces that are a part of the fire department access roadway, shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for safety and weight rating, in accordance with American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," Second Edition, or other approved standard. Vehicle load limits shall be posted at both entrances to bridges. All bridges and elevated structures providing fire department access shall be routinely maintained in accordance with Section 503.2.6 or when directed by the fire code official or authorized designee.

CFC Chapter 5, Subsection 503.2.7 is amended to read as follows:

**503.2.7 Grade.**

No road or driveway shall have a maximum grade in excess of fifteen percent (15%) unless approved by the fire code official, which may require additional fire protection measures. To accommodate unusual access constraints, a road or driveway may include grades up to 20% for distances not exceeding three hundred (300) feet.

CFC Chapter 5, Section 503.3 is amended to read as follows:

**503.3 Marking.**

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE in accordance with the California Vehicle Code, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and is replaced or repaired when necessary to provide adequate visibility.

CFC Chapter 5, Section 503.4 is amended to read as follows:

**503.4 Obstruction of fire apparatus access roads.**

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances as established in Section 503.2.1 shall be maintained at all times. Vehicles found to be parked in public and private areas identified as Fire Lanes, Hydrant Zones, or any other fire department access way identified by this code may be immediately towed if, in the opinion of the fire or police department, the vehicle would hinder or impede access to the property, area or fire protection device.

CFC Chapter 5, Section 505.1 is amended to read as follows:

**505.1 Address identification.**

New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.

CFC Chapter 5, Subsection 505.1.1 is added to read as follows:

**505.1.1 Numbers for one and two-family dwellings.**

Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

CFC Chapter 5, Subsection 505.1.2 is added to read as follows:

**505.1.2 Numbers for other than one and two-family dwellings.**

Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.

**Exception:** These requirements may be modified with the approval of the fire code official.

CFC Chapter 5, Subsection 505.1.3 is added to read as follows:

**505.1.3 Complex directory.**

Where two or more buildings cannot be viewed from the public way or when determined by the fire code official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.

CFC Chapter 5, Section 506.1 is amended to read as follows:

**Section 506.1 Key boxes.**

When access to or within a structure or area is determined to be unduly difficult by the fire code official because of secured openings (doors or gates), or due to the presence of hazardous materials or fire protection systems a key box shall be required to be installed at an accessible location. The key box shall be an approved type and contain those keys necessary to gain access.

CFC Chapter 5, Subsection 507.5.1 is amended to read as follows:

**507.5.1 Where required.**

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 250 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and fire mains shall be provided where required by the fire code official.

CFC Chapter 5, Subsection 507.5.1 exception is deleted.

CFC Chapter 5, Subsection 507.5.1.1 is amended to read as follows:

**507.5.1.1 Hydrant for fire department connection.**

Buildings equipped with a water-based fire protection system installed in accordance with Section 903 through 905 shall have a fire hydrant within 100 feet of the fire department connections, or as approved by the fire code official. (Also see Section 912.2).

CFC Chapter 5, Subsection 507.5.7 is added to read as follows:

**507.5.7 Fire hydrant size and outlets.**

Shall be in accordance with City of Healdsburg standards, or as approved by the fire code official.

CFC Chapter 5, Subsection 507.5.8 is added to read as follow:

**507.5.8 Fire hydrant street marker.**

Fire hydrant locations shall be visually indicated in accordance with the City of Healdsburg standards or as approved by the fire code official, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

CFC Chapter 5, Section 510.1 exception 1 is deleted.

CFC Chapter 5, Section 510.3 is deleted.

CFC Chapter 9, Section 902.1 is amended to add the following:

**ALTERATION OF FLOOR AREA  
SUBSTANTIAL ADDITION  
SUBSTANTIAL ADDITION, Group R-3  
SUBSTANTIAL ALTERATION  
SUBSTANTIAL IMPROVEMENT (see California Building Code, Chapter 2)  
SUBSTANTIAL REMODEL**

CFC Chapter 9, Section 903.2 paragraph number one is amended to read as follows:

**903.2 Where required.**

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.20. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

**Exceptions:**

1. Detached Group U occupancies 1000 sq. ft. or less.
2. Agricultural buildings and private riding arenas as approved by the fire or building code official.
3. Detached pool houses up to 1000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
4. Detached non-combustible motor vehicle fuel dispensing canopies classified as a Group M occupancy.
5. Detached Car Ports of non-combustible construction with no habitable space above.

CFC Chapter 9, Subsection 903.2.1 is amended to read as follows:

**903.2.1 Group A.**

An automatic sprinkler system shall be provided throughout buildings containing a Group A

occupancy.

CFC Chapter 9, Subsection 903.2.1.1 through 903.2.1.5 are deleted.

CFC Chapter 9, Subsection 903.2.1.6 is amended to read as follows, with deletion of the exception:

**903.2.1.6 Assembly occupancies on roofs.**

Where an occupied roof has assembly occupancy, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

CFC Chapter 9, Subsection 903.2.1.7 is deleted.

CFC Chapter 9, Subsection 903.2.2 is amended to read as follows:

**903.2.2 Ambulatory care facilities.**

An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

CFC Chapter 9, Subsection 903.2.3 is amended to read as follows:

**903.2.3 Group E.**

An automatic sprinkler system shall be installed throughout buildings containing Group E occupancies. For public school state-funded construction projects or for public school campuses, Kindergarten through 12<sup>th</sup> grade, see Section 903.2.19 through 903.2.20.

CFC Chapter 9, Subsection 903.2.4 is amended to read as follows:

**903.2.4 Group F.**

An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy.

CFC Chapter 9, Subsection 903.2.4.1 is deleted.

CFC Chapter 9, Subsection 903.2.5.1 is amended to read as follows:

**903.2.5.1 General.**

An automatic sprinkler system shall be provided throughout buildings containing Group H occupancies.

CFC Chapter 9, Subsection 903.2.6.1 is deleted.

CFC Chapter 9, Subsection 903.2.6.2 is amended to read as follows:

**903.2.6.2 Group I-3.**

Every building where inmates or persons are in custody or restrained shall be protected throughout

by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electronically supervised so that at least an audible and visual alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.

CFC Chapter 9, Subsection 903.2.7 is amended to read as follows:

**Group M.**

An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where the gross floor area exceeds 500 square feet.

CFC Chapter 9, Subsection 903.2.8.1 is amended to read as follows:

**903.2.8.1 Group R-3.**

An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies and shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the California Residential Code. An automatic sprinkler system shall be installed in all mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

CFC Chapter 9, Subsection 903.2.9 is amended to read as follows:

**903.2.9 Group S.**

An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy.

CFC Chapter 9, Subsection 903.2.9.1 through 903.2.9.2 is deleted.

CFC Chapter 9, Subsection 903.2.10 is amended to read as follows:

**903.2.10 Group B.**

An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where the gross floor area exceeds 500 square feet.

CFC Chapter 9, Subsection 903.2.10.1 is deleted.

CFC Chapter 9, Subsection 903.2.11 is amended to read as follows:

**903.2.11 Specific buildings areas and hazards.**

In all occupancies other than detached Group U occupancies not greater than 1,000 square feet, an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.

CFC Chapter 9, Subsection 903.2.11.3 exceptions #1 and #2 are deleted.

CFC Chapter 9, Subsection 903.2.11.7 is added to read as follows:

**903.2.11.7 High-piled storage.**

An automatic sprinkler system shall be provided throughout buildings containing high-pile combustible storage.

CFC Chapter 9, Subsection 903.2.11.8 is added to read as follows:

**903.2.11.8 Undetermined use design.**

Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet.

CFC Chapter 9, Subsection 903.2.18 exception is deleted.

CFC Chapter 9, Section 903.3 is amended as follows:

**903.3 Installation requirements.**

Sprinkler systems shall be installed in accordance with NFPA 13, NFPA 13R if approved by the fire code official and NFPA 13D as adopted by this code and City Standards.

CFC Chapter 9, Subsection 903.3.7 is amended to read as follows:

**903.3.7 Fire department connections.**

The location of fire department connections (FDC's) shall be approved by the fire code official. Approved locking caps shall be provided on all newly installed FDC's and on any existing FDC's found to be vandalized.

CFC Chapter 9, Subsection 903.3.9 is amended to read as follows:

**903.3.9 Floor control valve.**

Floor control valve and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

**Exception:** Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

CFC Chapter 9, Subsection 903.4.2 is amended to read as follows:

**903.4.2 Alarms.**

One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

CFC Chapter 9, Section 903.6 is amended to read as follows:

**903.6 Where required in existing buildings and structures.**

An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Sections 903.6.1 through 903.6.3 and where required in Chapter 11.

CFC Chapter 9, Subsection 903.6.1 is added to read as follows:

**903.6.1 Substantial remodel.**

An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial remodel or substantial improvement.

**Exceptions:**

1. Detached Group U occupancies 1000 sq. ft. or less.
2. Agricultural buildings and private riding arenas as approved by the fire or building code official.
3. Detached pool houses up to 1000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
4. Detached non-combustible motor vehicle fuel dispensing canopies classified as Group M occupancy.
5. Detached Car Ports of non-combustible construction with no habitable space above.
6. Alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act (ADA) or as contained in CBC exception # 4 of Section 11B-204.2.
7. Partial removal of wall or floor finishes necessary for repair due to flooding.
8. Whenever there are practical difficulties involved the Fire Code Official shall have the authority to grant modifications in individual cases provided the modifications do not lessen the health, life and fire safety requirements as permitted in Section 104.8.

CFC Chapter 9, Subsection 903.6.2 is added to read as follows:

**903.6.2 Substantial addition.**

An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial addition.

CFC Chapter 9, Subsection 903.6.3 is added to read as follows:

**903.6.3 Substantial alteration.**



An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial alteration.

CFC Chapter 9, Subsection 905.3.1 is amended to read as follows:

**905.3.1 Height.**

In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor and roof where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

**Exception:**

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
  - 5.1. Recessed loading docks for four vehicles or less.
  - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
6. When determined by the fire code official a standpipe system is not warranted in three-story buildings.

CFC Chapter 9, Section 905.9 exception 2 is deleted.

CFC Chapter 9, Subsection 907.6.6 is amended to read as follows:

**907.6.6 Monitoring.**

New and upgraded fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved Central Station in accordance with NFPA 72 and this section.

**Exception:**

Monitoring by central station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings.

CFC Chapter 9, Section 912.2 is amended to read as follows:

**912.2 Location.**

With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official (Also see Section 507.5.1.1).

CFC Chapter 11, Section 1103.1 is amended to read as follows:

**1103.1 Required construction.**

Existing buildings shall comply with not less than the minimum provisions specified in Table 1103.1 and as further enumerated in Sections 1103.2, 1103.7 through 1103.8.5.3, 1103.9.1, and 1103.10.

The provisions of this chapter shall not be constructed to allow the elimination of fire protection systems or a reduction in the level of fire safety provided in buildings constructed in accordance with previously adopted codes.

**Exceptions:**

1. Where a change in fire-resistance rating has been approved in accordance with Section 501.2 or 803.6 of the California Existing Building Code.
2. Group U occupancies.

CFC Chapter 11, Sections 1103.2 Item #1 is deleted.

CFC Chapter 11, Sections 1103.3 through 1103.5.4 are deleted.

CFC Chapter 11, Sections 1103.9 is deleted.

CFC Chapter 11, Sections 1104 and 1105 are deleted.

CFC Chapter 26 is deleted.

CFC Chapter 33, Section 3313.3 exception is deleted.

CFC Chapter 33, Section 3314.3 is added to read as follows:

**3314.3 Where required.**

In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height

above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

CFC Chapter 33, Section 3314.4 is added to read as follows:

**3314.4 Buildings being demolished.**

Where a building is being demolished and an automatic sprinkler system is existing within such a building, such automatic sprinkler system shall be maintained in an operable condition to be available for use by the fire department. Such automatic sprinkler system shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

CFC Chapter 33, Section 3314.5 is added to read as follows:

**3314.5 Detailed requirements.**

Automatic sprinkler systems shall be installed in accordance with the provisions of Section 903.

CFC Chapter 39, Section 3901.1.1 is added to read as follows:

**3901.1.1 Marijuana growing, processing, or extraction facilities.** Marijuana growing, processing and extraction facilities shall be designed and constructed in accordance with this chapter and NFPA 1, Chapter 38 as amended in Chapter 80.

CFC Chapter 49, Section 4902.1 amends the following definition:

**Wildland-Urban Interface Fire Area** is a geographical area located within any Moderate, High or Very High Fire Severity Zone in accordance with Public Resource Code Sections 4201-4204, and Government Code Sections 51175-51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires in a Moderate or High Fire Severity Zone as identified by the Healdsburg General Plan, as amended from time to time.

CFC Chapter 49, Section 4906.2 is amended to read as follows:

**4906.2 Application.**

Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
  - 1.1. Moderate Fire Hazard Severity Zones.
  - 1.2. High Fire Severity Zones.
  - 1.3. Very-high Fire Severity Zones.
2. Land designated as Very-high Fire Hazard Severity Zone by cities and other local agencies.
3. Land designated as Wildland-Urban Interface Fire Areas by cities and other local agencies.

CFC Chapter 49, Section 4907.1 is amended to read as follows:

**4907.1 General.**

Defensible space will be maintained around all buildings and structures in State Responsibility Area (SRA) as required in Public Resources Code 4290 and “SRA Fire Safe Regulations” California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, Section 1270, as amended from time to time.

Buildings and structures within the Very-high Fire Hazard Severity Zones of a Local Responsibility Area (LRA) shall maintain defensible space as outlined in Government Code 51175-51189 and any local ordinance of the authority having jurisdiction.

Buildings and structures within the Wildland-Urban Interface Fire Area of a Local Responsibility Area (LRA) shall maintain defensible space as outlined in the Government Code Sections 51175-51189, as amended from time to time, and local standards of the authority having jurisdiction.

CFC Chapter 50, Subsection 5001.5.3 is added to read as follows:

**5001.5.3 Electronic reporting.**

All hazardous Material Management Plans (HMMP) and Hazardous Material Inventory Statements (HMIS) shall be submitted electronically as approved by the fire code official.

CFC Chapter 50, Subsection 5003.3.1 is amended to read as follows:

**5003.3.1 Unauthorized discharges.**

Any suspected or actual hazardous material, as defined by this code, including any suspected or actual carcinogen, which escapes into the environment through an unauthorized release shall be reported to the Fire Chief immediately upon discovery, regardless of whether the release occurs on or off the site of the permitted facility and the following procedures required in accordance with Sections 5003.3.1.1 through 5003.3.1.4.

CFC Chapter 53, Section 5307.2 exception 1 is deleted.

CFC Chapter 53, Subsection 5307.2.1 is amended to read as follows:

**5307.2.1 Gas detection system.**

Indoor storage and use areas and storage buildings shall be provided with a gas detection system complying with Section 916.

CFC Chapter 53, Subsection 5307.3.2 is amended to read as follows:

**5307.3.2 Gas detection systems.**

Where ventilation is not provided in accordance with Section 5307.3.1, a gas detection system shall be provided in rooms or indoor areas and in below-grade outdoor locations with insulated

carbon dioxide systems. Carbon dioxide sensors shall be provided within 12 inches of the floor in the area where the gas is expected to accumulate or other approved locations. The system shall be designed as follows:

1. Activates all audible and visible supervisory alarm at a normally attended location upon detection of a carbon dioxide concentration of 5,000 ppm.
2. Activates an audible and visible alarm within the room or immediate area where the system is installed upon detection of a carbon dioxide concentration of 10,000 ppm.

CFC Chapter 56, Subsection 5608.1.2 is added to read as follows:

**5608.1.2 Permit required.**

A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to the performance of any firework display. Application for such approval shall be made in writing no less than twenty (20) days prior to the proposed display. The application shall be considered and acted upon by the fire code official or authorized designee pursuant to this Chapter and Title 19, Chapter 6, Article 3 - Licenses of the California Code of Regulations. Any permit for a fireworks display may be suspended or revoked at any time by the Fire code official or authorized designee.

CFC Chapter 56, Section 5608.2 is added to read as follows:

**5608.2 Prohibition of fireworks.**

Possession, storage, offer or expose for sale, sell at retail, gift or give away, use, explode, discharge, or in any manner dispose of fireworks is prohibited within the limits established by law as the limits of the districts in which such possession, storage, offer or exposure for sale, retail sale, gifting, use, explosion, discharge, or disposal of fireworks is prohibited including State Fire Marshal approved Safe and Sane.

**Exception:** Those fireworks used as part of a public display conducted by a State licensed Pyrotechnician authorized pursuant to section 5608.1 for which a permit has been issued by the Fire Department.

CFC Chapter 57, Subsection 5704.2.9.6.1 is amended to read as follows:

**5704.2.9.6.1 Locations where above-ground tanks are prohibited.**

Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

CFC Chapter 57, Subsection 5706.2.4.4 is amended to read as follows:

**5706.2.4.4 Locations where above-ground tanks are prohibited.**

Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

CFC Chapter 57, Section 5707 is deleted.

CFC Chapter 58, Section 5806.2 is amended to read as follows:

**5806.2 Limitations.**

Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of the districts in which such storage is prohibited in any area as established by applicable land-use and zoning standards.

CFC Chapter 61, Section 6104.2 is amended to read as follows:

**6104.2 Maximum capacity within established limits.**

Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons in any area as established by applicable land-use and zoning standards.

CFC Chapter 80, NFPA, 01-18: Amended Sections as follows:

**NFPA 01-18 - Fire Code, Chapter 38 Marijuana Growing, Processing, or Extraction Facilities** as amended\*\*

3901.1.1

**\*\*NFPA 1, Chapter 38, is added in its entirety with amended sections as follows:**

Add new Section 38.1.1.1 as follows:

**38.1.1.1** Where NFPA 1, Chapter 38 references “this code”, it is amended to reference the applicable provisions or requirements of the California Fire Code. Where NFPA 1, Chapter 38 references “the building code”, it is amended to reference the applicable provisions of the California Building Code.

Revise Section 38.1.2 as follows:

**38.1.2** The use, storage and handling of hazardous materials shall comply with this chapter, and other applicable provisions of the California Building and Fire Codes.

Delete language to Sections 38.1.5 through 38.4 and reserve section numbers.

Revise Section 38.5.3.1 as follows:

**38.5.3.1** Interior finish, including the use of any plastic, mylar, or other thin film sheeting to enclose rooms or cover any walls or ceilings shall be in accordance with the California Building Code.

Revise Section 38.6.1.1.2 as follows:

**38.6.1.1.2** For other than CO<sub>2</sub> and nonhazardous extraction process, the marijuana extraction equipment and process shall be located in a room or enclosure of noncombustible construction dedicated to the extraction process and the room or enclosure shall not be used for any other purpose.

Delete language to Sections 38.6.1.1.3 and reserve section number.

Revise Section 38.6.1.5.1.3 as follows:

**38.6.1.5.1.3** In addition to the requirements in 38.6.1.5, systems, equipment, and processes shall also comply with Chapter 50 of the California Fire Code, the California Building Code, and NFPA 90A.

Revise Section 38.6.1.5.2.2 as follows:

**38.6.1.5.2.2** Refrigerators, freezers, and other cooling equipment used to store or cool flammable liquids shall be listed for the storage of flammable/combustible liquids or be listed for Class I Division I locations, as described in Article 501 of the California Electrical Code.

Revise Section 38.6.1.5.2.3 as follows:

**38.6.1.5.2.3** LPG tanks shall comply with Chapter 61 of the California Fire Code.

Delete language to Sections 38.6.1.5.3 through 38.6.1.5.6 and reserve section numbers.

Revise Section 38.6.2.3.5 as follows:

**38.6.2.3.5** An automatic emergency power system shall be provided for the following items, when installed:

- (1) Extraction room lighting
- (2) Extraction room ventilation system
- (3) Solvent gas detection system

**Exception:** Extraction room ventilation systems in existing facilities are not required to have a secondary power source, such as emergency power or standby power until such time that the medium of extraction or solvent is changed.

Delete language to Sections 38.6.3.2.1 through 38.6.3.2.2 and reserve section numbers.

Revise Section 38.6.3.3 as follows:

**38.6.3.3 Storage and Handling.** The storage, use, and handling of flammable liquids shall be in compliance with this chapter and the California Fire Code.

Delete language to Sections 38.6.4.3.1 through 38.6.4.3.3 and reserve section numbers.

Delete language to Sections 38.7 and reserve section number.

CFC Chapter 80, NFPA, 13-16: Amended Sections as follows:

**NFPA 13-16 - Standard for the installation of Sprinkler Systems:** as amended\*

\*NFPA13, Amended Sections as follows:

**25.5.1** The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means. Such signs shall be placed at the alarm valve, dry pipe valve, preaction valve, or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be provided with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

CFC Chapter 80, NFPA, 13D-16 Amended Sections as follows:

**NFPA 13D-16 - Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes**

NFPA13D, Amended additional Sections as follows:

Revise Section 5.1.1.2 to read as follows:

**5.1.1.2** A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Add Sections 5.1.1.2.1 as follows:

**5.1.1.2.1** The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

Add Sections 5.1.1.2.2 as follows:

**5.1.1.2.2** The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

Add Sections 5.1.1.2.3 as follows:

**5.1.1.2.3** One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation



of sprinklers in the system.

Revise Section 6.2.1 as follows:

**6.2.1** Where a pump is the source of pressure for the water supply for a fire sprinkler system but is not a portion of the domestic water system, the following shall be met:

- (1) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler K-factor on the system.
- (2) Pump motors using ac power shall be rated for 240 V and wired in accordance with the NEC (NFPA 70).
- (3) Any disconnecting means for the pump shall be approved.
- (4) The pump shall be located not less than 1 ½ inch off the floor.
- (5) Exterior pumps shall be installed in a well ventilated, weather protected area or shelter.

Revise Section 6.2.2 as follows:

**6.2.2** Where a well, pump, tank or combination thereof is the source of supply for a fire sprinkler system, the configuration for the system shall be one of the following:

- (1) The water supply shall serve both domestic and fire sprinkler systems.
  - (a) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
  - (b) Any disconnecting means for the pump shall be approved.
  - (c) A method for refilling the tank shall be piped to the tank.
  - (d) A method of seeing the water level in the tank shall be provided without having to open the tank.
  - (e) The pump shall not be permitted to sit directly on the floor.
- (2) A stand-alone fire sprinkler system is permitted if the following conditions are met:
  - (a) The pump shall be connected to a 220-volt circuit breaker shared with a common household appliance (e.g., range, oven, dryer), or have a power failure alarm installed acceptable to the Authority Having Jurisdiction that provides an audible and visual signal within the residence at an approved location. The alarm and components shall be listed by an approved agency.
  - (b) The pump shall be a stainless steel 240-volt pump,
  - (c) A valve shall be provided to exercise the pump. The discharge of the exercise valve shall drain to the tank, and
  - (d) A sign shall be provided stating: "Valve must be opened monthly for 5 minutes."
  - (e) A means for automatically refilling the tank level, so that the tank capacity will meet the required water supply duration in minutes, shall be provided.
  - (f) A test connection shall be provided downstream of the pump that creates a flow of water equal to the smallest sprinkler on the system. The connection shall return water to the tank.
  - (g) Any disconnecting means for the pump shall be approved.

- (h) A method for refilling the tank shall be piped to the tank.
- (i) A method of seeing the water level in the tank shall be provided without having to open the tank.
- (j) The pump shall not be permitted to sit directly on the floor.

Revise Section 7.6 to read as follows:

**7.6** A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

Revise Section 8.3.4 to read as follows:

**8.3.4** Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

Add Section 8.3.5.2 to read as follows:

**8.3.5.2** At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

Revise Section 11.2.1.1 to read as follows:

**11.2.1.1** Where a fire department pumper connection is not provided, the system shall be hydrostatically tested at not less than 200 psi without evidence of leakage.

CFC Chapter 80, NFPA, 13R-16 is Amended Sections as follows:

**NFPA 13R-16 - Standard for the installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height**

\*NFPA 13R, Amended additional Sections as follows:

Add Section 6.6.6.1 to read as follows:

**6.6.6.1** At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

CFC Chapter 80, NFPA, 72-16 is Amended Sections as follows:

**NFPA 72-16 – National Fire Alarm and Signaling Code, as amended\***

\*NFPA 72, Amended additional Sections as follows:

Add Section 14.7 to read as follows:

## **14.7 Labels and Tags**

**14.7.1** Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

**14.7.2** Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

**14.7.3** The following information shall be printed on the labels and tags approved by the fire code official:

1. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

**14.7.4** When service or testing and maintenance are performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

**14.7.5** No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance are performed.

**14.7.6** No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

**14.7.7** The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

**14.7.8** The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

**14.7.9** Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4<sup>th</sup> edition, 1995, which is hereby incorporated by reference.

CFC Appendix B Table B105.1(1) is amended to read as follows:

**TABLE B105.1(1)**  
**REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

| FIRE-FLOW CALCULATION AREA (square feet) | AUTOMATIC SPRINKLER SYSTEM (Design Standard)  | MINIMUM FIRE-FLOW (gallons per minute)  | FLOW DURATION (hours)                                      |
|--|---|---|--|
| 0-3,600                                  | No automatic sprinkler system   | 1,500                                   | 2  |
| 3,601 and greater                        | No automatic sprinkler system   | Value in Table B105.1(2)                | Duration in Table B105.1(2) at The required fire-flow rate |
| 0-3,600                                  | Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i> | 1,500                                   | 2  |
| 3,601 and greater                        | Section 903.3.1.3 of the <i>California Fire Code</i> or Section 313.3 of the <i>California Residential Code</i> | ½ value in Table B105.1(2) <sup>a</sup> | Duration in Table B105.1(2) at The required fire-flow rate |

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m.  
a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

CFC Appendix B Table B105.2 is amended to read as follows:

**TABLE B105.2**  
**REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

| AUTOMATIC SPRINKLER SYSTEM (Design Standard)         | MINIMUM FIRE-FLOW (gallons per minute)           | FLOW DURATION (hours)                                |
|--|--|--|
| No automatic sprinkler system                        | Value in Table B105.1(2)                         | Duration in Table B105.1(2)                          |
| Section 903.3.1.1 of the <i>California Fire Code</i> | 50% of the value in Table B105.1(2) <sup>a</sup> | Duration in Table B105.1(2) at the reduced flow rate |
| Section 903.3.1.2 of the <i>California Fire Code</i> | 50% of the value in Table B105.1(2) <sup>a</sup> | Duration in Table B105.1(2) at the reduced flow rate |

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m.  
a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

CFC Appendix C Section C103.1 is amended to read as follows:

**103.1 Hydrant spacing.**

Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with the City Healdsburg standards or as approved by the fire code official.

CFC Appendix C Section C103.2 is deleted.

CFC Appendix C Section C103.3 is deleted.

CFC Appendix D Section D103.1 is deleted.

CFC Appendix D Section D103.2 is amended to read as follows:

**D103.2 Grade.**

Fire apparatus access roads shall be in accordance with the City of Healdsburg standards for public streets or as approved by the fire code official.

CFC Appendix D Section D103.3 is amended to read as follows:

**D103.3 Turning radius.**

The inside turning radius of a fire apparatus access road shall not be less than 40 feet unless otherwise approved by the fire code official.

CFC Appendix D Section D103.4 is amended to read as follows:

**D103.4 Dead ends.**

Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with the City of Healdsburg standards for public streets or as approved by the fire code official.

CFC Appendix D Table D103.4 is deleted.

CFC Appendix D Section D103.6 is amended to read as follows:

**D103.6 Signs.**

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with the California Vehicle Code.

CFC Appendix D Subsection D103.6.1 is deleted.

CFC Appendix D Subsection D103.6.2 is deleted.

CFC Appendix D Section D104.2 exception is deleted.

CFC Appendix D Section D106.1 is amended to read and the exception deleted as follows:

**D106.1 Projects having more than 50 dwelling units.**

Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

CFC Appendix D Section D106.2 is deleted.

CFC Appendix D Section D107.1 exceptions #1 and #2 are deleted.

**SECTION 4. GEOGRAPHIC LIMITS**

The geographic limits referred to in certain sections of the 2019 California Fire Code are hereby established as follows:

**Section 5608.2 Geographic limits in firework displays are prohibited:** Prohibited in any area as established by applicable land-use and zoning standards.

**Section 5704.2.9.6.1 Geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited.** Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established as being all areas of the City except general industrial and agricultural districts as designated in the Healdsburg zoning ordinance.

**Section 5706.2.4.4 Geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited.** Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established as being all areas of the City except general industrial and agricultural districts as designated in the Healdsburg zoning ordinance.

**Section 5806.2 Geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established as being all areas of the City except general industrial and agricultural districts as designated in the Healdsburg zoning ordinance.

**Section 6104.2 Geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas.** Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, are established as all areas of the City except for industrial districts as designated in the Healdsburg zoning ordinance.

## **SECTION 5. COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

## **SECTION 6. SEVERABILITY**

If any provision of this Ordinance or the application thereof to any person or circumstances is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause or phrase hereof not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

## **SECTION 7. EFFECTIVE DATE AND PUBLICATION**

This ordinance of the City of Healdsburg shall be effective thirty (30) days after the date of its passage. Before the expiration of fifteen (15) days after its passage, this ordinance, or a summary thereof as provided in California Government Code Section 36933, shall be published at least once

in a newspaper of general circulation published and circulated in the City of Healdsburg, along with the names of the members of the City Council voting for and against its passage.

INTRODUCED by the City Council of the City of Healdsburg on the 4<sup>th</sup> day of November, 2019 and PASSED and APPROVED on the 2<sup>nd</sup> day of December, 2019 at a regular meeting, by the following vote:

AYES: Councilmembers: (5) Gold, McCaffery, Mitchell, Naujokas and Mayor Hagele

NOES: Councilmembers: (0) None

ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

APPROVED:



\_\_\_\_\_  
David L. Hagele, Mayor

ATTEST:



\_\_\_\_\_  
Stephanie A. Williams, City Clerk