

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



January 10, 2011

Linda Collister, Fire Marshal  
Healdsburg Fire Department  
City of Healdsburg  
601 Healdsburg Avenue  
Healdsburg, CA 95448

Dear Ms. Collister:

This letter is to acknowledge receipt on December 17, 2010 of the City of Healdsburg submittal pertaining to Ordinance No. 1103 with findings and is acceptable for filing. Per Health and Safety Code Section 17958.8 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

  
Jane Taylor  
Senior Architect

cc: Chron  
Local Filings



**HEALDSBURG  
FIRE DEPARTMENT**

601 Healdsburg Avenue  
Healdsburg, CA 95448

(707) 431-3360  
FAX (707) 431-3146

December 14, 2010

Building Standards Commission  
2525 Natomas Park Drive, Ste. 130  
Sacramento CA 95833

Dear Sir or Madam;

Pursuant to CH&SC Sections 13869.7(a) and 17958.7 (a), enclosed you will find a certified copy of City Ordinance 1103, adopting the 2009 Edition of the International Fire Code and the 2010 Edition of the California Fire Code (including findings) for your records.

If you have any questions about this letter or the content of the Ordinance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Collister". The signature is fluid and cursive.

Linda Collister,  
Fire Marshal

RECEIVED  
2010 DEC 17 A 9:57  
CALIFORNIA BUILDING  
STANDARDS COMMISSION

CITY OF HEALDSBURG

ORDINANCE NO. 1103

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG ADOPTING, BY REFERENCE THE 2009 EDITION OF THE INTERNATIONAL FIRE CODE, THE 2010 EDITION OF THE CALIFORNIA FIRE CODE, CALIFORNIA CODE OF REGULATIONS, TITLE – 24, PART 9 AND THE CALIFORNIA BUILDING STANDARDS REPRINTED IN THE CALIFORNIA FIRE CODE, BY AMENDING TITLE 15, CHAPTER 15.08 AND VARIOUS OTHER SECTIONS OF CHAPTER 15.08 OF THE HEALDSBURG FIRE CODE, AND MAKING CHANGES TO THE CALIFORNIA FIRE CODE AS ADOPTED TO PROVIDE FOR REGULATIONS PERTAINING TO FIRE PROTECTION ON-SITE, HAZARDOUS MATERIALS, PROVIDING FOR THE ISSUANCE OF PERMITS, DECLARING VIOLATIONS OF SAID CODE AND REGULATIONS ADOPTED THERE UNDER A MISDEMEANOR PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH

The City Council of the City of Healdsburg does ordain as follows:

**SECTION 1. OLD CODES REPEALED**

Ordinance 1062 and associated sections of the City of Healdsburg Municipal Code are hereby repealed in their 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, geologic 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:

- 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. GEOLOGIC: 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, geologic 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, geologic 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.

Furthermore, California Health & Safety Code (CH&SC) Section 17958.7 requires that the modification or change to which findings refer be expressly marked and identified. Therefore, the following table provides code sections that will be modified by this ordinance which are building standards as defined in CH&SC Section 18909, and the associated referenced conditions for modification due to local climatic, geologic and topographical conditions.

<u>Section Number</u>	<u>Local Climatic, Geologic and Topographical Conditions</u>
102.3	a, b, c
102.7.1	a, b, c
104.3	a, b, c
104.11.4	a, b, c
105.2	a, b, c
109.3	a, b, c
111.4	a, b, c
503.1.1	a, b, c
503.2.1	a, b, c
503.2.3	a, b, c
503.2.4	a, b, c
503.2.6	a, b, c
503.2.6.1	a, b, c
503.2.6.2	a, b, c
503.2.7	a, b, c
503.4	a, b, c
505.1	a, b, c
505.1.1	a, b, c
505.1.2	a, c

506.1	a, b
507.5	a, b, c
507.5.1	a, b, c
510.1	b, c
510.3 is deleted	b, c
605.11	a, b, c
901.7.7	a, b
903.2	a, b, c
903.2.19	a, b, c
903.2.19.1	a, b, c
903.2.19.2	a, b, c
903.2.19.3	a, b, c
903.2.19.4	a, b, c
903.2.19.5	a, b, c
903.2.19.6	a, b, c
903.3	a, b, c
903.3.1	a, b, c
903.3.7	a, b, c
903.4	a, b, c
903.4.1	a, b
903.4.2	a, b
905.3.1	a, b, c
905.9 Exception 2 is deleted.	a, b, c
907.2.8.1	a, b
2701.5.3	a, b
2703.3.1	a, b, c
3301.1	a, b, c
4902.1	a, b, c
4906.2	a, b, c
4907	a, b, c
4907.1	a, b, c
Appendix Ch. B105.1	a, b
Appendix Ch B105.2	a, b
Table C105.1 f	a, b
Table C105.1 g	a, b
Appendix Ch. D103.2	a, b
Appendix Ch. D103.3	a, b
Appendix Ch. D103.4	a, b, c
Appendix Ch. D103.4.1	a, b, c
Appendix Ch. D103.4.2	a, b, c
Table D103.4	a, b, c
Appendix Ch. D103.6	a, b
Appendix Ch. D104.2	a, b
Appendix Ch. D106.1	a, b
Appendix Ch. D107.1	a, b

**SECTION 3. CODE ADOPTED**

A new Section Title 15, Chapter 15.08.010 is added as follows:

There is hereby adopted as an ordinance of the City, the California Fire Code, 2010 edition, all chapters, Appendix Chapters, 4, A, B, C, D, E, F, G, H, I and J as filed with the City Clerk, which Code is adopted by reference as though fully set forth herein.

**SECTION 4. CODE AMENDMENTS**

A new Section Title 15, Chapter 15.08 “Code Amendments” is added as follows:

**Title 15, Chapter 15.08** Amendments to the 2010 California Fire Code.

Section 102.3 is amended to read as follows:

**102.3 Change of use or occupancy.**

No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code, the California Building Code as adopted by the City of Healdsburg City Council (City Council), and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code the California Building Code as adopted by the City Council, and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Subsection 102.7.1 is added to read as follows:

**102.7.1 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.

Section 104.3 is amended to read as follows:

**104.3 Right of Entry.**

- (a). The Fire Chief or his authorized representative in the performance of duties herein prescribed, shall have the right to enter upon and into any and all premises under his jurisdiction, at all reasonable hours for the purpose of inspecting the same to determine whether or not the provisions of this code and all applicable laws or ordinances pertaining to the protection of persons and property from fire, explosion or exposure to hazardous

materials are observed therein. Provided, however, that an inspection warrant, issued pursuant to Title 13, Part 3 of the Code of Civil Procedure be first secured where entry is refused, except in an emergency situation. No owner, occupant or any other person having charge, care or control of any building or premises shall fail or neglect, after proper request is made as herein provided to promptly permit entry therein by the Chief or his authorized representative for the purpose of inspection and examination pursuant to this code. Failure to permit such entry shall constitute a misdemeanor.

- (b). The Fire Chief and his duly authorized representative shall, have the authority to enter any building, or premises for the purpose of extinguishment or controlling any fire, performing rescue operation, investigating the existence of suspected or reported fires, gas leaks or other hazardous conditions or taking any other action necessary in the reasonable performance of their duty.

Subsection 104.11.4 of 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 expresses 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.

Section 105.2 of Appendix Chapter 1 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 Bureau of Fire Prevention or the Unified Program Agency in such form and detail as it shall prescribe. Application for permits shall be accompanied by such plans as required by the Bureau. The City Council may establish fees, by resolution, for permit applications.

Section 109.3 is amended to read as follows:

**109.3 Violation penalties.**

Title 15, Chapter 15.08.060 of the Healdsburg Municipal Code is hereby deleted in its entirety. A new Title 15, Chapter 15.08.060, Violation/Penalty, is added to read as follows:

- (a). Every person who violates any provision of this chapter, including any provision of the California Fire Code as amended, shall be guilty of a misdemeanor, punishable by a fine of

not more than \$1,000.00 and/or by imprisonment for up to six (6) months. A person is guilty of a separate offense for each day during which he/she commits, or continues or permits a violation of said Code, or each time he/she disobeys a valid order of a firefighter or enforcement officer.

- (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 ordinance No. 985 as that ordinance 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.

Section 111.4 is amended to read as follows:

**111.4 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 for a fine as determined by the City of Healdsburg Municipal Code or State law.

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 this chapter and City standards.

Subsection 503.2.1 is amended to read as follows:

**503.2.1 Dimensions.**

Fire apparatus access roads serving four or more structures (minor/major subdivision) shall have an unobstructed width from curb to curb that is consistent with the Healdsburg Public Works Department Street and Right of Way Standards (not less than 50 feet on an Arterial and Industrial streets, 40 feet on a Major Collector street, 30 feet on a Residential street, and 25 feet on a Hillside street) or shall be in accordance with any specific plan adopted by the Healdsburg City Council. Driveways serving three or fewer structures may have the following widths: Three structures, 16 feet; two structures, 12 feet; and one structure, 10 feet. In areas designated as Moderate, High or Very High Fire Severity Zones by the CDF Director or as a High Fire Hazard Severity Zone or greater in the Healdsburg General Plan, access roads shall have a flammable 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.

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 Public Works Director.

Subsection 503.2.4 is amended to read as follows:

**503.2.4 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.

Subsection 503.2.6 is amended to read as follows:

**503.2.6 Bridges and elevated surfaces.**

Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State Highway and Transportation Officials (AASHTO) HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

Subsection 503.2.6.1 is amended to read as follows:

**503.2.6.1 Evaluation.**

All existing private bridges and elevated surfaces shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for the purposes of safety and weight rating, and the vehicle load limits shall be posted at both entrances to bridges. These evaluations shall be performed at the direction of the fire code official.

Subsection 503.2.6.2 is amended to read as follows:

**503.2.6.2 Bridge maintenance.**

All new and existing private bridges and elevated structures providing emergency access shall be routinely evaluated and maintained in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation," First Edition, 2008, published by the American Association of State Highway and Transportation Officials; or other approved standard.

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.

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.

Section 505.1 is amended to read as follows:

**505.1 Address identification.**

New buildings and tenant spaces shall have approved illuminated address numbers or building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be in contrasting color with their background. Address numbers shall be Arabic numerals or alphabetical letters. Where it is impractical to install illuminated numbers due to long driveways or other circumstances, approved reflective numbers with those properties listed above may be installed at the intersection of the driveway and road fronting the parcel. For existing properties, any additions, alterations or other work requiring a permit with a valuation over \$20,000, approved numbers or addresses shall be installed.

Subsection 505.1.1 is added to read as follows:

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

Numbers for one and two- family dwellings shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure.

Subsection 505.1.2 is added to read as follows:

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

Numbers for other than one and two-family dwellings shall be a minimum of 12 inches high with a minimum stroke width of 1 inch. Suite numbers for other than one and two-family dwellings shall be a minimum of six 6” inches high and 0.5 inches stroke.

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

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.

Section 507.5 is amended to read as follows:

**507.5 Fire hydrant systems.**

Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C as amended.

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 150 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.

Subsection 507.5.1 Exception is deleted.

Section 510.1 is added to read as follows:

**510.1 Emergency responder radio coverage in buildings.**

All buildings shall have approved radio coverage for emergency responders within the building. The system shall comply with this section and the Fire Department Standard for Emergency Responder Radio Coverage Systems.

Section 510.1 Exception 1 is deleted.

Section 510.3 is deleted.

Subsection 605.11 is added to read as follows:

**605.11 Solar photovoltaic power systems.**

“Photovoltaic power systems shall be installed in accordance with the requirements of the California Building Code as amended, California Residential Code, California Electrical Code, California Fire Code as amended and “City of Healdsburg Fire Department Standard for installation of Photovoltaic Power Systems.”

Subsection 901.7.7 is added to read as follows:

**901.7.7 Problematic and unreliable fire alarms.**

The chief may determine a fire alarm to be unreliable upon receipt of more than four (4) false alarms within a twelve-month period. Upon making such a finding, the chief may order the following:

1. For any nuisance alarm where the system is not restored, the chief may require the system owner to provide standby personnel or take such other measures, as the chief deems appropriate. Persons or activities required by the chief shall remain in place until a fire department approved fire alarm maintenance firm certifies in writing to the chief that the alarm system has been restored to a reliable condition. The chief may require such tests, as he deems necessary to demonstrate the adequacy of the system.
2. Upon the fifth (5th) and sixth (6th) nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$150.00, plus the cost of fire engine response, for each occurrence.
3. Upon the seventh (7th) and eighth (8th) nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$300.00, plus the cost of fire engine response.
4. Upon the ninth (9th) and following nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$500.00, plus the cost of fire engine response, for each occurrence.

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 as described in this section. Additional local requirements are described in Section 903.2.19 and may supersede the following requirements. The most restrictive requirement shall apply.

Section 903.2.19 is added to read as follows:

**903.2.19 Local fire sprinkler system requirements.**

Subsection 903.2.19.1 is added to read as follows:

**903.2.19.1 System requirements.**

An automatic sprinkler system shall be installed and maintained in all newly constructed buildings.

**Exceptions:**

1. Detached Group U occupancies 1000 sq. ft. or less. Agricultural buildings and private riding arenas as approved by the fire or building code official.
2. Detached pool houses up to 1000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
3. Detached non-combustible motor vehicle fuel dispensing canopies classified as a Group M occupancy.
4. Detached Car Ports of non-combustible construction with no habitable space above
5. Detached Group B or M occupancies 500 sq. ft or less.

Subsection 903.2.19.2 is added to read as follows:

**903.2.19.2 Additions residential.**

Additions to existing residential buildings that increase the square feet by 50% or more of the existing floor area shall meet the requirements for new construction. All additions to residential buildings with an existing approved automatic sprinkler system shall be required to extend the sprinkler system into the addition.

Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building.

Subsection 903.2.19.3 is added to read as follows:

**903.2.19.3 Additions commercial.**

Additions to existing commercial buildings that increase square footage by 25% or greater shall meet the requirements for a newly constructed building. All additions to commercial buildings with an existing approved automatic sprinkler system shall be required to extend the sprinklers into the addition.

Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building.

Subsection 903.2.19.4 is added to read as follows:

**903.2.19.4 Remodel alteration or repairs.**

For remodels, alterations or repairs to an existing building involving demolition, removal or repair of more than 50% of the structure, the building shall meet the requirements for a newly constructed building. For purposes of this section, the “50%” threshold shall be applied if it involves the removal, or demolition of more than 50% of the exterior weight-bearing walls.

Exception: Alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act.

Subsection 903.2.19.5 is added to read as follows:

**903.2.19.5 Changes of occupancy.**

Any change of occupancy when the proposed new occupancy classification, as determined by the fire code official is more hazardous based on fire and life safety risk including the conversion of residential buildings to condominiums shall require the building to meet the requirements for a newly constructed building.

Subsection 903.2.19.6 is added to read as follows:

**903.2.19.6 Elevation of existing buildings.**

An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to: three or more stories, or more than 35 feet in height, from grade to the exposed roof.

Exceptions: An automatic fire-extinguishing system need not be provided when the area above 35 feet is provided for aesthetic purposes only and is a non-habitable space.

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 City Standards.

Subsections 903.3.1 is amended as follows:

**903.3.1 Design criteria.**

Fire sprinkler systems installed in buildings of an undetermined use shall be designed and installed to have a design density of .33 gallons per minute per square foot over a minimum design area of

3000 square feet. Where a subsequent occupancy change requires a system with greater capacity, it shall be the building owner's responsibility to upgrade the system to the required density.

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.

Section 903.4 is amended to read as follows:

**903.4 Sprinkler system monitoring and alarms.**

Except for Group R, Division 3 Occupancies, all valves controlling the water supply for automatic sprinkler systems, and associated pumps, tanks, water levels and water flow switches shall be electronically supervised.

Subsection 903.4.1 is amended to read as follows:

**903.4.1 Signals.**

Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or when approved by the fire code official, shall sound an audible alarm at a constantly attended location.

Subsection 903.4.2 is amended to read as follows:

**903.4.2 Alarms.**

Every fire alarm system installed for the purpose of evacuation, including those systems activated solely by fire sprinkler systems shall be designed so that all occupants of the building shall be notified audibly and visually.

Subsection 905.3.1 is amended to read as follows:

**905.3.1 Building height.**

Standpipes shall be installed in buildings three stories or more in height, with approved outlets on each floor above or below grade and the roof. Said outlets may be connected to the building's fire sprinkler system.

Section 905.9 Exception 2 is deleted.

Subsection 907.2.8.1 Exception 2.2 is amended to read as follows:

**907.2.8.1 Manual fire alarm system.**

2.2 Notification devices installed in the common areas serving the residential units shall operate upon sprinkler water flow or manual station activation.

Section 2701.5.3 is added to read as follows:

**2701.5.3 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.

Subsection 2703.3.1 is amended to read as follows:

**2703.3.1 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 2703.1.1.1 through 2703.3.1.4.

Subsection 3301.1.1 is added to read as follows:

**3301.1.1 Prohibition of fireworks.**

The manufacturing, possession, storage, sale, use and handling of all fireworks including State Fire Marshal approved Safe and Sane are prohibited.

Exception: Those fireworks used as part of a public display conducted by a State licensed Pyrotechnician and under the auspices of a permit issued by the Fire Department.

Section 4902.1 is amended to read as follows:

**Wildland-Urban Interface Fire Area** is a geographical area located within any Moderate, High or Very High Fire Severity Zone as recommended by the CDF Director pursuant to Public Resource Code Sections 4201—4204 and Government Code Sections 51175—51189 or in a High Fire Severity Zone as identified by the Healdsburg General Plan.

Section 4906.2 is amended to read as follows:

**4906.2 Application.**

3. Land in Moderate, High or Very High Fire Severity Zone as designated by the CDF Director or in a High Fire Severity Zone as identified by the Healdsburg General Plan.

Section 4907 is amended to read as follows:

**4907 Defensible Space**

**4907.1 General.**

Buildings and structures located within any Moderate, High or Very High Fire Severity Zone as designated by the CDF Director or in a High Fire Severity Zone as identified by the Healdsburg General Plan shall maintain a defensible space as outlined in Government Code 51175-51189 and the fire department's "Construction and Defensible Space Standard within Designated Fire Severity Zones" document.

Section B105.1 of Appendix B is amended to read as follows:

**Section B105.1 One and two family dwellings.**

The minimum fire-flow requirements for one and two family dwellings having a fire-flow calculation area, which does not exceed 3,600 square feet, shall be 1,500 gallons per minute. Fire flow and flow duration for dwellings having a fire flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1.

Section B105.2 of Appendix B is amended to read as follows:

**Section B105.2 Buildings other than one- and two-family dwellings.**

The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

**Exception:** A reduction in required fire flow of up to 50 percent, as approved is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with other sections of this code. The resulting fire flow shall not be less than 1500 gallons per minute for the prescribed duration as specified in Table B105.1.

Table C105.1 of Appendix C, Footnotes f & g are added to read as follows:

**Table C105.1 Footnote f:**

For commercial, industrial and multifamily residential buildings, average spacing shall be no greater than 300 feet.

**Table C105.1 Footnote g:**

Fire hydrants shall be located within 50 feet of the FDC, or as approved by the fire code official.

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

**D103.2 Grade.**

Fire apparatus access roads shall not exceed 15 percent in grade.

**Exception:** Grades steeper than 15 percent and less than 20 percent as approved by the fire code official.

Section D103.3 is amended to read as follows:

**D103.3 Turning radius.**

The minimum turning radius shall be determined by the fire code official or as approved by local standards.

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

**D103.4 Dead end roads.**

D103.4.1 Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with the local agency requirements for public streets or as approved by local standards.

Section D103.4.2 is amended to read as follows:

D 103.4.2 The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road shall not exceed the cumulative lengths according to Table D 103.4, regardless of the number of parcels served. All lengths shall be measured from where the edge of the roadway intersects with the nearest through street. Where parcels are zoned 5 acres or larger, turnouts shall be provided at a maximum of 1320 foot intervals. Each dead-end road shall have a turnaround constructed at its terminus within 50 feet of proposed buildings that meet fire department standards.

Table D103.4 is amended to read as follows:

**Table D103.4**

<b>Parcel Size</b>	<b>Max Allowable Length</b>
Parcels zoned for less than one acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1320 feet
Parcels zoned for 5 acres to 19.99 acres	2640 feet
Parcels zoned for 20 acres or larger	5280 feet

Section D103.6 of Appendix D 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 that meet department standards.

Section D104.2 of Appendix D is amended to delete the Exception and read as follows:

**D104.2 Buildings exceeding 62,000 square feet in area.**

Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Section D106.1 of Appendix D is amended to delete the Exception and read as follows:

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

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

Section D106.2 of Appendix D is deleted.

Section D107.1 of Appendix D is amended to delete the Exception and read as follows:

**D107.1 One- or two-family dwelling residential developments.**

Projects having more than 50 dwelling units shall be provided with two separate and approved fire apparatus access roads.

**SECTION 5. COMPLIANCE WITH THE 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 passage and its provisions shall become applicable on January 1, 2011. 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 1<sup>st</sup> day of November, 2010, and PASSED and APPROVED on the 15<sup>th</sup> day of November, 2010, by the following vote:

AYES: Councilmembers: (4) Chambers, Plass, Ziedrich and Mayor Wood

NOES: Councilmembers: (0) None

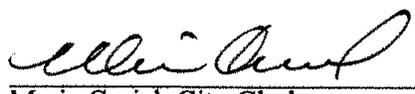
ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

  
\_\_\_\_\_  
James D. Wood, Mayor

ATTEST:

  
\_\_\_\_\_  
Maria Curiel, City Clerk

Dated: November 19, 2010

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



August 8, 2011

Ron Bendorff, Interim Planning & Building Director  
Planning & Building Department  
City of Healdsburg  
401 Grove Street  
Healdsburg, CA 95448

Dear Mr. Bendorff:

This letter is to acknowledge receipt on January 6, 2011 of the City of Healdsburg submittal pertaining to Ordinance Nos. 1101 and 1102 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

  
Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings



## Planning & Building Department

401 Grove Street  
(physical location is 435 Allan Court)  
Healdsburg, CA 95448

Phone (707) 431-3346  
Fax (707) 431-2710

January 3, 2011

Building Standards Commission  
2525 Natomas Park Drive, Ste. 130  
Sacramento CA 95833

Dear Sir or Madam;

Pursuant to Department of Housing and Community Development Information Bulletin 2010-03 dated December 7, 2010, enclosed please find copies of City Ordinances 1101 and 1102, adopting by reference Part 11 of the 2010 California Building Standards Code and Title 24 of the California Code of Regulations, respectively, for your records.

If you have any questions about this letter or the content of the Ordinances, please do not hesitate to contact me.

Sincerely,

Ron Bendorff  
Interim Planning & Building Director

Enclosures

Cc: Scott Ward, Building Official

2011 JAN -6 A 11:09  
CITY OF HEALDSBURG  
PLANNING & BUILDING  
STANDARDS COMMISSION

CITY OF HEALDSBURG

ORDINANCE NO. 1101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG REPEALING ORDINANCE NO. 1079 AND RESOLUTIONS 60-2009 AND 61-2009, AND AMENDING HEALDSBURG MUNICIPAL CODE TITLE 15, BUILDING CODES CHAPTER 15.16 GREEN BUILDING PROGRAM BY ADOPTING BY REFERENCE PART 11 OF THE 2010 CALIFORNIA BUILDING STANDARDS CODE AND AMENDMENTS THERETO

WHEREAS, the City of Healdsburg Municipal Code contains provisions that govern construction within the City; and

WHEREAS, these regulations are amended from time to time to reflect changing conditions; and

WHEREAS, on November 17, 2008, the City Council adopted a Framework for Implementation of the Healdsburg Green City Program to promote environmentally-sound practices, develop green and sustainable alternatives, and reduce greenhouse gas emissions. The Framework calls for the development of a mechanism to ensure that residential and commercial building and remodeling projects meet agreed-upon green building standards; and

WHEREAS, the 2010 California Green Building Standards Code will become mandatory on January 1, 2011; and

WHEREAS, the adoption of the 2010 California Green Building Standards Code is an opportunity to provide the development community with regional consistency for green building measures and standards; and

WHEREAS, the proposed ordinance will provide green building construction and energy efficiency requirements for residential and non-residential building and remodeling projects; and

WHEREAS, the proposed ordinance was introduced at a regular meeting of the City Council on November 1, 2010, at which time the City Council set a date for public hearing to receive comments on the proposed code adoption and amendment; and

WHEREAS, after required publication and notice, the City Council held a public hearing on November 15, 2010, and at such hearing considered the proposed ordinance, all public comments received both before and during the hearing, the presentation by staff and all pertinent documents, including the staff report dated November 15, 2010.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HEALDSBURG DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1. FINDINGS**

The City Council hereby finds as follows:

1. The City of Healdsburg recognizes its responsibility to promote and implement practices that protect the quality of the air, water and other natural resources and to minimize human impacts on local and worldwide ecosystems.
  
2. The City Council of the City of Healdsburg ("City") finds that, in order to best protect the health, safety and welfare of the citizens of the City, the standards of building within the City must conform to state law except where local conditions warrant more restrictive regulations. Pursuant to Section 17958 of the California Health and Safety Code, the governing body of the City may adopt changes or modifications to the 2010 California Building Efficiency Standards and the State Building Standards Code (Title 24 of the California Code of Regulations) that are reasonably necessary because of local climatic, geographical or topographical conditions. Based on the materials presented and by the recommendation of the Building Official, the City Council further finds that it is necessary to include certain remodels and additions to existing residential and non-residential structures within the scope of the California Green Building Standards Code. Under the provisions of Section 17958.5 of the California Health and Safety Code, the City Council explicitly finds that the following local conditions exist to justify the adoption of the proposed amendments.
  - a. It is important that the built environment, to the extent possible, minimize the effects of contributing to greenhouse gases in the atmosphere. By adoption of Resolution No. 84-2005, the City Council has established climate protection targets to reduce greenhouse gas emissions produced community wide by 25 percent below 1990 levels by 2015 and to reduce greenhouse gas emissions produced by internal municipal operations by 20 percent from 2000 levels by 2010. The City Council has adopted other resolutions establishing the need to reduce greenhouse gas emissions to improve local climatic conditions, including Resolution No. 78-2002 (Endorsing the Aims and Objectives of the Cities for Climate Protection Campaign) and Resolution 141-2008 (Approving Development of a Regional Climate Protection Coordination Plan and the Initial Framework for Implementation).  
In 2006, the State enacted the California Global Warming Solutions Act of 2006, which added Section 38501 et seq. to the California Health and Safety Code. This legislation required, among other actions, that the State Air Resources Board adopt regulations which will reduce statewide greenhouse gas emissions to 1990 levels by the year 2020.  
Utilizing green practices such as sustainable manufacturing processes, higher equipment and mechanical system efficiencies, and use of renewable energy will

help to curb greenhouse gas emissions within the City. In addition, the use of recycled content, reclaimed materials, and rapidly renewable wood products and the reuse of construction waste will help provide sustainable use of our natural resources. Construction and demolition waste management measures reduce waste generation, protect the local environment from pollutants, and reduce the emission of gases that contribute to the greenhouse effect that affects the City.

- b. The Healdsburg area is prone to extended periods of drought, hot weather and mandatory summer water conservation measures due to limits on water supply. Many scientists believe that the greenhouse effect, as caused by greenhouse gas emissions, will cause an increased likelihood of drought or significant rain events that may reduce local water supplies or cause local flooding. Reducing water usage through water-efficient landscaping, irrigation measures and building practices will help reduce the impact to the city's water supplies. Implementation of energy-efficient measures for solar water heating, pipe insulation, and heat traps in buildings will reduce heat loss due to hot water storage and distribution as well as the waste of potable water while waiting for hot water to reach the point of use.

As a result of the findings, as set forth in this section, those additional requirements as specified in the amendment to the adopting ordinance supplementing and amending the code herein are considered necessary.

## **SECTION 2. EXISTING CODES REPEALED**

Chapter 15.16 of the Healdsburg Municipal Code is hereby repealed in its entirety.

## **SECTION 3. RESOLUTIONS REPEALED**

Resolutions 60-2009-and 61-2009 are hereby repealed in their entirety.

## **SECTION 4. CODES ADOPTED**

Part 11 of Title 24, California Code of Regulations, "2010 California Green Building Standards Code", is hereby adopted, not including however, Appendix A4 or Appendix A5 of said Code.

## **SECTION 5. CODE AMENDED**

Chapter 1, "Administration", Section 101.3, "Scope", of the California Green Buildings Standards Code is amended to read as follows:

The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structures including the following:

Residential construction

- Construction of single-family, secondary and multi-family dwellings.
- Additions to dwellings of 500 square feet or more of conditioned space.
- Construction of and additions to residential accessory structures of 500 square feet or more of conditioned space.
- Conversion of 500 square feet or more of unconditioned space in an existing dwelling to conditioned space.
- Reconstruction of residential buildings of any size.

Non-residential construction, which includes commercial, industrial and public projects

- Construction of non-residential buildings
- Additions of 5,000 square feet or more of conditioned space to non-residential buildings.
- Conversion of 5,000 square feet or more of unconditioned non-residential space to conditioned space.
- Reconstruction of non-residential buildings containing 5,000 square feet or more.

**SECTION 6. 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 7. 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 8. EFFECTIVE DATE AND PUBLICATION**

This ordinance of the City of Healdsburg shall be effective thirty (30) days after the date of its passage and its provisions shall become applicable on January 1, 2010. 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 1<sup>st</sup> day of November, 2010, and PASSED and APPROVED on the 15<sup>th</sup> day of November, 2010, by the following vote:

AYES: Councilmembers: (4) Chambers, Plass, Ziedrich and Mayor Wood

NOES: Councilmembers: (0) None

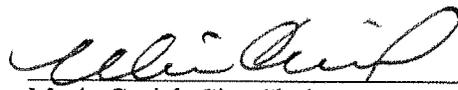
ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

ATTEST:

  
\_\_\_\_\_  
James D. Wood, Mayor

  
\_\_\_\_\_  
Maria Curiel, City Clerk

Dated: November 19, 2010

CITY OF HEALDSBURG

ORDINANCE NO. 1102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEALDSBURG REPEALING ORDINANCE NO. 1061 AND ADOPTING BY REFERENCE THE 2010 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, AS ADOPTED BY THE STATE BUILDING STANDARDS COMMISSION, WHICH INCLUDES ADOPTION OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA RESIDENTIAL CODE, 2010 EDITIONS AS PROMULGATED AND PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, WITH CERTAIN APPENDICES AND STANDARDS, THE CALIFORNIA PLUMBING CODE AND THE CALIFORNIA MECHANICAL CODE, 2010 EDITIONS, WITH APPENDICES MANDATED BY THE STATE OF CALIFORNIA AND STANDARDS PROMULGATED AND PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS; CALIFORNIA ELECTRICAL CODE, 2010 EDITION, WITH APPENDICES MANDATED BY THE STATE OF CALIFORNIA AND STANDARDS, AS PROMULGATED AND PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION

The City Council of the City of Healdsburg does ordain as follows:

**SECTION 1. OLD CODES REPEALED**

Chapter 15.04 of the Healdsburg Municipal Code is hereby repealed in its entirety.

**SECTION 2. FINDINGS**

The City Council of the City of Healdsburg finds that, in order to best protect the health, safety and welfare of the citizens of the City of Healdsburg, the standards of building within the city must conform with state law except where local conditions warrant more restrictive regulations.

Pursuant to Section 17958 of the California Health and Safety Code, the governing body of the City of Healdsburg, in its ordinance adopting the State Building Standards Code and uniform industry codes, may establish amendments which are more restrictive in nature than those adopted by the State of California commonly referred to as Title 24 of the California Code of Regulations. Based on the materials presented and by the recommendation of the building official, the City Council further finds that it is necessary to make the procedural and administrative modifications to the California Building Standards Code and to adopt or not adopt certain appendices to the Code. Under the provisions of Section 17958.5 of the California Health and Safety Code, local amendments shall be based on climatic, geographical and topographical conditions. As such, the City Council finds that the following local conditions exist:

- A. **Climate.** The City, on an 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, erosion and contributes to slope instability. 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 response time for fire fighting 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 a wildland-urban interface, creating a hazardous fire condition. 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. Geographical.** 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 a possibility of earthquake-induced landslides. Fire is often the major form of damage resulting from earthquakes. Most earthquake-induced fires start because of damage to gas lines, power lines or heat producing appliances. 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 and the Russian River and divided by a railroad right-of-way. The railroad, river and freeway all create barriers, which obstruct traffic patterns and delay the 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 per minute. This wide variation causes major problems to development as well as to fire suppression efforts. The hilly terrain contributes to drainage, erosion and slope instability problems for development.

### **Summary**

Because of the conditions stated above, the Healdsburg Planning & Building Department must modify and amend certain portions of the California Building Standards Code to ensure that minimum construction requirements, standards and practices are in place to protect the life and safety of the citizens of the City of Healdsburg. Because of the conditions above, the Department has determined that it is necessary to mitigate the potential damage caused by earthquakes, erosion, lot to lot drainage and slope instability to protect the life and safety of the citizens and to ensure the structural stability of new development.

As a result of the findings, as set forth in this section, which identify various climatic, geographical and topographical elements, those additional requirements as specified in the amendments to the adopting ordinance supplementing and amending the codes herein, are

considered necessary and reasonable modifications and do not lessen, diminish or change the standards set forth within the California Building Standards Code except as authorized by law.

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.

<b><u>Chapter or section no.</u></b>	<b><u>Local climactic, geographical or topographical conditions</u></b>
CRC Chapter 1, section 1.8.7.1 is amended	A, B, C
CRC Chapter 1, section 1.8.7.3 is amended	A, B, C
CRC Division II, section R103 is deleted	A, B, C
CRC Division II, section R105.2 item 1 is amended	A, B, C
CRC Division II, a new section 105.5.1 is added	A, B, C
CRC Division II, section R105.3.2 is amended	A, B, C
CRC Division II, section R108 is amended	A, B, C
CRC Division II, section R108.5 is amended	A, B, C
CRC Chapter 2, section 202 New definition is added	A, B, C
CRC Chapter 3, section 308.4 is amended	A, B, C
CRC section R313.2 has been amended	A, B, C
CRC section R313.2.1.1 is added	A, B, C
CRC section 313.2.2 is added	A, B, C
CRC section 313.2.3 is added	A, B, C
CRC section R908 is added	A, B, C
CRC Chapter 4, section R404 is amended	A, B, C
CRC Appendix Chapter G	A, B, C
CBC Chapter 1, section 1.8.8.1 is amended	A, B, C
CBC Chapter 1, section 1.8.8.3 is amended	A, B, C
CBC Division II, section 103 is deleted	A, B, C
CBC Division II, section 105.3 is amended	A, B, C
CBC Division II, section 105.5 is amended	A, B, C
CBC Division II, section 105.5.1 is added	A, B, C
CBC Division II, section 1093 is amended	A, B, C
CBC section 202 Definitions: New definitions added.	A, B, C
CBC section 501.2.1 is added.	A, B, C
CBC section 501.2 is amended	A, B, C
CBC section 505.2.2 is added	A, B, C
CBC section 505.1.2 is added	A, B, C
CBC section 702A is amended	A, B, C
CBC section 705A.2.1 is added	A, B, C
CBC section 903.2 is amended	A, B, C
CBC section 903.2.19 is added	A, B, C
CBC section 903.2.19.1 is added	A, B, C
CBC section 903.2.19.2 is added	A, B, C
CBC section 903.2.19.3 is added	A, B, C
CBC section 903.2.19.4 is added	A, B, C
CBC section 903.2.19.5 is added	A, B, C
CBC section 903.2.19.6 is added	A, B, C

CBC sections 903.3 is amended	A, B, C
CBC sections 903.3.1 is amended	A, B, C
CBC section 903.3.7 is amended	A, B, C
CBC section 903.4 is amended	A, B, C
CBC section 903.4.1 is amended	A, B
CBC section 903.4.2 is amended	A, B
CBC section 905.3.1 is amended	A, B, C
CBC section 905.9 Exception 2 is deleted.	A, B, C
CBC section 907.2.8.1 Exception 2.2 is amended	A, B, C
CBC section 1511 is added	A, B, C
CBC section 1503.4.4 is added.	A, B, C
CBC section 2901.2 is added	A, B, C
CBC section 2901.3 is added	A, B, C
CBC Table 29-A is added	A, B, C
CBC Appendix Chapter J, a new section J104.1.1 is added	A, B, C

**SECTION 3 CODES ADOPTED AND AMENDED**

**Chapter 15.04, "Construction Codes" is hereby adopted, to read as follows:**

Sections:

- 15.04.010 Codes Adopted
- 15.04.020 California Residential Code amendments
- 15.04.030 California Building Code amendments
- 15.04.040 Violations – Penalty

**15.04.010 Codes adopted**

Pursuant to Section 50022.2 of the California Government Code, the following codes are adopted by reference as defined herein and as adopted and amended by the State Building Standards Commission under Title 24, including the amendments listed in this ordinance which are made pursuant to the findings of fact set forth in the adopting ordinance:

- A. The California Building Code 2010 Edition including, Division II as amended, including Appendix Chapter J as amended, promulgated and published by the International Code Council;
- B. The California Residential Code 2010 Edition including, Division II as amended, including Appendix Chapter G, promulgated and published by the International Code Council;
- C. The California Plumbing Code, 2010 Edition, with appendices mandated by the state, and standards promulgated and published by the International Association of Plumbing and Mechanical Officials;
- D. The California Mechanical Code, 2010 Edition, with appendices mandated by the state, and standards promulgated and published by the International Association of Plumbing and Mechanical Officials; and
- E. The California Electrical Code, 2010 Edition, with appendices mandated by the state, and

standards as promulgated and published by the National Fire Protection Association.

**15.04.020 California Residential Code Amendments**

CRC Chapter 1, section 108.7.1 is amended to add the following: *“The local appeals board and housing appeals board shall be established by section 21-3 of City of Healdsburg Ordinance No. 985 and City of Healdsburg Resolution No. 82-2002.”*

CRC Chapter 1, section 108.7.3 is amended to add the following: *“The appellant shall complete the ‘City of Healdsburg Request for Hearing’ form and pay an appeals processing fee of \$150. The appellant shall attach a written statement describing the circumstances of the appeal and include any evidence that he/she would like presented at the hearing. The Building Official shall schedule the appeal for the next available Planning Commission meeting.”*

CRC Division II, section R103 is deleted.

CRC Division II, section R105.2 item 1 is amended to add the following: *“One-story detached accessory structures used as tools and storage sheds, playhouses and similar uses, whose floor area is less than 120 square feet that contain plumbing or electrical installations are not exempt from permits.”*

CRC Division II, section R105.3.2 is amended to add the following: *“The building official is authorized to grant, in writing, not more than three extensions of time, for periods not more than 90 days each.”*

CRC Division II, section R105.3.1.1 is deleted.

CRC Division I, section R105.5 is amended to read: *“Permits will expire by limitation if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. A permit is considered suspended or abandoned if the work authorized has not received an inspection and inspection sign off or correction notice within 180 days of permit issuance or the previous inspection. Failure to receive an inspection and inspection sign off or correction list will result in the permit being declared expired.”*

CRC Division II, a new section 105.5.1 is added to read: ***Expiration and Reinstatement of Permits*** *“Permits will expire by limitation if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. A permit is considered suspended or abandoned if the work authorized has not received an inspection and inspection sign off or correction notice within 180 days of permit issuance or the previous inspection. Failure to receive an inspection and inspection sign off or correction list will result in the permit being declared expired per CBC Appendix Chapter 1, section 105.5.*

*Expired permits shall be reinstated prior to any inspections. Reinstatement fees for expired building permits are to be as follows:*

*The applicant will be sent a letter advising that the permit is expired and that a reinstatement fee of 20 percent of the original permit fees or a minimum reinstatement fee of \$95.00 whichever is greater must be paid to activate the permit. If the original fee of the permit being reinstated is less than \$95.00, the original permit fee will be charged.*

*If after 30 days from the date of the original letter a second request for reinstatement letter will be sent advising that if after 30 days from the second letter, the permit is not reinstated, the reinstatement fees will be 40 percent of the original permit fee or a minimum reinstatement fee of \$95.00 whichever is greater.*

*In no case shall the reinstatement fee exceed the amount of the original permit fee. Plan check fees, geotechnical peer review deposits and SMIP fees are not to be included when determining the reinstatement fee.”*

CRC Division II, section R108 is amended to include the following: *“At the discretion of the building official, a building permit valuation may also be calculated by using the most current issue of Building Valuation Data offered by the International Code Council. Due to Healdsburg’s proximity to the San Francisco Bay Area and the complexity of residential and commercial construction in Sonoma County, a modifier of 1.25% shall be used.”*

CRC Division II, section R108.5 is amended to add the following: *“A minimum administrative fee of twenty percent (20%) shall be assessed for all refunds. The building official may authorize refunding any fee paid hereunder that was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any plan reviewing is done.”*

CRC section R202 New definition is added: ***“NEW CONSTRUCTION:*** *For the purpose of enforcing the provisions of the California Fire Code, California Building Code and the California Residential Code any work, addition to, remodel, repair, renovation, alteration of any building(s) or structure(s) may be defined as “New Construction” when 50 percent or more of the exterior weight-bearing walls are removed or demolished.”*

CRC section R308.4 is amended to add the following item: *9. Windows adjacent to the seating in a built-in window seat.*

CRC R313.2 has been amended to read as follows:

*An automatic sprinkler system shall be installed and maintained in all newly constructed buildings throughout.*

***Exceptions:***

- 1. Detached Group U occupancies 1000 sq. ft. or less. Agricultural buildings and private riding arenas as approved by the fire or building code official.*

2. *Detached pool houses up to 1000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.*
3. *Detached Car Ports of non-combustible construction with no habitable space above*

CRC section R313.2.1.1 is added to read as follows: *Group S occupancy located on private residential zoned parcels shall be designed to NFPA 13D as approved by the Fire Code Official.*

CRC section 313.2.2 is added to read as follows: ***Additions-Residential.*** *Additions to existing residential buildings that increase the square footage by 50% or greater shall meet the requirements for a newly constructed building. All additions to residential buildings with an existing approved automatic sprinkler system shall be required to extend the sprinkler system into the addition per section R313.2*

*Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building.*

CRC section R313.2.3 is added to read as follows: ***Remodels, Alterations, or Repairs.*** *For remodels, alterations or repairs to an existing building involving demolition, removal or repair of more than 50% of the structure, the building shall meet the requirements for a newly constructed building. For purposes of this section the "50%" threshold shall be applied if it involves the removal or demolition of more than 50% of the exterior weight-bearing walls.*

*Exception: Alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act.*

CRC section R908 is added as follows: ***R908.1 Solar photovoltaic panels/modules.***

*Roof Mounted photovoltaic panels/modules shall comply with the requirements of the California Building Code as amended, California Electrical Code, the California Fire Code as amended and the "City of Healdsburg Fire Department Standard for installation of Photovoltaic Power Systems."*

CRC Chapter 4, section R404 is amended to add the following: *Concrete and masonry foundation walls and retaining walls with a height over four feet measured from the bottom of the footing shall be designed by a California licensed architect or engineer. Where applicable, the design parameters in this chapter may be used.*

CRC Appendix Chapter G is adopted.

#### **15.04.030 California Building Code Amendments**

CBC Chapter 1, section 1.8.8.1 is amended to add the following: *"The local appeals board and housing appeals board shall be established by section 21-3 of City of Healdsburg Ordinance No. 985 and City of Healdsburg Resolution No. 82-2002."*

CBC Chapter 1, section 1.8.8.3 is amended to add the following: *"The appellant must fill out the 'City of Healdsburg Request for hearing' form and pay an appeals processing fee of \$150. The*

*appellant shall attach a written statement describing the circumstances of the appeal and include any evidence that he/she would like presented at the hearing. The Building Official will schedule the appeal for the next available Planning Commission meeting.”*

CBC Division II, section 103 is deleted

CBC Division II, a new section 105.5.1 is added to read: ***Expiration and Reinstatement of Permits*** “*Permits will expire by limitation if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. A permit is considered suspended or abandoned if the work authorized has not received an inspection and inspection sign off or correction notice within 180 days of permit issuance or the previous inspection. Failure to receive an inspection and inspection sign off or correction list will result in the permit being declared expired per CBC Appendix Chapter 1, section 105.5.*

*Expired permits shall be reinstated prior to any inspections. Reinstatement fees for expired building permits are to be as follows:*

*The applicant will be sent a letter advising that the permit is expired and that a reinstatement fee of 20 percent of the original permit fees or a minimum reinstatement fee of \$95.00 whichever is greater must be paid to activate the permit. If the original fee of the permit being reinstated is less than \$95.00, the original permit fee will be charged.*

*If after 30 days from the date of the original letter a second request for reinstatement letter will be sent advising that if after 30 days from the second letter, the permit is not reinstated, the reinstatement fees will be 40 percent of the original permit fee or a minimum reinstatement fee of \$95.00 whichever is greater.*

*In no case shall the reinstatement fee exceed the amount of the original permit fee. Plan check fees, geotechnical peer review deposits and SMIP fees are not to be included when determining the reinstatement fee.”*

CBC Division II, section 105.2 item 1 is amended to add the following: “*One-story detached accessory structures used as tools and storage sheds, playhouses and similar uses, whose floor area is less than 120 square feet that contain plumbing or electrical installations are not exempt from permits.*”

CBC Division II, section 105.3.2 is amended to add the following: “*The building official is authorized to grant, in writing, not more than three extensions of time, for periods not more than 90 days each.*”

CBC Division II, section 105.5 is amended to read: “*Permits will expire by limitation if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. A permit is considered suspended or abandoned if the work authorized has not received an inspection and inspection sign off or correction notice within 180 days of permit issuance or the previous inspection. Failure to receive an inspection and inspection sign off or correction list will result in the permit being declared expired.”*

*CBC Division II, section 109.3 is amended to include the following: "At the discretion of the building official, a building permit valuation may also be calculated by using the most current issue of Building Valuation Data offered by the International Code Council. Due to Healdsburg's proximity to the San Francisco Bay Area and the complexity of residential and commercial construction in Sonoma County, a modifier of 1.25% shall be used."*

*CBC section 202 Definitions: New definition is added: "**NEW CONSTRUCTION:** For the purpose of enforcing the provisions of the California Fire Code, California Building Code and the California Residential Code any work, addition to, remodel, repair, renovation, alteration of any building(s) or structure(s) may be defined as "New Construction" when 50 percent or more of the exterior weight-bearing walls are removed or demolished."*

*CBC Appendix Chapter 1, a new section 105.5.1 is added to read: "Permits will expire by limitation if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. A permit is considered suspended or abandoned if the work authorized has not received an inspection and inspection sign off or correction notice within 180 days of permit issuance or the previous inspection. Failure to receive an inspection and inspection sign off or correction list will result in the permit being declared expired per CBC Appendix Chapter 1, section 105.5.*

*Expired permits shall be reinstated prior to any inspections. Reinstatement fees for expired building permits are to be as follows: 20 percent of the original permit fees or a minimum reinstatement fee of \$95.00, whichever is greater. Plan check fees, geotechnical peer review deposits and SMIP fees are not to be included when determining the 20 percent."*

*CBC Appendix Chapter 1, section 108.3 is amended to include the following: "At the discretion of the building official, a building permit valuation may also be calculated by using the "April 2002 Building Valuation Data offered by Building Standards. The value of construction contained in the April 2002 Building Valuation Data offered by Building Standards may be increased annually at a rate not to exceed the Consumer Price Index (CPI) for California as reported annually by the State of California Department of Employment Development Department. Due to Healdsburg's proximity to the San Francisco Bay Area and the complexity of residential and commercial construction in Sonoma County, a modifier of 1.25% shall be used."*

*CBC Appendix Chapter 1, section 108.6 is amended to read as follows: "The building official may authorize refunding any fee paid hereunder that was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.*

*The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any plan reviewing is done."*

*CBC section 501.2 is amended to read as follows: New buildings and tenant spaces shall have approved illuminated address numbers or building numbers or approved building identification*

*placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be in contrasting color with their background. Address numbers shall be Arabic numerals or alphabetical letters. Where it is impractical to install illuminated numbers due to long driveways or other circumstances, approved reflective numbers with those properties listed above may be installed at the intersection of the driveway and road fronting the parcel. For existing properties, any additions, alterations or other work requiring a permit with a valuation over \$20,000, approved numbers or addresses shall be installed.*

CBC section 505.2.1 is added to read as follows: *Numbers for one and two- family dwellings shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure.*

CBC section 505.2.2 is added to read as follows: *Numbers for other than one and two-family dwellings shall be a minimum of 12 inches high with a minimum stroke width of 1 inch. Suite numbers for other than one and two-family dwellings shall be a minimum of 6 inches high and 0.5 inches stroke.*

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

CBC section 702A is amended to read as follows: *Wildland-Urban Interface Fire Area is a geographical area located within any Moderate, High or Very High Fire Severity Zone as recommended by the CDF Director pursuant to Public Resource Code Sections 4201—4204 and Government Code Sections 51175—51189 or in a High Fire Severity Zone as identified by the Healdsburg General Plan.*

CBC section 705A.2.1 is added to read as follows: *Roof covering of any structure within or within 1000 feet of any Moderate, High or Very High Fire Hazard severity zone as designated by the CDF Director or in a High Fire Severity Zone or greater as identified by the Healdsburg General Plan shall have a Class A rating. Existing structures that have 25% or more of the roof area re-roofed within a one year period shall meet the requirements of this section. The minimum rating for any roof covering in other areas shall be of Class B.*

CBC section 903.2 paragraph number one is amended to read as follows: *Approved automatic sprinkler systems in new buildings and structures shall be provided as described in this section. Additional local requirements are described in Section 903.2.19 and may supersede the following requirements. The most restrictive requirement shall apply.*

CBC section 903.2.19.1 is added to read as follows: *An automatic sprinkler system shall be installed and maintained in all newly constructed buildings.*

**Exceptions:**

- 1. Detached Group U occupancies 1000 sq. ft. or less. Agricultural buildings and private riding arenas as approved by the fire or building code official.*
- 2. Detached pool houses up to 1000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.*

3. *Detached non-combustible motor vehicle fuel dispensing canopies classified as a Group M occupancy.*
4. *Detached Car Ports of non-combustible construction with no habitable space above*
5. *Detached Group B or M occupancies 500 sq. ft or less.*

CBC section 903.2.19.2 is added to read as follows: *Additions to existing residential buildings that increase the square feet by 50% or more of the existing floor area shall meet the requirements for new construction. All additions to residential buildings with an existing approved automatic sprinkler system shall be required to extend the sprinkler system into the addition. Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building.*

CBC section 903.2.19.3 is added to read as follows: *Additions to existing commercial buildings that increase square footage by 25% or greater shall meet the requirements for a newly constructed building. All additions to commercial buildings with an existing approved automatic sprinkler system shall be required to extend the sprinklers into the addition.*

*Additions to existing Group R, Division 1 occupancies that result in additional guest rooms or dwelling units shall meet the requirements for a newly constructed building.*

CBC section 903.2.19.4 is added to read as follows: ***Remodels, alterations, or repairs.*** *For remodels, alterations or repairs to an existing building involving demolition, removal or repair of more than 50% of the structure, the building shall meet the requirements for a newly constructed building. For purposes of this section the "50%" threshold shall be applied if it involves the removal, or demolition of more than 50% of the exterior weight-bearing walls.*

***Exception:*** *Alterations or additions made solely for the purpose of complying with the Americans with Disabilities Act.*

CBC section 903.2.19.5 is added to read as follows: *Any change of occupancy when the proposed new occupancy classification, as determined by the fire code official is more hazardous based on fire and life safety risk including the conversion of residential buildings to condominiums shall require the building to meet the requirements for a newly constructed building.*

CBC section 903.2.19.6 is added to read as follows: *An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to: three or more stories, or more than 35 feet in height, from grade to the exposed roof.*

***Exceptions:*** *An automatic fire-extinguishing system need not be provided when the area above 35 feet is provided for aesthetic purposes only and is a non-habitable space.*

CBC sections 903.3 is amended as follows: *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 City Standards.*

CBC sections 903.3.1 is amended as follows: *Fire sprinkler systems installed in buildings of an undetermined use shall be designed and installed to have a design density of .33 gallons per minute per square foot over a minimum design area of 3000 square feet. Where a subsequent occupancy change requires a system with greater capacity, it shall be the building owner's responsibility to upgrade the system to the required density.*

CBC section 903.3.7 is amended to read as follows: *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.*

CBC section 903.4 is amended to read as follows: *Except for Group R, Division 3 Occupancies, all valves controlling the water supply for automatic sprinkler systems, and associated pumps, tanks, water levels and water flow switches shall be electronically supervised.*

CBC section 903.4.1 is amended to read as follows: *Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or when approved by the fire code official, shall sound an audible alarm at a constantly attended location.*

CBC section 903.4.2 is amended to read as follows: *Every fire alarm system installed for the purpose of evacuation, including those systems activated solely by fire sprinkler systems shall be designed so that all occupants of the building shall be notified audibly and visually.*

CBC section 905.3.1 is amended to read as follows: *Standpipes shall be installed in buildings three stories or more in height, with approved outlets on each floor above or below grade and the roof. Said outlets may be connected to the building's fire sprinkler system.*

CBC section 905.9 Exception 2 is deleted.

CBC section 907.2.8.1 Exception 2.2 is amended to read as follows: *Notification devices installed in the common areas serving the residential units shall operate upon sprinkler water flow or manual station activation.*

CBC section 1512 is added to read as follows: *Roof Mounted photovoltaic panels/modules shall comply with the requirements of the California Electrical Code, the California Fire Code as amended and "City of Healdsburg Fire Department Standard for installation of Photovoltaic Power Systems."*

CBC section 1503.4.1 is added to read: *"Lot to lot drainage is prohibited. Exception: Lot to lot drainage is permitted providing that there is a drainage easement on file with the Sonoma County Recorder's Office or a common drainage facility is installed as part of a subdivision improvement plan."*

CBC section 2901.2 is added to read: *“In compliance with California Building Code Appendix Chapter 1-A, section 104.10, the building official may use Table 29-A as an alternative to the minimum number of plumbing fixtures required by California Plumbing Code Table 4-3.”*

CBC section 2901.3 is added to read: *“Each building shall be provided with sanitary facilities, including provisions for accessibility in accordance with Chapter 11A and 11B. Plumbing fixtures shall be provided for the type of building occupancy with the minimum numbers as shown in Table 29-A. The number of fixtures may be the minimum required as shown in Table 29-A and are assumed to be based on 50 percent male and 50 percent female. The occupant load factors shall be as shown in Table 1004.1.1.”*

CBC Table 29-A is added.

**TABLE 29-A MINIMUM PLUMBING FIXTURES**<sup>1,2,3</sup>

TYPE OF BUILDING OR OCCUPANCY <sup>4</sup>	WATER CLOSETS <sup>5</sup> (fixtures per person)		LAVATORIES <sup>6</sup> (fixtures per person)		BATHTUB OR SHOWER (fixtures per person)
	MALE	FEMALE	MALE	FEMALE	
For the occupancies listed below, use 30 square feet (2.78m <sup>2</sup> ) per occupant for the minimum number of plumbing fixtures.					
<u>Group A</u> Conference rooms, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages and similar uses including restaurants classified as Group B Occupancies	1:1-25 2:26-75 3:76-125 4:126-200 5:201-300 6:301-400 Over 400, add one fixture for each additional 200 males or 150 females.	1:1-25 2:26-75 3:76-125 4:126-200 5:201-300 6:301-400	one for each water closet up to four; then one for each two additional water closets.		None Required
For the assembly occupancies listed below, use the number of fixed seating or, where no fixed seating is provided, use 15 square feet (1.39m <sup>2</sup> ) per occupant for the minimum number of plumbing fixtures.					
Assembly places--- Auditoriums, convention halls, dance floors, lodge rooms, stadiums and casinos	1:1-50 2:51-100 3:101-150 4:151-300	3:1-50 4:51-100 6:101-200 8:201-	1:1-200 2:201-400 3:401-750	1:1-200 2:201-400 3:401-750	None required

	400 Over 300 males, add one fixture for each additional 200, and over 400 females add one for each 125.	Over 750, add one fixture for each additional 500 persons.	
For the assembly occupancies listed below, use the number of fixed seating or, where no fixed seating is provided, use 30 square feet (2.29m <sup>2</sup> ) per occupant for the minimum number of plumbing fixtures.			
Worship places Principal assembly area Worship places Educational and activity unit	1 per 150    1 per 75 1 per 125    1 per 75	one per two water closets	None required
For the occupancies listed below, use 200 square feet (18058m <sup>2</sup> ) per occupant for the minimum number of plumbing fixtures.			
<u>Group B</u> Offices or public buildings	1:1-15    1:1-15 2:16-35    2:16-35 3:36-55    3:36-55 Over 55, add one for each 50 persons	one per two water closets	None required
For the occupancies listed below, use 50 square feet (4.65m <sup>2</sup> ) per occupant for the minimum number of plumbing fixtures.			
<u>Group E</u> Schools – for staff use All schools  School – for student use Day care  Elementary Secondary	1:1-15    1:1-15 2:16-35    2:16-35 3:36-55    3:36-55 Over 55, add one fixture for each additional 40 persons. 1:1-20    1:1-20 2:21-50    2:21-50 Over 50, add one fixture for each additional 50 persons. 1 per 30    1 per 25 1 per 40    1 per 30	one per 40 one per 40  1:1-25    1:1-25 2:26-50    2:26-50 Over 50, add one fixture for each additional 50 persons. 1 per 35    1 per 35 1 per 40    1 per 40	None required
For the occupancies listed below, use 50 square feet (4.65m <sup>2</sup> ) per occupant for the minimum number of plumbing fixtures.			
<i>Education Facilities other than Group E</i>  Others (colleges, universities, adult centers, etc.)	one per 40 one per 30	one per 40 one per 40	None required

<p><u>Group F</u> Workshop, foundries and similar establishments, and Group H Occupancies</p>	<p>1:1-10 1:1-10 2:11-25 2:11-25 3:26-50 3:26-50 4:51-75 4:51-75 5:76-100 5:76-100 Over 100, add one fixture for each additional 30 persons.</p>	<p>one for each two water closets</p>	<p>one shower for each 15 persons exposed to excessive heat or to skin contamination with irritating materials</p>
<p>For the occupancies listed below, use the designated application and 200 square feet (18.58m<sup>2</sup>) per occupant of the general use area of the minimum number of plumbing fixtures.</p>			
<p><u>Group I</u> Hospital waiting rooms Hospital general use areas</p>	<p>one per room (usable by either sex) 1:1-15 1:1-15 2:16-35 3:16-35 3:36-55 4:36-55 Over 55, add one fixture for each additional 40 persons</p>	<p>one per room one per each two water closets</p>	<p><b>None required</b></p>
<p>Hospitals Patient room Ward room</p>	<p>one per room one per eight patients</p>	<p>one per room one per 10 patients</p>	<p>one per room one per 20 patients</p>
<p>Jails and reformatories Cells Exercise room</p>	<p>one per cell one per exercise room</p>	<p>one per cell one per exercise room</p>	
<p>Other institutions (on each occupied floor)</p>	<p>one per 25 one per 25</p>	<p>one per 10 one per 10</p>	<p>one per eight</p>
<p>For the occupancies listed below, use 200 square feet (18.58m<sup>2</sup>) per occupant for the minimum number of plumbing fixtures.</p>			
<p><u>Group M</u> Retail or wholesale stores</p>	<p>1:1-50 1:1-50 2:51-100 2:51-100 3:101-400 3:101-200 4:201-300 5:301-400 Over 400, add one fixture for each additional 500 males and one for each 150 females.</p>	<p>one for each two water closets</p>	<p><b>None required</b></p>
<p>For Group R Occupancies, dwelling units and hotel guest rooms, use the chart. For congregate residences, use 200 square feet (18.58m<sup>2</sup>) for Group R, Division 1 Occupancies and 300 square feet (27.87m<sup>2</sup>) for Group R, Division 3 Occupancies for the minimum plumbing fixtures.</p>			

<u>Group R</u>			
Dwelling units	one per dwelling unit	one per dwelling unit	one per dwelling unit
Hotel guest rooms	one per guest room	one per guest room	one per guest room
Congregate residences	one per 10 one per 8 Add one fixture for each additional 25 males and one for each additional 20 females.	1 per 12    1 per 12 Over 12, add one fixture for each additional 20 males and one for each additional 15 females	one per eight For females, add one bathtub per 30. Over 150, add one per 20.
For the occupancies listed below, use 5,000 square feet (464.5m <sup>2</sup> ) per occupant for the minimum number of plumbing fixtures.			
<u>Group S</u>			
Warehouses	1:1-10    1:1-10 2:11-25    2:11-25 3:26-50    3:26-50 4:51-75    4:51-75 5:76-100    5:76-100  Over 100, add one for each 300 males and females.	One per 40 occupants for each sex	One shower for each 15 persons exposed to excessive heat or to skin contamination with poisonous, infections or irritating materials

NOTE: Occupant loads over 30 shall have one drinking fountain for each 150 occupants.

<sup>1</sup>The figures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction thereof.

<sup>2</sup>Drinking fountains shall not be installed in toilet rooms.

<sup>3</sup>When the design occupant load is less than 10 persons, a facility usable by either sex may be approved by the building official.

<sup>4</sup>Any category not mentioned specifically or about which there are any questions shall be classified by the building official and included in the category which it most nearly resembles, based on the expected use of the plumbing facilities.

<sup>5</sup>Where urinals are provided, one water closet less than the number specified may be provided for each urinal installed, except the number of water closets in such cases shall not be reduced to less than one half of the minimum specified.

<sup>6</sup>Twenty-four inches (610mm) of wash sink or 18 inches (457mm) of a circular basin, when provided with water outlets for such space, shall be considered equivalent to one lavatory.

CBC Appendix J, a new section J104.1.1 is added to read:

**GRADING PERMIT REQUIREMENTS**

**Grading Designation.** Grading in excess of 5,000 cubic yards (3825 m<sup>3</sup>) shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as “engineered grading.” Grading involving less than 5,000 cubic yards (3825 m<sup>3</sup>) shall be designated “regular grading” unless the permittee chooses to have the grading

*performed as engineered grading, or the building official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.*

***Engineered Grading Requirements.*** *Application for a grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the building official.*

*Specifications shall contain information covering construction and material requirements.*

*Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that the work will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the work, the name and address of the owner, and the person by whom they were prepared.*

*The plans shall include the following information:*

- 1. General vicinity of the proposed site.*
- 2. Property limits and accurate contours of existing ground and details of terrain and area drainage.*
- 3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.*
- 4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains.*
- 5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4572 mm) of the property or that may be affected by the proposed grading operations.*
- 6. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the building official, specific recommendations contained in the soils engineering report and the engineering geology report, that are applicable to grading, may be included by reference.*
- 7. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.*

***Regular Grading Requirements.*** *Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work to be performed. The*

*plans shall give the location of the work, the name of the owner and the name of the person who prepared the plan. The plan shall include the following information:*

- 1. General vicinity of the proposed site.*
- 2. Limiting dimensions and depth of cut and fill.*
- 3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4572 mm) of the proposed grading.*

*The building official may require that grading operations and project designs be modified if delays occur that subsequently experience weather-generated problems not considered at the time the permit was issued. The building official may require professional inspection and testing by the soils engineer. When the building official has cause to believe that geologic factors may be involved, the grading will be required to conform to engineered grading.*

#### **15.04.040 Violations/Penalty**

A. Every person who violates any provision of this chapter shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000.00 and/or imprisonment of up to six (6) months. A person is guilty of a separate offense for each day during which he/she commits, or continues or permits a violation of this chapter, or each time he/she disobeys a valid order of an enforcement officer.

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 Ordinance No. 985 as that ordinance 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.

#### **SECTION 4. 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 5. 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 6. EFFECTIVE DATE AND PUBLICATION**

This ordinance of the City of Healdsburg shall be effective thirty (30) days after the date of its passage and its provisions shall become applicable on January 1, 2010. 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 1<sup>st</sup> day of November, 2010, and PASSED and APPROVED on the 15<sup>th</sup> day of November, 2010, by the following vote:

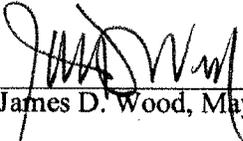
AYES: Councilmembers: (4) Chambers, Plass, Ziedrich and Mayor Wood

NOES: Councilmembers: (0) None

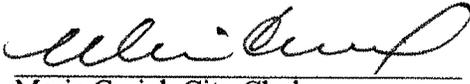
ABSENT: Councilmembers: (0) None

ABSTAINING: Councilmembers: (0) None

SO ORDERED:

  
\_\_\_\_\_  
James D. Wood, Mayor

ATTEST:

  
\_\_\_\_\_  
Maria Curiel, City Clerk

Dated: November 19, 2010