

**BUILDING STANDARDS COMMISSION**

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



February 15, 2011

Tina Christiansen, Community Development Director  
City of Solana Beach  
635 S. Highway 101  
Solana Beach, CA 92075-2215

Dear Ms. Christiansen:

This letter is to acknowledge receipt on January 13, 2011 of the City of Solana Beach submittal pertaining to Ordinance No. 428 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,

A handwritten signature in black ink that reads "Enrique M. Rodriguez". The signature is fluid and cursive, with the first name being the most prominent.

Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings



# CITY OF SOLANA BEACH

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January 10, 2011

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

**Subject: Code Amendments for the City of Solana Beach**

To Whom It May Concern,

Enclosed are copies of Ordinances and Amendments to the California Fire Code, shown as Ordinance 428. These amendments, additions or deletions include all sections of the fire code.

If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

Tina Christiansen, AIA  
Community Development Director

858-720-2444

City of Solana Beach  
635 S. Highway 101  
Solana Beach, CA 92075

Cc: Mark Muir, Fire Chief  
Mark Beachamp, Building Official  
Robert Scott, Fire Marshall  
Angela Ivey, City Clerk

2011 JUN 13 A 10:52  
CALIFORNIA BUILDING  
STANDARDS COMMISSION



## ORDINANCE 428

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA AMENDING TITLE 15 OF THE SOLANA BEACH MUNICIPAL CODE ADOPTING THE STATE FIRE AND BUILDING CODES WITH LOCAL AMENDMENTS

**WHEREAS**, Health & Safety Code Section 17958 mandates that the City of Solana Beach shall adopt ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health & Safety Code, Section 17922; and

**WHEREAS**, the State of California is mandated by Health & Safety Code Section 17922 to impose the same requirements as are contained in the 2010 California Fire Code, hereinafter referred to collectively as the Fire Code; and

**WHEREAS**, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2010 California Fire Code, and this code combined with the Solana Beach Fire Department amendments shall be City of Solana Beach Fire Code for the purpose of prescribing regulations in the territory of the County of San Diego and the City of Solana Beach; and

**WHEREAS**, code amendments adopted by the State of California shall take precedence over the 2010 California Fire Code language. The 2010 California Fire Code language shall be used for those code sections not adopted by the State; and

**WHEREAS**, local amendments adopted by the City of Solana Beach Fire Department shall take precedence over both 2010 California Fire Code; and

**WHEREAS**, the City of Solana Beach last revised its building construction codes on April 9, 2008; and

**WHEREAS**, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

**WHEREAS**, Health & Safety Code Section 17958.5 permits the City of Solana Beach to make such changes or modifications to the Codes as are reasonably necessary because of local conditions; and,

**WHEREAS**, Health & Safety Code Section 17958.7 requires that the City of Solana Beach, before making any changes or modifications pursuant to Section 17958.5, make express findings that such changes or modifications are needed due to climatic, geographic, or topographic conditions; and

**WHEREAS**, the City of Solana Beach does find that the city of Solana Beach has certain climatic, geologic, and topographical features that can have a deleterious effect on emergency services such as fire protection and emergency medical services; and

**WHEREAS**, the City of Solana Beach finds that the modifications and changes to the 2010 California Fire Code are reasonably necessary because of the following local climatic, geological, and topographical conditions as identified below; and

**WHEREAS**, certain amendments to the 2010 California Fire Code serve to mitigate to the extent possible said deleterious effects; and

**WHEREAS**, Section 50022.1 through 50022.10, inclusive, of the Government Code and Section 13869 of the Health and Safety Code, provide authority for the adoption by reference of codes, or portion of such codes.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SOLANA BEACH DOES ORDAIN AS FOLLOWS:**

**SECTION 1:** This project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061 (b) 3 in that the adoption of the State mandated building codes as proposed could not cause an adverse impact on the environment.

**SECTION 2:** Chapters 15.04, 15.08, 15.12, 15.16, 15.20 of the Solana Beach Municipal Code are hereby rescinded.

**SECTION 3:** As required by Health and Safety Code section 17958 the City Council of the City of Solana Beach makes express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the City of Solana Beach.

The following matrix lists the City of Solana Beach amendments and the corresponding express findings for the Fire Code. For purposes of the findings for amendments to the Building, Plumbing, Mechanical, Residential and Administrative Codes all of the findings in section 4 apply. Minor editorial changes or typographical corrections to the Fire Code are not shown in these findings. The full texts of the proposed City of Solana Beach amendments are shown in City of Solana Beach Fire Code.

<b>Fire Code Chapters or Sections</b>	<b>FINDING NUMBER(S)</b>
<b>Chapter 2</b> Definitions	All
<b>Chapter 3</b> General Precautions Against fire	All
Section 319.1 and 319.2 Mid-Rise Buildings	A,D,E,F
<b>Chapter 5</b> Fire Service Features	A,B,C & D
Section 503.1.2 Secondary Access	A, B,C,D & E
Section 503.2.1 Dimensions	B,C & D
Section 503.2.3 Surface	B,C,& D
Section 503.2.7 Grade	B, C
Section 503.2.8 Roadway Turnouts	A,B,C,D,E,F
Section 503.4.1 Roadway Design Features	A, B,C & D
Section 503.6. Security Gates	B, C
Section 507.5.1.1A Required Installation	All
<b>Chapter 9</b> Fire Protection Systems	B,C,D & E
Section 902.1 Life Safety Sprinkler System	B,C, & E
Section 903.2 Where Required	All
Section 903.2.1 Exceptions	All
Section 903.2.1.1 Additions	All
Section 903.2.1.2 Remodels or reconstruction	All
Section 903.3.3 Commercial and Group U	All
Section 903.2.3 Exception for agricultural building	All

Section 903.3 Standpipes	
<b>Chapter 33 Fireworks,</b> Section 3308.1 Fireworks –use, display, disposal, seizure	B, C
<b>Chapters &amp; Sections</b>	<b>FINDING NUMBERS</b>
<b>Chapter 34 Flammable Combustible Liquids</b>	
Section 3405.2.4 Class I, II and III Liquids	All
<b>Appendix Chapter 1 Administration</b>	All
Section 101.5 Validity	All
Section 102.10. 13 Repeal Conflicting Ordinance	All
<b>Chapters &amp; Sections</b>	<b>Finding Numbers</b>
<b>Section 3</b>	
Section 3404.2.9.5 6 .1 Class I & Class II Flammable Liquids	All
Section 3406.2.4.4 Class I & Class II Storage in residential	All
<b>Appendix “B” Fire –Flow Requirements for Buildings</b>	All
<b>Appendix “H” Hazardous Materials Management Plans (No Amendments to appendix)</b>	All

**Section 4:** The City Council hereby makes the following findings concerning the special circumstances and the climatic, topographic and geological conditions that: (a) exist in the City of Solana Beach; (b) increase the exposure of the public to the dangers of fire; (c) could severely restrict the response of emergency services to fire dangers; and (d) can be mitigated by amendments to the international fire and construction codes:

**Finding A**

The City of Solana Beach is bisected by a major transportation corridor (Interstate 5) which traverses in a north/south direction. Interstate 5 is used to transport hazardous materials and is designated by the State of California as an approved route for transporting highly toxic and radioactive materials.

The City of Solana Beach is bisected by a railroad line running north/south. Hazardous materials are transported on the railroad.

Underground pipes run parallel to the railroad line and carry natural gas under high pressure. Underground pipes run in a north/south direction in the eastern portion of the City and carry liquid petroleum under high pressure.

The transport, through the City, of hazardous, toxic and radioactive materials, as well as natural gas and liquid petroleum, on a regular basis, increases the threat of fire ignition and spread. This adds to the fire danger posed by the City's climatic, topographic and geological conditions.

**Finding B**

The City of Solana Beach topography is characterized by many large hillsides. The City's climate promotes the heavy growth of natural vegetation that covers the hillsides and is highly flammable, especially in the dry season. There are numerous areas of wildland-urban interface where structures, especially residences, are in close proximity to that natural vegetation.

The City's climate is characterized by Santa Ana conditions involving dry gusty winds. In summer and fall, the typical weather is hot and dry. In combination, these climatic conditions create an extreme fire danger to the community.

Seasonal winds also have the potential for impeding emergency vehicle access by toppling trees (especially eucalyptus and pine which is a species that is prevalent in the City and susceptible to being felled by winds). As a result of the above conditions, the risk of fire ignition is greater. Also, once a fire is ignited, it is more likely that embers will be blown into the air, increasing the spread of the fire into the community. Therefore, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

### **Finding C**

The City of Solana Beach is situated on the west slope of the coastal foothills that contain drainages, which contribute to flooding within the community.

Because flooding conditions can impede fire service vehicles reaching the site of a fire, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

### **Finding D**

The City of Solana Beach is situated near the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault. A cluster of faults known as the "South Coast Offshore Zone of Deformation" is located off the City's coast. These geologic conditions are capable of generating earthquakes of significant magnitude at any time.

An earthquake may: (1) cause fires; (2) impede emergency vehicles responding to fires; and (3) interrupt the City's water supply which is needed to fight fires.

Because the community is subject to damage from earthquakes, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

### **Finding E**

The City of Solana Beach and Southern California are semi-arid regions and experience water shortages from time to time. Those shortages can have a severely adverse effect on water availability for fire fighting. Fires starting in sprinkled buildings are typically controlled by one to three sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well established structure fires operate at approximately 250 gallons per minute each, and the estimated water needed for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the Uniform Fire Code.

The water estimate for a commercial building is typically greater than that of a residential structure.

Under circumstances such as; lack of water, infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demand needs of residential fire sprinklers would control and extinguish many fires before they spread from building to wildland, or building to building. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

### **Finding F**

Due to the sloping topography and coastal foothills in the City of Solana Beach, the potential exists that new and future development will result in taller buildings on smaller parcels. Defining mid-rise buildings from 75 feet in height to 55 feet modifies the

application of special provisions for these buildings to all occupancies. Because of the need to mitigate the potential danger of mid-rise this change is necessary.

In addition, the limitations of available firefighting equipment, limited availability of human resources in local fire departments, and the necessity to climb vertically up flights of stairs, greatly impacting the response time to reach an incident scene, it is necessary to define the height of mid rise buildings. The reduced height and built in protection will mitigate extended fire department response time and keep incidents manageable.

### **Finding G**

Based upon the circumstances previously described, the protection of persons and property requires the City to adopt standards that are more stringent than those set forth in: (1) the State Building Standards Code Sections 202, 319, 503, 507, 902, 903, 907,3308, 3405, 3406, B, H and Section 3 of the International Fire Code.

SECTION 5:New Chapters 15.04, 15.08, 15.10 15.12, 15.16, 15.20, 15.22 and 15.23 of the Solana Beach Municipal Code are adopted and Chapter 15.32 of the Solana Beach Municipal Code is amended to read as follows:

## **Chapter 15.04 UNIFORM ADMINISTRATIVE CODE**

Sections:

- 15.04.010 Adoption.
- 15.04.020 Section 204 amended.
- 15.04.030 Section 301.1 amended.
- 15.04.035 Section 303(f) added.
- 15.04.040 Section 304 amended.
- 15.04.050 Section 305(b) amended.
- 15.04.060 Section 309(b) amended.
- 15.04.070 Tables 3-A through 3-H deleted.

### **15.04.010 Adoption.**

The Uniform Administrative Code, 1997 Edition, copyrighted by the International Conference of Building Officials, is adopted by reference subject to the amendments set forth in this chapter. The provisions of this chapter shall apply to Chapters 15.08, 15.12, 15.16, 15.20, 15.22, 15.23 and 15.24 SBMC. (Ord. 172 § 1, Exh. A, 1993; Ord. 102 Exh. A, 1989; Ord. 42 § 1, 1987; 1987 Code § 11.04.010)

### **15.04.020 Section 204 amended.**

Section 204 of the Uniform Administrative Code is amended to read as follows:

Sec. 204. BUILDING CONSTRUCTION APPEALS BOARD. The City Council shall serve as the Appeals Board to hear appeals of any code interpretation by the City Building Official.

(Ord. 172 § 1, Exh. A, 1993; Ord. 102 Exh. A, 1989; Ord. 42 § 1, 1987; 1987 Code § 11.04.020)

**15.04.030 Section 301.1 amended.**

Section 301.1 of the Uniform Administrative Code, 1997 Edition, is amended by adding the following:

Permits shall not be issued for construction on a site until the Director of Community Development, or his designee, determines that all other development permits or approvals required by this code or city ordinance have been issued, and that all site preparation, grading or public improvement work has been satisfactorily completed to allow building permits to be issued, and so notifies the Building Official in writing.

Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

(Ord. 172 § 1, Exh. A, 1993; Ord. 102 Exh. A, 1989; Ord. 42 § 1, 1987; 1987 Code § 11.04.030)

**15.04.035 Section 303.6 added.**

Section 303(f) of the Uniform Administrative Code is added to read as follows:

303.6 Progress of work and call for inspections.

1. The provisions of this subparagraph 1 shall apply to building permits issued for single family residential structures or accessory structures on lots zoned for single family dwellings. All work under a building permit shall be completed and the call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued; provided, however, that all exterior work shall be completed and the call for final inspection of the exterior work shall be made not more than 12 months from the date that the permit was first issued. Upon written request of permittee, or the owner where the permittee is not the owner, the building official with the written consent of the City Manager, may one time extend the time periods established by this paragraph for a maximum cumulative time of six months if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform construction codes adopted by the City; and (ii) the permittee has diligently done work under the permit, but for good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittee seeking a first time extension request and shall advise the permittee of the regulations relating to second request for time extensions.

2. The provisions of this paragraph 2 shall apply to permits issued for all construction other than construction subject to paragraph 1. above. All work under a building permit shall be completed and call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued. Upon written request of the permittee, or owner where the permittee is not the owner, the building official with the

written consent of the City Manager, may extend the time periods established by this paragraph for a maximum cumulative time period of one year if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform construction codes adopted by reference by the City; and (ii) the permittee has diligently done work under the permit, but for good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittees seeking a first time extension request and shall advise the permittee of the regulations relating to the time extensions.

3. The provisions of this subparagraph 3 shall apply to permits issued for all construction where work pursuant to the permit is undertaken to cure or abate a notice of violation of any city ordinance or state statute, including but not limited to violations resulting from construction commenced without the prior issuance of a permit. All such work shall be completed not less than nine months after the issuance of the permit or within such shorter period of time as may be established by order of an officer or employee authorized to enforce the provision of this code, or the city attorney, as a consequence of code enforcement activity. Extensions of time may be granted by the city council.

4. In addition to the other penalties, a violation by a permittee of the provisions of this subsection (f) shall be grounds for revocation of the permit.

5. In order to recommence work on a project for which the permit has been revoked under the provisions of this subsection (f), the permittee shall submit a new permit application accompanied by new full plan review fees and complete plans and specifications for review by all applicable agencies and/or City departments. Before a new permit can be issued, the permittee shall pay a new full permit fee. Failure to remove the partially completed work shall cause the work to be considered a dangerous building or structure and the City may proceed with abatement of the work as a public nuisance.

6. If a permittee desires more than one extension of the time periods for completion under Subsections (1) and (2) of this Section, the permittee must make a written application to the Community Development Director at least 30 days prior to the expiration of the permit. Such extensions of time may be granted by the City Council at a public meeting. The applicant must provide a 300-foot public notice package to the Planning Department.

(Ord. 258 §§ 1, 2, 1999; Ord. 239 § 1, 1997; Ord. 172 § 1, Exh. A, 1993; Ord. 139 § 1, 1991)

**15.04.040 Section 304 amended.**

A. Section 304.2 of the Uniform Administrative Code is amended to read as follows:

Sec. 304.2 PERMIT FEES. The fee for each permit shall be established by a resolution adopted by the City Council.

The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

B. Section 304.3 of the Uniform Administrative Code is amended to read as follows:

**304.3 PLAN REVIEW FEES.** When a plan or other data is required to be submitted by Section 302.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be established by a resolution adopted by the City Council. The plan review fees for electrical, mechanical and plumbing work shall be set forth in a resolution adopted by the City Council.

Where plans are incomplete or changed so as to require additional plan review and additional plan review fee shall be charged at the rate established by a resolution adopted by the City Council.

C. Section 304.5 of the Uniform Administrative Code is amended to read as follows:

**304.5 INVESTIGATION FEES: WORK WITHOUT A PERMIT**

1. **INVESTIGATION.** Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

2. **FEE.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of either this code or the technical codes nor from any penalty prescribed by law.

D. Section 304 of the Uniform Administrative Code is amended by adding subsection 304.7 to read as follows:

**304.7 PERMIT HISTORY SURVEY FEE.** The fee for conducting a permit history survey for an existing structure or facility shall be established by a resolution adopted by the City Council.

E. Section 304 of the Uniform Administrative Code is amended by adding subsection 304.8 to read as follows:

**304.8 DEMOLITION FEE.** The fee for a permit to demolish a building shall be as established by a resolution adopted by the City Council.

F. Section 304 of the Uniform Administrative Code is amended by adding subsection 304.9 to read as follows:

304.9 EXCEPTIONS: The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fees for filing an application for a building permit pursuant to this Code, unless City building inspection services are requested. If so requested, the regular fee schedules shall apply. (Ord. 172 § 1, Exh. A, 1993; Ord. 102 Exh. A, 1989; Ord. 42 § 1, 1987; 1987 Code § 11.04.040)

**15.04.050 Section 305.2 amended.**

Section 305.2 of the Uniform Administrative Code is amended to read as follows:

**305.2 INSPECTION RECORD CARD.**

1. INSPECTION RECORD CARD. Work requiring a permit shall not be commenced until the permit holder or his agent shall have posted or otherwise made available an inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the building official.

2. CIRCUIT CARDS. A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall be posted or otherwise made available at the service equipment location prior to requesting inspection of rough electrical wiring. Circuit cards furnished by the building official shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used. (Ord. 172 § 1, Exh. A, 1993; Ord. 102 Exh. A, 1989; Ord. 42 § 1, 1987; 1987 Code § 11.04.050)

**15.04.060 Section 309.3 amended.**

Section 309.3 of the Uniform Administrative Code is amended by adding the following:

In lieu of a separate certificate of occupancy the building official may indicate approval on the Inspection Record Card, and the approved signed Inspection Record Card shall serve as a Certificate of Occupancy. (Ord. 172 § 1, Exh. A, 1993; Ord. 102 Exh. A, 1989; Ord. 42 § 1, 1987; 1987 Code § 11.04.060)

**15.04.070 Tables 3-A through 3-H deleted.**

Table Nos. 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G, 3-H of the Uniform Administrative Code are deleted. (Ord. 172 § 1, Exh. A, 1993; Ord. 102 Exh. A, 1989; Ord. 42 § 1, 1987; 1987 Code § 11.04.070)



15.08.040 Appendices C, H and I are adopted. (Ord. 382 § 2, 2008)

### **Chapter 15.10 RESIDENTIAL CODE**

Sections:

- 15.10.010 Adoption
- 15.10.020 Chapter 1 Division II deleted
- 15.10.030 Section R902.1.3 amended
- 15.10.040 Appendix H adopted.

**15.10.010 Adoption of the California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.** There is adopted and incorporated by reference herein as the city residential code for the purpose of prescribing regulations in the City of Solana Beach for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not over three stories above grade and their accessory structures, the 2010 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations a portion of the California Building Standards Code. Except by otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not more than three stories above grade, shall be in conformance with the 2010 California Residential Code which is based on the International Residential Code, 2009 Edition, and the adopted appendix chapters, published by the California Building Standards Commission.

**15.10.020 Chapter 1 ADMINISTRATION, Division II, deleted.** Chapter 1 Administration, Division II of the California Residential Code is hereby deleted.

**15.10.030 Section R902.1.3 amended.** Section R902.1.3 is amended to read as follows: R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within a one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A.

**15.10.040 Appendix H adopted.** Appendix H of the California Residential Code is Adopted.

### **Chapter 15.12 ELECTRICAL CODE**

Sections:

15.12.010 Adoption

**15.12.010 Adoption of the California Electrical Code, Part 3, Title 24 of the California Code of Regulations.**

There is adopted and incorporated by reference herein as the city electrical code for the purpose of prescribing regulations in the city of Solana Beach for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2010 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all installation, alteration or repair of electrical systems within the city of Solana Beach shall be in conformance with California Electrical Code, published by the California Building Standards Commission. (Ord. 382 § 2, 2008)

**Chapter 15.16  
PLUMBING CODE**

Sections:

15.16.010 Adoption

15.16.020 Chapter 1 deleted.

**15.16.010 Adoption of the California Plumbing Code. Part 5. Title 24 of the California Code of Regulations.**

There is adopted and incorporated by reference herein, as the city plumbing code for the purpose of prescribing regulations in the city of Solana Beach for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2010 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq.. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the city of Solana Beach shall be in conformance with 2010 California Plumbing Code and the Uniform Plumbing Code, published by the California Building Standards Commission. (Ord. 382 § 2, 2008)

**15.16.020 Deletions to the California Plumbing Code**

Deletions to the 2010 California Plumbing Code shall be as follows:

15.16.020 Chapter 1 – ADMINISTRATION, Division II Deleted. Chapter 1 – ADMINISTRATION, of the 2010 California Plumbing Code is deleted. (Ord. 382 § 2, 2008)

## **Chapter 15.20 MECHANICAL CODE**

Sections:

- 15.20.010 Adoption.
- 15.20.020 Deletions.

### **15.20.010 Adoption of the California Mechanical Code. Part 4. Title 24 of the California Code of Regulations.**

There is adopted and incorporated by reference herein as the city mechanical code for the purpose of prescribing regulations in the city of Solana Beach for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2010 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq., which is based on the Uniform Mechanical Code, 2009 Edition. Except as otherwise provided by this chapter, all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with the California Mechanical Code and any rules and regulations promulgated pursuant thereto published by the California Building Standards Commission (Ord. 382 § 2, 2008)

### **15.20.020 Deletions to the California Mechanical Code**

Deletions to the 2010 California Mechanical Code shall be as follows:

A. Chapter 1 – ADMINISTRATION, Division II, of the 2010 California Mechanical Code is deleted. (Ord. 382 § 2, 2008)

## **Chapter 15.22 ENERGY CODE**

Sections:

- 15.22.010 Adoption.

### **15.22.010 Adoption of the California Energy Code. Part 6. Title 24 of the California Code of Regulations.**

There is adopted and incorporated by reference herein as the city energy code for the purpose of prescribing regulations in the city of Solana Beach for the conservation of energy the 2010 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this chapter, all construction of buildings where energy will be utilized shall be in conformance with the 2010 California Energy Code and any rules and regulations

promulgated pursuant thereto, published by the California Building Standards Commission (Ord. 382 § 2, 2008)

### **Chapter 15.23 GREEN BUILDING CODE**

Sections:

15.23.010 Adoption

**15.23.010 adoption of the California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations.** There is adopted and incorporated by reference herein as the city green building code for the purpose of improving public health, safety and general welfare by enhance design and construction of buildings through the use of building concepts having a reduced negative impact or a positive environmental impact and encourage sustainable construction practices the California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et. seq. excluding the appendix chapters. Except as otherwise provided by this Chapter the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, shall be in conformance with the 2010 California Green Building Code and any rules and regulations promulgated pursuant thereto as published by the California Building Standards Commission.

### **Chapter 15.32 FIRE CODE**

Sections:

- 15.32.010 Adoption of the California Fire Code.
- 15.32.030 Definitions – Revised
- 15.32.040 Establishment of limits of districts in which storage of flammable or combustible liquids in outside above ground tanks is prohibited.
- 15.32.100 Section 319 Added – Mid-Rise Buildings
- 15.32.110 Section 104.5 Revised – Fees
- 15.32.120 Section 104.5 – Fire fighting cost recovery.
- 15.32.130 Section 104.5 Revised – Enforcement cost recovery.
- 15.32.170 Section 503 – Fire Apparatus Access Roads
- 15.32.190 Section 503.2.8 revised – Fire lane parking restrictions.
- 15.32.200 Section 503.6.4 revised – Security gates.
- 15.32.210 Section 508.5.7 revised – Fire Protection Water Supplies.
- 15.32.220 Section 104.12 added – Response map updates.
- 15.32.230 Section 903.7 revised – General fire extinguishing system requirements.
- 15.32.340 Penalties.Revised
- 15.32.350 Explosives and Fireworks - Added

## **15.32.010 Adoption of California Fire Code.**

### ***Section 1***

That a certain document, three (3) copies of which are on file in the office of the City of Solana Beach Fire Department being marked and designated as the 2010 California Fire Code, including Appendix Chapters; Appendix Chapter 4, Appendix B & H as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Solana Beach, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use, and maintenance of buildings and structures, including that providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Solana Beach Fire Department are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in **Section 2** of this ordinance.

**Chapter 1 Administration** is hereby revised in the Building/Fire Code portion of the California Building Standards Code to read as follows:

### **Section 101.5 City of Solana Beach Validity**

The City Council of the City of Solana Beach hereby declares that should any section, paragraph, sentence or word of this ordinance or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the City Council of the City of Solana Beach that it would have passed all other portions of this ordinance independently of the elimination here from of any such portion as may be declared invalid.

**Section 102.13** Repeal of Conflicting Ordinances, Resolutions or motions is hereby revised in the Building/Fire Code portion of the California Building Standards Code to read as follows:

Section 102.13 REPEAL OF CONFLICTING ORDINANCES, RESOLUTIONS OR MOTIONS All former ordinances, resolutions or motions, or parts thereof, including Ordinance 382 and SBMC 11.04.040 (C), which conflict or are inconsistent with the provisions of this Ordinance or of the Code or standards hereby adopted are hereby repealed. (Ord. 382 § 2, 2008)

### **15.32.030 Definitions.**

Chapter 2 Definitions – Section 202 is hereby amended in the Building/Fire Code portion of the California Building Standards Commission to read as follows:

Fire Hazard is any thing that increases or could create a hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or any thing or act which could obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

Fireworks - is any combustible or explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, firecrackers, torpedoes, sky-rockets, roman candles, Daygo bombs, sparklers, snap caps, poppers or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term "fireworks" shall not include any auto flares, paper caps containing not in excess of an average of twenty-five hundredths of a grain of explosive content per cap and toy pistols, toy canes, toy guns or other devices for use of such caps, the sale and use of which shall be permitted at all times. "Fireworks" shall include snap caps and poppers, regardless of the amount of explosive content included in each device.

Hazardous Fire Area - Any geographic area mapped by the State or local jurisdiction as a very high fire hazard area, or as set forth by the FAHJ that contains the type and condition of vegetation, topography, weather, and structure density to potentially increase the possibility of vegetation conflagration fires shall be considered a hazardous fire area.

Travel Time. The estimated travel time it would take for a responding agency to travel from the fire station to the furthest structure in a proposed development project, determined by measuring the safest, most direct, appropriate and reliable route with consideration given to safe operating speeds for heavy fire apparatus.

"Response Time" is the elapsed time from the fire department's receipt of the first alarm to when the first fire unit arrives at the scene.

Whenever the terms "This Code" and "2010 International Fire Code" are used they shall mean the 2010 California Fire Code as modified by the City of Solana Beach with the deletions, revisions and additions set forth in the amendments.

In addition to the definitions set forth in the California Fire Code as adopted by reference, whenever the following words or phrases are used in this chapter, they shall have the meanings established by this section:

- A. "Chief of fire prevention bureau" means the fire marshal or, if there is none, the chief of the fire department.
- B. "Jurisdiction" means the city of Solana Beach.
- C. "Corporation counsel" means the city attorney of Solana Beach. (Ord. 382 § 2, 2008)

**15.32.040 Establishment of limits in districts in which any storage of flammable or combustible liquids in containers and tanks regardless of location are prohibited.**

Section 3

That the geographic limits referred to in certain sections of the 2010 California Fire Code is hereby established as follows:

Chapter 34 Flammable and Combustible Liquids in the Building/Fire Code portion of the California Building Standards Code to shall read as follows:

Section 3404.2.9.6.1 City of Solana Beach in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): The limits referred to in Section 3404.2.9. 6.1 And 3406.2.4.4 of the 2010 California Fire Code and the 2006 9 International Fire Code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are hereby established as the jurisdictional limits of the City of Solana Beach.

**Chapter 34 Flammable and Combustible Liquids - Section 3405.2.4** of the Building/Fire Code portion of the California Building Standards Code to shall read as follows: Section 3405.2.4 Class I, II and III liquids Exception: 4 is deleted.

EXCEPTIONS:

1. 2000 gallons maximum temporary (six months maximum) above ground tanks meeting UL 2085 for private use on farms, agricultural and rural property, remote construction sites, earth moving projects, gravel pits or borrow pits. Such tanks shall be specially designed, approved and listed, and have features incorporated into their design which mitigates concerns for exposure to heat (two-hour fire resistance), ignition sources and mechanical damage. A fire department permit will be required.

2. Crankcase draining may be stored in specially constructed above ground storage tanks, approved by the Chief, with a maximum capacity of 550 gallons. Such tanks may be located within a building when the Chief deems appropriate, and the container meets the following: specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage.

3. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. In no case shall such storage be permitted in residential or institutional property. All installations require a fire department permit.

4. With the Chief's approval, Class I and II liquids may be stored aboveground tanks inside or outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Class I liquids will be limited to 550 gallons and class II liquids will be limited to 1100 gallons. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. The Chief may disapprove the installation of such containers when in his opinion their use presents a risk to life or property.

5. With the Chief's approval, temporary storage of a maximum 10,000 gallons of Class II liquids may be permitted for a period not to exceed ninety (90) days at remote construction sites, earth moving projects, gravel pits or borrow pits, consistent with 3404 and 3406.

Section 3406.2.4.4 the geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited in residential areas within the City of Solana Beach.

Section 3406.4 The geographic limits in which bulk plants and terminals of flammable and combustible liquids are received are prohibited for the protection of heavily populated and congested areas and is hereby established as jurisdiction limits of the City of Solana Beach.

Section 3804.2 The geographic limits in which the bulk storage of liquefied petroleum gas is prohibited for the protection of heavily populated and congested areas is hereby established as jurisdiction limits of the City of Solana Beach except for areas zoned by the County of San Diego for mixed, general or high impact industrial uses. (Ord. 382 § 2, 2008)

### **15.32.100 Section 319 Revised – Mid-Rise Buildings.**

Section 319 is added to the California Fire Code to read as follows:  
Section 319

#### **Mid-Rise Buildings**

Section 319.1 General. All newly constructed mid-rise buildings, and, or any existing midrise building which undergo a complete structural or non-structural renovation that requires the complete vacancy of the building to complete the renovation shall require

the installation of fire sprinklers and standpipes throughout the building. The renovation of an existing mid-rise building which is less than \$100,000 dollars in cost; which includes any and all work that requires a Building, Mechanical, Electrical, Plumbing or Fire Protections System Permit, will not require the installation of a fire sprinkler or standpipe system. Any change of use in occupancy classification of an existing mid-rise building shall require the installation of fire sprinklers throughout the building and a class I standpipe system, with 2-1/2 inch hose outlets in each stair enclosure and on each floor level. The fire department connection serving the fire sprinkler system and standpipe system shall be interconnected. This section is not intended to require fire sprinkler retrofits for maintenance or improvements of the infrastructure around the structure. Maintenance shall be defined for this section as the normal replacement of existing fixtures. Examples of maintenance work include items such as flooring, plumbing repairs or windows. Improvements required by legislation such as the Americans with Disabilities Act (ADA) do not require fire sprinkler protection under this section.

Nothing in this section shall imply or allow a building height in excess of current City of Solana Beach planning and zoning requirements.

Section 319.1.2 Elevators. At least one elevator cab shall be assigned for fire department use, which shall serve all floors of the building.

(Ord. 382 § 2, 2008)

### **15.32.110 Section Fees**

Section 113 is revised in the California Fire Code to read as follows:

#### **SECTION 113.6 – FEES**

113.6 When any construction project, building, manufacturing process, hazardous occupancy or such similar occurrence present demands on the fire protection service levels that are in excess of those already established and provided by the fire department, and cannot be mitigated by the installation of fire protection appliances or devices, then the owner and/or operator of that entity shall be responsible for costs associated with necessary training and equipment purchases that may be incurred by the fire department to provide an adequate and safe level of emergency response. This level of emergency response will be established by the Fire Chief.

### **15.32.120 Section 114.4 – Fire fighting cost recovery.**

Section 114 is revised in the California Fire Code to read as follows:

#### **SECTION 114 – FIRE FIGHTING COST RECOVERY**

114.1 Where a fire has resulted from failure to comply with fire safety requirements after notice was given, the Chief may recover costs relating to the response, suppression and overhaul of the fire from the responsible party. (Ord. 382 § 2, 2008)

**15.32.130 Section 109 revised – Abatement of Violation-Non-Compliance Penalty.**

Section 109.3.2 is added to the California Fire Code to read as follows:

**Section 109.3.2 –Abatement of Violation-Penalty for Non-Compliance**

109.3.2 4.5 When a person fails to comply with a second notice of correction, notice of violation, or notice to cure, the Chief may impose a fee for the recovery of expenses incurred as a result of activities undertaken pursuant to enforcing the fire prevention provisions of this Code. The penalty for non-compliance shall be determined under Chapter 1.16 SBMC. (Ord. 382 § 2, 2008)

**15.32.150 Section 202 amended – Story.**

Section 202 of the California Fire Code is amended to add the following definition:

STORY also includes basements, garages, cellars, mezzanines or similar structures or uses. The definition of the word STORY differs in that used in the International Building Code. Separate contiguous levels of a building will be considered as separate stories. (Ord. 382 § 2, 2008)

**15.32.170 Section 503 Fire Apparatus Access Roads**

**Chapter 5 - Section 503, Fire Apparatus Access Roads** in the Building/Fire Code portion of the California Building Standards Code shall read as follows:

**Section 503.1.2 Additional Access**

The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

The Chief may require one or more secondary means of access to a project: development or area where he deems that such access is necessary for emergency operations and/or evacuation. The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Parcels zoned for less than 1 acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1,320 feet
Parcels zoned for 5 acres to 19.99 acres	2,640 feet

Parcels zoned for 20 acres or larger 5,280 feet

These requirements may be modified when in the opinion of the Chief conditions warrant. All lengths shall be measured from the edge of the roadway sizes, requiring different length limits, the shortest allowable length shall apply.

Section 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet, except for single-family residential driveways; serving no more than two, single-family dwellings, shall have a minimum of 16 feet of unobstructed improved width.

**EXCEPTION:**

1. Fire access roadways, gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.

Section 503.2.1.1 Road Phasing Policy- Single Family Dwellings The fire access roadway requirement for widening existing improved fire apparatus roadway shall be per TABLE 503.2.1.1A – PHASING POLICY - Fire Apparatus Access and will extend from the property out to the nearest public road.

**TABLE 503.2.1.1A - PHASING POLICY**

**Fire Apparatus Access – Single Family Dwellings**

<b>Number of Parcels</b>	<b>Unobstructed Road width</b>	<b>Roadways Over 600 foot Long</b>	<b>Extend to Nearest Public Road</b>
1-2	16-foot, paved	Turnouts every 400-feet	Yes
3-8	20-foot, paved	Turn-outs every 400-feet	Yes
9 or more	24-foot, paved	Not required	Yes

Existing legal lots that have easement access roadways less than 20 feet Wide that provide primary access to other lots shall record a covenant granting Easement rights for emergency vehicle ingress and egress purposes and shall Relinquish rights to build any building, wall, fence or other structure within 5 Feet of the existing access easement.

Section 503.2.3 Surface: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. and shall be provided with an approved paved surface to provide all-weather driving capabilities.

Section 503.2.7 Grade: Grades exceeding 15.0% (incline or decline) on fire apparatus access roads shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete (PCC), with a deep broom finish perpendicular to the entire direction of travel, or equivalent, to enhance traction the entire length of the grade. The Chief may require additional mitigation measures where he deems appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent) or as approved by the Chief.

Section 503.2.8 Roadway Turnouts: turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

Section 503.3 Marking: When required by the fire code official, approved signs or other approved notices shall be provided for all public and private fire apparatus access roads to identify such roads or prohibit obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions and all private roads serving four or more parcels shall be named. Road name signs shall comply with City of Solana Beach standards.

#### Section 503.4.1 ROADWAY DESIGN FEATURES

Roadway design features (speed bumps, speed humps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed on any fire access roadways, unless they meet design criteria approved by the Chief. (Ord. 382 § 2, 2008)

#### **15.32.190 Section 503.2.8 revised – Fire lane parking restrictions.**

Section 503.2.8 is revised in the California Fire Code to read as follows:

503.2.8 Fire Lanes – No Parking.

503.2.8 No person shall park, stand or leave unattended any vehicles in any fire lane or fire apparatus access road designated and marked according to the provisions of this Section.

503.2.9 The Chief or the Fire Marshal shall have the authority to designate fire lanes or fire apparatus access roads within the City, and to enforce the provisions of this Section. The Chief or the Fire Marshal may designate existing roadways as fire access

roadways consistent with California Vehicle Code Section 22500.1, and 22685 (a) where he/she determines that such designation is necessary to provide adequate emergency apparatus access. (Ord. 382 § 2, 2008)

**15.32.200 Section 503.6.4 revised – Security gates.**

(A)**Sec. 503.6 Security Gates.** No person shall install a security gate or security device across a fire access roadway without the fire code official's approval. All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate. A gate accessing more than four residences or residential lots or a gate accessing hazardous institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.

An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access. An automatic gate serving more than one dwelling or residential lot in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. (Ord. 382 § 2, 2008)

**15.32.210 Section 507 revised – Fire Protection Water Supplies**

In zones other than industrial, commercial and multi-family, fire hydrants shall be installed in accordance with Table No. 507.5.1.1A.

Table No. 507.5.1.1A

TABLE 507.5.1.1A
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Parcels ½ acre and larger:	Every 500 feet to the structure
Parcels less than ½ acre:	Every 350 feet

Section 507.5.1.1.2

In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, and every 300 feet of fire access roadways, regardless of parcel size.

**Chapter 5 Fire Service Features - Section 507.2** is hereby revised in the Building/Fire Code portion of the California Building Standards Code to read as follows:

Section 507.2.2A Water Tanks Table 507.2.2A - Water storage tanks, when permitted by the Chief, shall comply with Table No. 507.2.2A

**WATER STORAGE TANKS**

Table No. 507.2.2A

TABLE NO. 507.2.2A			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
Up to 1,500	250	5,000	20
Over 1,500	250	10,000	40
When exposure distance is one hundred feet (100') or less from adjacent property, Or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.			

1. Tank elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the fire department. Tank size may be increased to serve multiple structures on a single parcel.
  
2. Supply outlet shall be at least 4 inches in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall provide an approved means of controlling water flow.

3. The outlet shall be located along an access roadway and shall not be closer than 50 feet or further than 150 feet from the structure.
4. All exposed tank supply pipes shall be of an alloy or other material listed for above ground use. Adequate support shall be provided.  
(Ord. 382 § 2, 2008)

**15.32.220 Section 104.12 – Response map updates.**

Section 104.12 shall read as follows:

104.12 Response Map Updates. Any new development, project, or request for change of address which necessitates updating of emergency response maps by virtue of new structures, fire hydrants, roadways or similar features, shall be charged a reasonable fee for the updating of all response maps.  
(Ord. 382 § 2, 2008)

**15.32.230 Section 903.7 amended – General fire extinguishing system requirements.**

**Chapter 9 Fire Sprinklers systems** in the Building/Fire Code portion of the California Building Standards Code shall read as follows:

Section 902.1 LIFE SAFETY SPRINKLER SYSTEM shall meet National Fire Protection Association Standards 13-D and 13-R latest addition, and City of Solana Beach installation policies as appropriate.

Section 903.2 Where required. Approved automatic sprinkler system in new building and structures shall be provided in the locations described in this sections 903.2.1 through 903.2.2, and may be required in additions and remodels of existing structures as described in section 903.2.1.1 and 903.2.1.2.

Section 903.2.1. Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a group R fire area. This includes single family dwellings, multi-family dwellings and all residential care facilities licensed for seven or more persons regardless of client age or occupant load.

Section 903.2.1.1 Additions. An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building or when the altered building will exceed a fire flow of 1,500 gallons per minute as calculated per section 507.3. The fire code official may require an automatic sprinkler system be installed in buildings where no water main

exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims, hazardous brush and response times greater than 5 minutes by a fire department.

Section 903.2.1.2 Remodels or reconstruction. An automatic sprinkler system installed in accordance with section 903.3 may be required if the scope of work includes significant modification to the interior or roof of the building, and the cost of the installation does not exceed 15 percent of the construction costs of the remodel. This section is not intended to require fire sprinkler retrofits for maintenance or improvements of the infrastructure around the structure. Maintenance shall be defined for this section as the normal replacement of existing fixtures. Examples of maintenance work include items such as flooring, plumbing repairs or windows. Improvements required by legislation such as the Americans with Disabilities Act (ADA) do not require fire sprinkler protection under this section.

903.2.2 New Commercial and Group U. An automatic sprinkler system installed in accordance with section 903.3 shall be required in new buildings and structures where the required fire flow exceeds 1500 gallons per minute as calculated by section 507.3, or when the square footage of a new commercial building exceeds 5000 square feet. The fire code official may also require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims, hazardous brush.

903.2.3 Existing Commercial Office Buildings.  
An automatic sprinkler system installed in accordance with section 903 shall be required in existing buildings and structures when the total valuation of the remodel exceeds one hundred thousand dollars (100,000.00). This section is not intended to require fire sprinkler retrofits for maintenance or improvements of the infrastructure around the structure. Maintenance shall be defined for this section as the normal replacement of existing fixtures. Examples of maintenance work include items such as flooring, plumbing repairs or windows. Improvements required by legislation such as the Americans with Disabilities Act (ADA) do not require fire sprinkler protection under this section.

The renovation of an existing commercial building that is less than \$100,000 dollars in cost; that includes any and all work that requires a Building, Mechanical, Electrical, Plumbing or Fire Protection System Permit, will not require the installation of a fire sprinkler or standpipe system. This section shall not supersede state mandated requirements for a specific occupancy, nor apply to any change in use of occupancy.

903.2.4 Exception: Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.

Section 903.3.2 Standpipes for New Commercial buildings: A Class I standpipe with 2.5 inch hose valves shall be provided for all new commercial buildings three levels or more in height, regardless of occupancy type. Hose valves and connections shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class I standpipe connections may be required when hose pull lengths exceed 150 feet.

Section 903.3.3 Standpipes for Existing Commercial Buildings: A Class I standpipe system with 2.5 inch hose valves shall be provided for existing commercial buildings three levels or more in height, when the valuation of a remodel exceeds one hundred thousand (100,000) dollars. The renovation of an existing commercial building which is less than \$100,000 dollars in cost; which includes any and all work that requires a Building, Mechanical, Electrical, Plumbing or Fire Protections System Permit, will not require the installation of a standpipe system. This section is not intended to require fire standpipe retrofits for maintenance or improvements of the infrastructure around the structure. Maintenance shall be defined for this section as the normal replacement of existing fixtures. Examples of maintenance work include items such as flooring, plumbing repairs or windows. Improvements required by legislation such as the Americans with Disabilities Act (ADA) do not require fire sprinkler protection under this section.

If an existing commercial occupancy has a change in use of occupancy, then standpipes will be required to be installed. Hose valves and connections shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class I standpipe connections may be required when hose pull lengths exceed 150 feet. (Ord. 382 § 2, 2008)

**15.32.340 Penalties.**

A. Any person, corporation, association or entity that violates the provisions of Sections 104, 105, 106, 107, 109,110, 111, 113 or Chapter 14 of the California Fire Code is guilty of a misdemeanor. Any person, corporation, association or entity that violates any other provisions of this chapter is guilty of a misdemeanor or infraction as determined under Chapter 1.16 SBMC. The penalty for violations shall be determined under Chapter 1.16 SBMC. Each day or portion thereof that a violation of this chapter exists shall constitute a separate violation. Each violation of this chapter, in addition to the offenses under this section, shall constitute a public nuisance.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. (Ord. 382 § 2, 2008)

**15.32.350 Explosives and Fireworks- Added**

Chapter 33 Explosives and Fireworks Section 3308.1 is hereby revised in the Building/Fire Code portion of the California Building Standards Code to read as follows:  
hereby revised to read as follows:

**Section 3308.2 Fireworks** - shall not be sold, manufactured, disposed or discharged within the jurisdictional boundaries of the City of Solana Beach, except when all necessary permits have been issued by all the relevant agencies, including a permit for public display, theatrical purposes and/or group entertainment issued by the fire department, to a California State Fire Marshal licensed pyro-technician and the minimum requirements of Title-19, California Code of Regulations, Chapter-6, fireworks are met. The San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108 may be used as a guide when enforcing these requirements.

**Section 3308.4 Fireworks Penalty** - Any person violating any provisions or failing to comply with this Chapter or the requirements of Title-19 California Code of Regulations, chapter 6, and/or San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed One Thousand dollars (\$1000) or by imprisonment in the County jail for a period of not more than one year or by both such fine and imprisonment

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**SECTION 5:** The City Council of the City of Solana Beach hereby declares that should any section, paragraph, sentence, phrase, term or word of this Ordinance, hereby adopted, be declared for any reason to be invalid, it is the intent of the City Council that it would have adopted all other portions of this Ordinance irrespective of any such portion declared invalid.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code §36933.

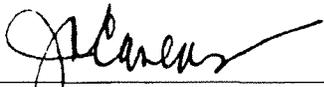
**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 17<sup>th</sup> day of November, 2010; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 8<sup>th</sup> day of December, 2010, by the following vote:

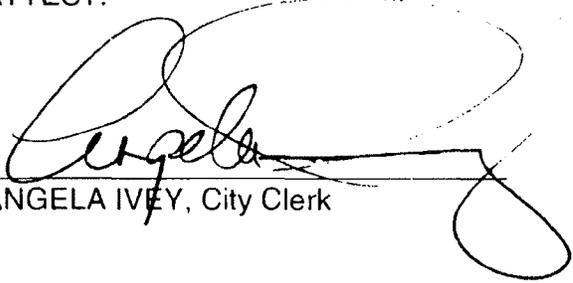
- AYES: Councilmembers – Heebner, Kellejian, Roberts, Nichols, Campbell
- NOES: Councilmembers – None
- ABSENT: Councilmembers – None
- ABSTAIN: Councilmembers – None

  
 \_\_\_\_\_  
 LESA HEEBNER, Mayor

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 JOHANNA N. CANLAS, City Attorney

ATTEST:

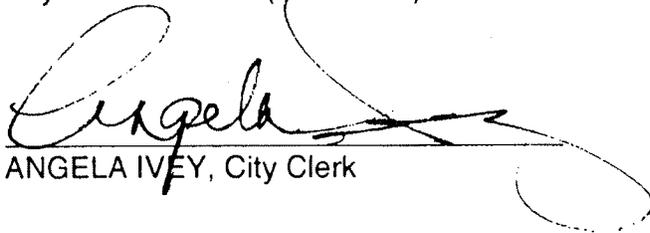
  
 \_\_\_\_\_  
 ANGELA IVEY, City Clerk



## CERTIFICATION

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) SS.  
CITY OF SOLANA BEACH)

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of **ORDINANCE 428** amending Title 15 of the Municipal Code adopting the State Fire and Building Codes with local amendments as duly introduced on November 17, 2010, and adopted on December 8, 2010, a regular meeting, by the City Council of Solana Beach. This Ordinance has been published as required pursuant to law and the original is filed in the City Clerk's Office. (GC 40806).

  
ANGELA IVEY, City Clerk

Date of this Certification 12-15-2010