

BUILDING STANDARDS COMMISSION

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



February 24, 2014

David Doyle
Building Official
City of Fairfield
1000 Webster Street
Fairfield, CA 94533

RE: Ordinance #2013-23 and #2013-26

Dear Mr. Doyle:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 6, 2014.

Our review finds the submittal to contain two ordinances modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modifications are accepted for filing and are enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code 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.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

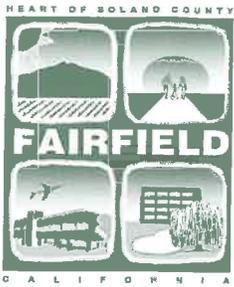
If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in blue ink that reads "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

COMMUNITY DEVELOPMENT DEPARTMENT Building and Fire Safety Division

2013 JAN -5 P 1:00
MAYOR & COUNCIL
CITY OF FAIRFIELD

COUNCIL

Mayor
Harry T. Price
707.428.7395

Vice-Mayor
Rick Vaccaro
707.428.6288

Councilmembers
707.428.6288

Pam Briani

Catherine Moy

John Mraz

• • •
City Manager
Sean P. Quinn
707.428.7400

• • •
City Attorney
Gregory W. Stepanich
707.428.7419

• • •
City Clerk
Jeanette Bellinder
707.428.7384

• • •
City Treasurer
Oscar G. Reyes, Jr.
707.428.7496

DEPARTMENTS

Administrative Services
707.428.7394

• • •
Community Development
707.428.7461

• • •
Community Resources
707.428.7465

• • •
Finance
707.428.7496

• • •
Fire
707.428.7375

• • •
Police
707.428.7362

• • •
Public Works
707.428.7485

January 2, 2014

Mr. Jim McGowan, Executive Director
California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Dear Mr. McGowan,

Pursuant to Health and Safety Code, Section 17958.7, enclosed is the resolution of findings made by the Fairfield City Council for the adoption of the amendments to the 2013 California Building Standards Code.

If you have any questions, please contact me at (707) 428-7442.

Sincerely,

David Doyle, P.E.
Building Official

CITY OF FAIRFIELD

RESOLUTION NO. 2013-265

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD APPROVING
REQUIRED FINDINGS RELATING TO THE ADOPTION OF THE CALIFORNIA
BUILDING STANDARDS CODE**

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 allow the City, by ordinance, to make modifications or changes to the California Building Standards Code in Title 24 of the California Code of Regulations and other regulations adopted pursuant to Health and Safety Code Section 17922; and

WHEREAS, the Health and Safety Code requires such changes be determined to be reasonably necessary because of local climate, geographical, or topographical conditions; and

WHEREAS, the Health and Safety Code requires that the City, before making any modifications or changes, makes an express finding that each such modification or change is needed; and

WHEREAS, the Health and Safety Code requires such findings be made available as a public record and a copy of such findings be filed with the California Building Standards Commission; and

WHEREAS, the City Council determines that proposed Ordinance No. 2013-23 and proposed Urgency Ordinance No. 2013-26 establish requirements greater and more restrictive than those set forth in the 2013 edition of the California Building Standards Code, Title 24, Parts 2, 2.5, 4, and 5, of the California Code of Regulations, and which are reasonably necessary due to the unique local climate, geographical, or topographical conditions in the City of Fairfield.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRFIELD:

SECTION 1: Pursuant to Health and Safety Code Sections 17958.7 and 18941.5(c), the Fairfield City Council hereby expressly finds that the local amendments to California Building Standards Code, Title 24, Parts 2, 2.5, 4, and 5, of the California Code of Regulations, contained in Ordinance No. 2013-23 and Urgency Ordinance No. 2013-26 are necessary for the protection of the public health, safety and welfare, due to the following local climatic, geologic or topographical conditions:

1. Wind is a persistent climatic feature in Fairfield, with prevailing winds from west or southwest. The average daytime wind speed in the summer is 15 to 20 mph and 25 to 35 mph wind speeds are common. Storm winds can reach speeds of 40 to 50 mph; and
2. Several residential areas are heavily landscaped, often next to hilly open space areas which are characterized by dry vegetation during the months from May through September. During these months the dry vegetation, coupled with strong winds, create a potential fire capable of reaching a magnitude which is beyond the control capabilities of the Fire Department; and
3. The City is located in seismic design category (SDC) D, a very high-risk earthquake area. Buildings and other structures in SDC D can experience seismic damage which could have an adverse impact on fire protection. Any earth movement which causes buildings to move creates cracking and warping of fire walls, smoke barriers, door frames etc., thereby negating the effectiveness of these structural elements which are intended to prevent fire and smoke from spreading within the building. In the event of fire in large buildings, fire and smoke control conditions can reach a magnitude which is beyond the control capabilities of the Fire Department, thus resulting in major fire damage; and
4. Fairfield is bisected topographically by Interstate 80 and Interstate 680. As a result the City is divided into discrete districts. To travel between the districts, emergency vehicles must use freeway overpasses. Heavy traffic congestion on the City's streets and freeway overpasses already acts as a barrier to timely response for emergency vehicles. In the event of an accident or overpass failure due to an earthquake, sections of the City could become isolated or response time could be sufficiently slowed so as to increase the risk or severity of injury or property damage; and
5. Much of the soil in and around Fairfield is characterized as very unstable. These soil conditions are moderately to severely prone to swelling and shrinking. It is also found to contain ammonia, which is highly corrosive to isolated copper in soil.

SECTION 2: Therefore, the amendments are as follows:

A. 2013 California Building Code (CBC), Cal. Code of Regulations, Title 24, Part 2

1. Section 718.2.5 was amended to require enclosures for factory-built metallic chimneys to be separated from habitable space and attic areas with materials approved for one-hour fire resistive construction. The Council finds this provision

necessary to protect the building in the event of a chimney failure and to reduce the fire hazard due to seismic activity and prevailing high winds.

2. Chapter 9 Fire Protection Systems: The amendments to Chapter 9 require that fire alarm and extinguishing systems be installed and maintained in all buildings with limited exceptions, and regulates certain commercial cooking systems. It also amends requirements for residential sprinkler systems. These amendments are necessary because of the high potential for earthquake and fire in the City and the potential for delayed emergency response because the City is bisected by major highways as well as prevailing high winds:
 - a. Section 903.2,
 - b. Subsection 903.2.1 (Group A) through Subsection 903.2.11.3,
 - c. Section 903.3.5.1,
 - d. Subsection 903.3.5.1.1 and Subsection 903.3.5.1.2,
 - e. Section 903.4,
 - f. Section 903.4.1,
 - g. Section 903.6,
 - h. Sections 907.6.5.4 and 907.6.5.5.
3. Section 1505.1.3 was amended to require roof coverings used on all buildings located at elevations of 100 feet or over to be at least a class B roof. The Council finds this provision necessary to reduce the fire hazard due to prevailing high winds and the lack of existing water pressure in higher elevations.
4. Sections 1507.8 & 1507.9 of the Building Code were amended to require wood shakes and wood shingles used for roof coverings to be at least a class B treated roof. The Council finds this provision necessary to reduce the fire hazard due to prevailing high winds.

B. 2013 California Mechanical Code (CMC), Cal. Code of Regulations, Title 24, Part 4

1. Section 312.0 of the California Mechanical Code was amended to define an "approved disposal area" and create installation requirements for condensate drains. The Council finds it necessary to specify an approved area in order to have these drains comply with local zoning ordinances and to maintain fire safety requirements in commercial buildings.

C. 2013 California Plumbing Code (CPC), Cal. Code of Regulations, Title 24, Part 5

1. Section 507.2 was added to clarify the anchorage and bracing methods for water heaters. The Council finds it necessary, due to the lack of a standard method for

the anchorage of water heaters, to specify an approved standard and have consistency within the City to ensure life safety in the event of seismic activity.

2. Section 604.1 was amended to prohibit the use of PE and PVC piping for domestic water services from the water meter to the building if the piping from the water main to the meter is metallic pipe. In such cases, it is required that copper piping be used in the water service. The Council finds this necessary to maintain continuity of grounding system for the main electrical services, because Fairfield soil conditions generate corrosion in water main valves and fittings within two to three years when PE or PVC pipe is used for water services.
3. Section 609.3 was amended to prohibit the use of water piping in or on the ground under buildings or structures. The Council finds this prohibition necessary because the city's expansive soil conditions are such that metal pipe corrodes and non-metallic pipe may fracture or break within two to five years.
4. Section 719.1 was amended to require a sewer cleanout at property line. The Council finds that due to the city's expansive soil conditions, sewer lines fail, and this cleanout allows the City to take responsibility for cleaning and maintaining that portion of the lateral to the main line.

D. 2013 California Residential Code (CRC), Cal. Code of Regulations, Title 24, Part 2.5

1. Section R902.1.3 was amended to require roof coverings used on all buildings located at elevations of 100 feet or over to be at least a class B roof. The council finds this provision necessary to reduce the fire hazard due to prevailing high winds and the lack of existing water pressure in higher elevations.
2. Sections R905.7 & R905.8 of the Residential Code were amended to require wood shakes and wood shingles used for roof coverings to be at least a class B treated roof. The council finds this provision necessary to reduce the fire hazard due to prevailing high winds.

3. Section R1005.3 was amended to require enclosures for factory built metallic chimneys to be separated from habitable space and attic areas with materials approved for one-hour fire resistive construction. The council finds this provision necessary to protect the building in the event of a chimney failure and to reduce the fire hazard due to seismic activity and prevailing high winds.

PASSED AND ADOPTED this 17th day of December, 2013, by the following vote:

AYES: COUNCILMEMBERS: Price/Vaccaro/Bertani/Moy/Mraz

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Mraz

ABSTAIN: COUNCILMEMBERS: None

Norm T. Pura
MAYOR

ATTEST:

Janette Bellinder
CITY CLERK

BUILDING STANDARDS COMMISSION

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



February 20, 2014

Joel Brick
Fire Inspector
City of Fairfield Fire Department
1200 Kentucky Street
Fairfield, CA 94533

RE: Ordinance #2013-24

Dear Mr. Brick:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 23, 2014.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code 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.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

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

O'Brien, Laurie@DGS

From: Brick, Joel <jbrick@fairfield.ca.gov>
Sent: Thursday, January 23, 2014 8:25 AM
To: OrdinanceFiiings@DGS
Subject: Local findings ordinance for Fairfield Fire Department Fire Code amendments
Attachments: 4109_001.pdf; 4110_001.pdf

Attached is the City council resolution of our local findings and amendments to the 2013 California Fire Code. Please let me know if you need anything further.

Joel Brick
Fire Inspector
Fairfield Fire Department
1200 Kentucky Street
Fairfield CA 94533
707-428-7550
jbrick@fairfield.ca.gov
Hours: M-W 8:30-12:30

CITY OF FAIRFIELD

RESOLUTION NO. 2013- 266

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD CONCERNING
REQUIRED FINDINGS RELATING TO THE ADOPTION OF THE 2013 CALIFORNIA
FIRE CODE**

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 allow the City, by ordinance, to make modifications or changes to the California Building Standards Code in Title 24 of the California Code of Regulations; and

WHEREAS, the Health and Safety Code requires such changes be determined to be reasonably necessary because of local climate, geographical, or topographical conditions; and

WHEREAS, the Health and Safety Code required that the City, before making any modifications or changes, make an express finding that each such modification or change is needed; and

WHEREAS, the Health and Safety Code requires such findings be made available as a public record and a copy of such findings be filed with the California Building Standards Commission; and

WHEREAS, the City Council determines that proposed Ordinance No. 2013-24 and proposed Urgency Ordinance No. 2013- 27 establish requirements greater and more restrictive than those set forth in the 2013 California Fire Code, contained in Title 24, Part 9, of the California Code of Regulations, and which are reasonably necessary due to the unique local climate, geographical, or topographical conditions in the City of Fairfield; and

WHEREAS, average yearly rainfall for the City is approximately 18 to 20 inches. This rainfall normally occurs from October to April. During the summer months, generally, there is no measurable precipitation. Temperatures for this dry period average from 80 to 100 degrees Fahrenheit and are frequently accompanied by prevailing winds from the west or southwest. The average daytime wind speed in the summer is 15 to 20 mph, 25 to 35 mph winds are common, and storm winds can reach speeds of 40 to 50 mph. Many of the outlying residential areas of the City are located next to hilly open space areas covered with dry vegetation from May through September. The dry climatic conditions and winds contribute to rapid spread of fire; and

WHEREAS, the City is located in Seismic Design Category 'D', a high-risk earthquake zone classification. Regional faults, which have been identified as having a possible impact on the City, include the San Andreas and Hayward faults. Locally, faults that could cause an impact on the City include the Green Valley, Cordelia, Kirby Hills, and Midland faults. The Green Valley fault has been identified as the most active local fault. Information from the California Division of Mines and Geology indicates possible acceleration of the movement along this fault line. Currently, the upper limits of the Cordelia fault are being re-evaluated to determine the level of seismic activity on this fault line. Within the next thirty (30) years, there is significant potential for a major earthquake that would impact the City. If the event is of sufficient magnitude, the City can expect considerable damage to buildings and infrastructure in addition to landslides in hillside areas. Congested traffic flow and fires accompany major earthquakes. During a major earthquake, fire department resources would be extremely taxed and the ability to respond to fires would be delayed; and

WHEREAS, Fairfield is bisected topographically by Interstate 80 and Interstate 680. As a result, the City is divided into discrete districts. To travel between the districts, emergency vehicles must use freeway overpasses. Heavy traffic congestion on the City's streets and freeway overpasses already acts as a barrier to timely response for emergency vehicles. In the event of an accident or overpass failure due to an earthquake, sections of the City could become isolated or response time could be sufficiently slowed so as to increase the risk or severity of injury or property damage.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRFIELD:

SECTION 1: Amendments to the 2013 California Fire Code, Title 24, Part 9, California Code of Regulations, set forth in Ordinance No. 2013-24 and Urgency Ordinance No. 2013-27 are necessary for the protection of the public health, safety and welfare due to the following local climatic, geologic or topographical conditions:

1. Chapter 3 General Precautions Against Fire: The amendments to Chapter 3 address the greater need to mitigate unsafe conditions, and control activities that can result in release of hazardous materials or rapid spread of fire. These amendments are necessary to reduce the fire hazard due to prevailing high winds and the high potential for earthquakes in the City:
 - a. Section 304.1,
 - b. Section 307.6,
 - c. Section 319.

2. **Chapter 5 Fire Service Features:** The amendments to Chapter 5 of the California Fire Code address the greater need for emergency access in the City of Fairfield, necessitated by the City's high risk of fire, prevailing high winds, earthquake risk, and difficulties in access caused by the bisection of the City by major highways:
 - a. Section 503.1.2.1,
 - b. Section 503.2.4,
 - c. Section 503.2.7,
 - d. Section 503.3,
 - e. Section 503.6,
 - f. Section 505.1,
 - g. Section 505.3,
 - h. Section 506.3.

3. **Chapter 6 Building Services and Systems:** The amendments to Chapter 6 relate to building systems and will enhance the system's safety features helping to control a fire in the event of earthquake or delayed response:
 - a. Section 606.10.1.2.

4. **Chapter 9 Fire Protection Systems:** The amendments to Chapter 9 require that fire alarm and extinguishing systems be installed and maintained in all buildings with limited exceptions, and regulates certain commercial cooking systems. It also amends requirements for residential sprinkler systems. These amendments are necessary because of the high potential for earthquake and fire in the City and the potential for delayed emergency response because the City is bisected by major highways as well as prevailing high winds:
 - a. Section 903.2,
 - b. Subsection 903.2.1 (Group A) through Subsection 903.2.11.3,
 - c. Section 903.3.5.1,
 - d. Subsection 903.3.5.1.1 and Subsection 903.5.1.2,
 - e. Section 903.4,
 - f. Section 903.4.1,
 - g. Section 903.6,
 - h. Sections 907.6.5.4 and 907.6.5.5.

5. Chapter 56 Explosives and Fireworks: Section 5602 is amended to prohibit the use, sale, and discharge of fireworks in the City. This is necessary because the prevalence of dry vegetation and high winds in the City significantly increases the fire risk posed by fireworks.

6. Appendix B Fire Flow Requirements for Buildings, Exception: Section B105.2, Exception is amended to allow a reduction in fire-flow of up to 50 percent as approved by the fire code official. This is necessary because of the high potential for earthquake and fire in the City and the potential for delayed emergency response because the City is bisected by major highways.

PASSED AND ADOPTED this 17th day of December, 2013 by the following vote:

AYES:	COUNCILMEMBERS:	Price/Vaccaro/Bertani/Moy/Mraz
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	Mraz
ABSTAIN:	COUNCILMEMBERS:	

R

ATTEST:

CLERK

CITY OF FAIRFIELD

ORDINANCE NO. 2013-24

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD AMENDING CHAPTER 8 (FIRE PROTECTION) OF THE FAIRFIELD CITY CODE, ADOPTING BY REFERENCE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9, KNOWN AS THE 2013 CALIFORNIA FIRE CODE, WITH AMENDMENTS TO REFLECT LOCAL CONDITIONS, AND ADOPTING BY REFERENCE CERTAIN PORTIONS OF THE 2012 INTERNATIONAL FIRE CODE

THE CITY COUNCIL OF THE CITY OF FAIRFIELD DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 8, Article I of the Fairfield City Code is amended to read as follows:

"Article I. Fire Protection.

Sec. 8.1 Adoption of the California Fire Code.

For the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, those certain Codes and Standards known as the 2013 California Fire Code, California Code of Regulations, Title 24, Part 9, including Division II of Chapter 1, but excluding Section 103.2, and including Appendices Chapters 4, B, C and H are hereby adopted. Further, to the extent not inconsistent with the 2013 California Fire Code, Chapters 3, 5, 8, and Appendix D of the 2012 International Fire Code published by the International Code Council, Inc. are hereby adopted. These Codes and Standards are hereby adopted and incorporated as fully as if set out at length herein, save and except such portions as are deleted, modified or amended by Section 8.3 of this City Code. Said Codes and Standards are adopted by reference pursuant to Section 50022, et seq., of the Government Code of the State of California, and collectively shall be known as the Fire Code of the City of Fairfield.

8.2 Enforcement of the Fire Code.

The Fire Code shall be enforced by the Fire Chief or his or her designee.

8.3 Amendments, Additions and Deletions.

Notwithstanding the provisions of Section 8.1 of this City Code, the following sections and appendices of the Fire Code are amended as follows:

Chapter 1
Administration

Chapter 1, Administration, is amended as follows:

Subsection 102.7.3 – Supplemental rules and regulations, is added to read as follows:

102.7.3 Supplemental Rules and Regulations. The Fire Chief is authorized to render interpretations of this code and to make and enforce rules and supplemental regulations in order to carry out the application and intent of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code and shall be available to the public during normal business hours. These rules and regulations shall be contained in the Fairfield Fire Department Prevention Standards, which shall hereinafter be referred to in this code as "Standards."

Subsection 103.3.1 – Fire Prevention Division Personnel and Police, is added to read as follows:

103.3.1 Fire Prevention Division Personnel and Police. The Fire Chief and personnel assigned to the Fire Prevention Division shall have the powers of a police officer in performing their duties under the following codes: California Fire Code, National Fire Codes, any fire or life safety sections of the California Building Code, Health and Safety Code, Public Resources Code, and other city, county, or state fire related laws or codes not specifically covered in any part of this code. When requested to do so by the Chief, the Chief of Police is authorized to assign such available police officers as necessary to assist the fire department in enforcing the provisions of this code.

Subsection 103.3.2 – Peace Officers, is added to read as follows:

103.3.2 Peace Officers. The Chief is authorized to designate a member, or members, of the fire department as a peace officer as described in Section 830.37 of the California Penal Code who shall enforce the Penal Code and California Fire Code. These police powers include the issuance of citations (Notice to Appear), powers of arrest and detention.

Subsection 104.2.1 – Fees, is added to read as follows:

104.2.1 Fees. The Fire Chief may establish a schedule of fees, as approved by the City Council, to be charged and collected for plan checking, required inspection services, and for the issuance of permits pursuant to Section 105 of this Code. In addition, this schedule may include a fire service fee to be charged to any person, firm, corporation or business that through negligence, violation of the law or as a result of carelessness is responsible for the cause of any fire service response to the scene of such an incident.

A copy of the fee schedule shall be kept in the office of the City Clerk and the Office of the Fire Marshal and shall be available for public inspection.

Subsection 105.7 – Required construction permits, is amended as follows:

105.7 Required construction permits. The fire code official is authorized to issue permits for work as set forth in Chapter 1, Sections 105.7.1 through 105.7.17. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a penalty fee may be assessed in addition to the regular permit fees.

Subsection 105.7.17 – Security gates, is added to read as follows:

105.7.17 Security gates. A construction permit is required to install any gate, vehicular or pedestrian, that obstructs emergency access to a building or property.

Subsection 106.2.1 – Inspection requests, is amended to read as follows:

106.2.1 It shall be the duty of the permit holder to request an inspection not less than two business days before such inspection is desired. Such requests may be submitted to the fire code official via writing, telephone, or email.

Subsection 108.1 – Board of Appeals, is amended to read as follows:

108.1 Appeals. When it is claimed that the provisions of this code do not apply, or that the true intent and meaning of this code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Chief of the Fire Department to the City Manager within 30 days from the date of the decision of the Chief of the Fire Department. The City Manager or his duly authorized representative shall be the hearing officer and his decision shall be final.

Subsections 108.2 and 108.3 shall be deleted in their entirety.

Subsection 109.4, Violation penalties and Subsection 109.4.1 are amended to read as follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of either a misdemeanor, infraction or both as prescribed in Sections 109.4.1 and 109.4.2. Penalties shall be as prescribed in local ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

109.4.1 Infraction. Except as provided in Section 109.4.2, persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction.

Subsection 109.4.2 – Misdemeanor, is added to read as follows

109.4.2 Misdemeanor. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the Chief or a duly authorized representative, or who violate the following sections of this code, shall be guilty of a misdemeanor:

- 109.3.2 Compliance with Orders, Notices and Tags
- 107.5 Overcrowding
- 104.11.2 Obstructing operations
- 104.11.3 Systems and Devices
- 111.4 Failure to comply
- 305.4 Deliberate or negligent burning
- 308.1.2 Throwing or placing sources of ignition
- 310.7 Burning Objects
- 3104.7 Sources of Ignition

Subsection 109.4.3 – Abatement of violation is added to read as follows:

109.4.3 Abatement of violation. In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. Cost of abatement is the responsibility of the property owner and steps to recover those costs will be taken, up to and including a lien against the property. Property owners shall be notified of any action taken as soon as possible.

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 to a fine of not less than \$100 dollars or more than \$500 dollars.

Chapter 2

Definitions

Section 202 – General Definitions, is amended by amending/adding the following definitions:

ALTERATION – Any change or renovation to an existing structure other than a repair or addition. Alterations include, but are not limited to, the addition or elimination of walls within the existing building envelope and any modification to the structure that involves removal and replacement of finished wall surfaces.

FIRE AREA – For the purpose of calculating square footage for application of fire sprinkler requirements, the fire area shall include all combustible areas attached to the structure.

FIRE BREAK – A continuous strip of land, devoid of flammable vegetation, intended to prevent the spread of fire from one area to another.

FIRE TRAIL – An approved access road, including any concrete-lined erosion control or drainage ditch that allows fire personnel and equipment to suppress and prevent a surface extension of fire. Such trails shall be a minimum of 16 feet wide and shall not exceed a gradient determined to be unsafe by the Fire Chief. Such trails shall be kept clear of all debris and maintained so that dry grass or weeds do not exceed 4 inches in height.

TEMPORARY – Any use for a period of less than 90 days.

Chapter 3

General Precautions against Fire

Subsection 304.1 – Waste Accumulation Prohibited is amended by adding the following:

All properties shall be maintained in accordance with Chapter 23 of the Fairfield City Code – Weeds and Rubbish and with Fairfield Fire Prevention Standard 95-45 – Vegetation Management.

Subsection 307.6 is added to read as follows:

307.6 Materials. All materials used for bonfires, recreational fires, or in portable outdoor fireplaces shall be clean, uncontaminated wood, manufactured wood logs, or other such approved materials. Unapproved materials include, but are not limited to, contaminated wood, waste construction materials, garbage, yard waste and leaves, or other such

materials that produce offensive or objectionable smoke emissions, and are prohibited from use.

Section 319 – Unattended Vehicles, is added to read as follows:

Section 319 Unattended Vehicles. It shall be unlawful for anyone to leave unattended any vehicle loaded with: hazardous materials (as defined in Section 2402.7 CVC), explosives, cryogenics, compressed gas, flammable or combustible liquids in excess of 60 gallons, (not including fuel tank for engine) within 2,000 feet of any residential or commercial area or any other area that is deemed unsafe in the opinion of the Fire Chief.

Chapter 5

Fire Service Features

Subsection 503.1.2 Additional access. Subsection 503.1.2.1 is added to read as follows:

503.1.2.1 Access to open spaces. When access to open land/space or fire trail systems maintained for public or private use is obstructed by development of any kind, the developer/property owner shall provide alternate acceptable access into the area(s), as approved by the fire code official, for fire personnel and apparatus. The developer/property owner shall be responsible for maintaining this access in drivable condition at all times.

Subsection 503.2 Specifications. Subsection 503.2.4 is amended as follows:

503.2.4 Minimum turning radius. A fire department access road shall have a minimum standard turning radius of 28 feet (8.5 m) inside and a 48-foot (14.6 m) outside diameter.

Subsection 503.2.7 Grade. Subsection 503.2.7 is amended as follows:

503.2.7 Grade. Fire department access roads shall have a maximum grade of 15% in accordance with City of Fairfield Public Works Standards relating to public streets.

Subsection 503.3 – Marking is amended by adding the following:

All markings shall be in accordance with Fairfield Fire Prevention Standard 92-40 – Designated Fire Lanes.

Subsection 503.6 – Security gates is amended by adding the following:

Vehicular access gates or barriers shall be in accordance with Fairfield Fire Prevention Standard 95-44 – Access Gates.

Section 505 – Premises Identification

Subsection 505.1 – Address numbers, is amended to add the following:

Any business which affords vehicular access to the rear through a driveway, alleyway, or parking lot, shall also display the building identification or address numbers on the rear of the building. Address numbers shall be in accordance with Fairfield Fire Prevention Standard 87-7 – Building Identification.

Subsection 505.3 is added to read as follows:

505.3 - Multi-family dwellings. At the main entrance driveway to each newly constructed multiple dwelling complex there shall be positioned an illuminated diagram (map) of the complex that lists all individual addresses of each unit in the complex. The design and location of the map shall be approved by the fire marshal.

Section 506 – Key Boxes. Subsection 506.3 is added to read as follows:

506.3 Business Plans. Facilities that are required to submit hazardous materials business plans may be required to install an approved document storage cabinet in a location approved by the fire code official.

Chapter 6

Building Services and Systems

Subsection 606.10.1.2 – Manual operation, is amended by adding the following:

The manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box and marked as Emergency Controls.

Chapter 9

Fire Protection Systems

Subsection 903.2 Where required, is amended in its entirety as follows:

903.2 Where required. An automatic fire extinguishing system shall be installed and maintained in all buildings hereinafter constructed with the following exceptions:

1. A single story structure with a maximum area of 2,000 square feet with a B, M, or U type occupancy not requiring a fire permit. The building may not create any condition that endangers existing structures or hampers emergency response.
2. Group R-3.1 occupancies converted from non-sprinklered R-3 occupancies and not housing more than one bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.

All Group R-1, R-2 and R-3.1 occupancies 5,000 square feet or larger will be required to install a full protection NFPA 13 automatic fire sprinkler system.

Subsections 903.2.1, Group A, through Subsection 903.2.11.3., Buildings 55 feet or more in height, are deleted.

Subsection 903.3.5.1 Domestic services, is amended as follows:

903.3.5.1 Domestic water services shall only be used to supply NFPA 13D automatic sprinkler systems.

Subsection 903.3.5.1.1 Limited area sprinkler systems, is deleted in its entirety.

Subsection 903.3.5.1.2 Residential combination services, is deleted in its entirety.

Subsection 903.4 Sprinkler system monitoring and alarms, exceptions #2, #3 and #4 are deleted.

Subsection 903.4.1 Monitoring, exception #2 is deleted.

Subsection 903.6 Existing buildings, is amended as follows:

903.6 Any existing building which was not required to be protected by an automatic fire sprinkler system, according to codes in effect at the time of its construction, shall have installed throughout the building, in accordance with NFPA 13, an automatic fire sprinkler system whenever any of the following conditions are met:

1. Alterations, repairs or remodels. When the floor area of an alteration, repair or remodel exceeds 50% of the gross floor area of the existing building.
2. Additions. When the floor area of the addition shall increase the gross floor area of the existing building by 50%.
3. Change of occupancy. When there is a change in occupancy type, use or character of the building that results in an increased life safety or fire risk as determined by the Fire Chief.

Subsection 907.6.5 – Monitoring. Subsections 907.6.5.4 and 907.6.5.5 are added to read as follows:

907.6.5.4 Listing of fire alarm systems. All fire alarm systems shall be UL listed Central Station service systems as defined by the National Fire Alarm and Signaling Code.

907.6.5.5 Certification. Fire alarm systems shall be UL Certified and a Certificate of Completion and other documentation listed in Chapter 14 of the National Fire Alarm and Signaling Code shall be provided for all new fire alarm system installations.

Chapter 56

Explosives and Fireworks

Subsection 5602 is added to read as follows:

5602 Prohibition. The use, sale and discharge of fireworks are prohibited.

1. **Findings.** The City Council finds that the sale, use and/or discharge in the City of Fairfield, whether classified as "dangerous fireworks" and/or "safe and sane fireworks" (pursuant to Health and Safety Code Sections 12500 et seq.), will endanger life and property, and may encourage the use and/or discharge of fireworks in neighboring jurisdictions where their sale, use and/or discharge are prohibited unless prohibited and/or regulated as set forth in this chapter.
2. **Definitions.** Any and all terms used in this chapter shall have the same meaning as defined in Health and Safety Code Section 12500 et seq. and shall govern the construction of this chapter.
3. **Applicability of State Law.** This chapter does not supersede State law, but is intended to supplement the provisions of Division 11, Part 2, of the Health and Safety Code (Sections 12500 et seq.) and the administrative regulations adopted pursuant to law, and to prohibit and/or regulate by local authority, as authorized by Health and Safety Code Section 12541, the sale, use, and/or discharge of fireworks in the City.
4. **Sale, Use, Possession and/or Discharge Prohibited.** No person or organization shall sell, use, possess and/or discharge in the City any fireworks, including, but not limited to, dangerous fireworks and safe and sane fireworks subject to the following exceptions:
 1. A public display of fireworks, including, but not limited to, dangerous fireworks and safe and sane fireworks in the City provided that the person or organization is properly licensed and strictly complies with all applicable

provisions of this chapter, all regulations adopted by the Fire Chief, all City resolutions and ordinances, all provisions of the Health and Safety Code, and receives authorization of the fire code official for the public displays of fireworks.

2. Any special item containing pyrotechnic compositions which the State Fire Marshal, with the advice of the State Advisory Board, has investigated and determined to be limited to industrial, commercial, agricultural use, or religious ceremonies when authorized by a permit granted by the fire code official and is classified as "exempt fireworks" in the Health and Safety Code.

Appendix B

Fire Flow Requirements for Buildings

Appendix B is adopted with the following modifications

Subsection B105.2 Buildings other than one- and two-family dwellings, Exception 1 is amended as follows:

1. A reduction in fire-flow of up to 50 percent, as approved by the fire code official, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5677.5 L/min) for the prescribed duration as specified in Table B105.1.

Appendix D is adopted with the following modifications

Subsection D103.2 Grade is amended as follows:

D103.2 Fire apparatus access roads shall not exceed 15 percent in grade.

Subsection D103.6 Signs is amended as follows:

D103.6 Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs complying with Fairfield Fire Prevention Standard 92-40 –Designated Fire Lanes.

FIGURE D103.1 and TABLE D103.4 are amended to remove the references to the diameter of residential cul-de-sacs."

SECTION 2. This Ordinance shall be effective 30 days following its adoption by the City Council or January 1, 2014, whichever is later.

SECTION 3. A summary of this Ordinance shall, within fifteen (15) days after passage, be published in accordance with Section 36933 of the Government Code of the State of California with the names of the City Councilmembers voting for and against it.

INTRODUCED at a regular meeting of the City Council of the City of Fairfield on the 19th day of November, 2013; and

PASSED AND ADOPTED this 17th day of December, 2013, by the following vote:

AYES:	Councilmembers:	Price/Vaccaro/Bertani/Moy/Moss
NOES:	Councilmembers	None
ABSENT:	Councilmembers:	<i>Moss</i>
ABSTAIN:	Councilmembers	

ATTEST:

C CLERK