

BUILDING STANDARDS COMMISSION

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Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



February 20, 2014

Phil Hallberg
Building Official
City of San Jacinto
595 S. San Jacinto Avenue
San Jacinto, CA 92583

RE: Ordinance #13-07

Dear Mr. Hallberg:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 28, 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,

A handwritten signature in blue ink, reading "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



**SAN
JACINTO**

595 S. San Jacinto Avenue
San Jacinto, Ca.

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CITY OF SAN JACINTO
BUILDING DEPARTMENT

1-23-14

The city of San Jacinto adopted the 2013 California Building Codes.

I am sending the ordinance No# 13-07 approving Adoption of the new codes that the city is now using for the building department.

At the city council meeting on January 7, 2014. The second reading and approval of these documents has been read in the last council.

If you have any questions, do not hesitate to give me a call.

Best Regards,

Phil Hallberg
Building Official
951-487-7330 – Extension 382

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

ORDINANCE NO. 13-07

AN ORDINANCE OF THE CITY OF SAN JACINTO AMENDING AND ADDING CERTAIN SECTIONS AND SUBSECTIONS IN CHAPTERS 8.16 AND 15.04 OF THE MUNICIPAL CODE OF THE CITY OF SAN JACINTO, CALIFORNIA PERTAINING TO THE CONSTRUCTION AND MAINTENANCE OF BUILDINGS AND ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, KNOWN AS THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, INCLUDING THE 2013 CALIFORNIA BUILDING CODE, (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL BUILDING CODE), THE 2013 CALIFORNIA FIRE CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL FIRE CODE), THE 2013 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2011 NATIONAL ELECTRICAL CODE), THE 2013 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM MECHANICAL CODE), THE 2013 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM PLUMBING CODE), THE 2013 CALIFORNIA RESIDENTIAL CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL RESIDENTIAL CODE), THE 2013 CALIFORNIA ADMINISTRATIVE CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA REFERENCED STANDARDS CODE AND THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 1997 UNIFORM ADMINISTRATIVE CODE, AND THE 2012 UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City of San Jacinto ("City") may adopt by reference the California Building Standards Code, 2013 Edition as provided in Title 24 and 25 of the California Code of Regulations; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted new amendments to the California Building Standards Code; and

WHEREAS, California Health & Safety Code, Sections 17958.5 and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards

and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City Council finds that the proposed amendments to the 2013 California Building Standards Code set forth in this ordinance are more restrictive than the standards adopted by the California Building Standards Commission, would decrease the potential incidence of property damage, injury and death due to fires and earthquakes, and are reasonable and necessary to mitigate local climatic, geologic or topographical conditions; and

WHEREAS, the City held a public hearing on January 7, 2014 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the California Building Standards Code and other uniform codes as amended herein; and,

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 December 21, 2013 and December 28, 2013; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF SAN JACINTO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. **Findings.** To the extent that the following changes and modifications to the 2013 California Building Standards Code are deemed more restrictive than the standards contained in the 2013 California Building Standards Code, thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological and topographical conditions, and adopts the findings provided below to support the modifications to the 2013 California Building Standards Code.

- A. Amendments to Chapter 1, section 105.2, item 2 of the 2013 Edition of the California Building Code and Section 2-1.2.1(2) of the 1997 Uniform Administrative Code are reasonably necessary due to the following local climactic condition. The City of San Jacinto has sustained serious property damage due to extremely high Santa Ana winds, including sustained winds at over 100 miles per hour, thus necessitating the review and approval of building plans and permits for fences over eighteen inches (18"), rather than for only those fences over six feet (6') or seven (7') feet as required in the 2013 Edition of the California Building Code and the 1997 Uniform Administrative Code.

- B. Amendments to Chapter 1, section 105.2, items 1 and 6 of the 2013 Edition of the California Building Code and Section 106.1 of the 1997 Uniform Administrative Code are reasonably necessary due to the following local climactic condition. The City of San Jacinto experiences extremely hot temperatures, especially the summer, which affect concrete curing and other similar processes.
- C. Amendments to the 2013 California Fire Code are necessary for the reasons set forth in "Exhibit A" attached hereto.
- D. All other changes to the Codes referenced herein are hereby found, declared and determined by the City Council to be primarily procedural and non-substantive, and therefore to be equivalent for the purposes intended by the original Codes.

Section 2. Chapter 8.16 of the San Jacinto Municipal Code is hereby amended to read in full as set forth in Exhibit A attached hereto.

Section 3. Section 15.04.010 of the San Jacinto Municipal Code is hereby amended in its entirety to read as follows:

**"15.04.010 1997 Uniform Administrative Code adopted—
Modifications.**

The Uniform Administrative Code, 1997 Edition, including all appendices, tables and indices thereto is adopted as part of the Building Code of the city of San Jacinto (copies of which are on file in the office of the city clerk) with the following modifications:

A. Section 301.2.1, paragraph (2) is amended to read as follows:

'Fences not over eighteen inches (18") shall not need a building permit'."

B. Section 304.3 is amended to read as follows:

'Plan Review Fees: When a plan or other data are 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 for buildings or structures shall be 65% of the established building permit fee.

The plan review fees for electrical, mechanical and plumbing work shall be equal to 25% of the total permit fee for each. The plan review fee for grading work shall be 35% of the grading permit fee. The plan review fee for energy shall be 15% of the building permit fee.

The plan review fee for public and private improvements shall be as established by City Council resolution. Where plans are incomplete or changed so as to require an additional plan review and additional plan review fee shall be charged at the established rate.”

Section 4. Section 15.04.020 of the San Jacinto Municipal Code is hereby amended in its entirety to read as follows:

“15.04.020 2013 Building Code adopted—Modifications.

The California Building Code, 2013 Edition, including Chapter 1 and all appendices, tables and indices thereto (copies of which are on file in the office of the city clerk), is hereby adopted as part of the Building Code of the city of San Jacinto with the following modifications:

A. Chapter 1, section 105.2, Item 2 is amended to read as follows:

‘Fences not over eighteen inches (18”) shall not need a building permit.’

B. Chapter 1, section 105.2, Building, Item 1 is amended to read as follows:

‘One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m²). However, a permit is required for any concrete flat work associated with the structures.’

C. Chapter 1, section 105.2, Building, Item 6 is amended to read as follows:

‘Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1 and any associated concrete flat work.

D. Section 109.1 is amended to add the following language:

‘When a plan or other data are required to be submitted by Section 107, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee for buildings or structures shall be 65% of the established building permit fee.

The plan review fees for electrical, mechanical and plumbing work shall be equal to 25% of the total permit fee for each. The plan

review fee for grading work shall be 35% of the grading permit fee. The plan review fee for energy shall be 15% of the building permit fee.

The plan review fee for public and private improvements shall be as established by City Council resolution. Where plans are incomplete or changed so as to require an additional plan review and additional plan review fee shall be charged at the established rate.'

E. Appendix J (Grading), Section J110.3 is hereby added to read as follows:

'J110.3 Slopes. The faces of cut and fill slopes shall be prepared and maintained to control erosion and provide stability. Where cut slopes are not subject to erosion due to erosion-resistant character of materials, such production may be omitted. Unless otherwise recommended in the approved soil engineering or engineering geology report, cut and fill slopes shall be planted in accordance with this Section. The protection for the slopes shall be installed as soon as practicable and prior to calling for final permit approval.

A. General Requirements. Cut slopes equal to or greater than 5 feet in vertical height and fill slopes equal to or greater than 3 feet in vertical height shall be planted with grass or ground cover to protect the slope from erosion and instability. Other slopes as deemed necessary by the Building Official shall also be planted.

B. Slopes exceeding 15 feet in vertical height shall be planted with shrubs, spaced at not more than 10 feet on center; or trees, spaced not to exceed 20 feet on center; or a combination of shrubs and trees at equivalent spacings, in addition to the grass or ground cover. The plants selected and planting patterns may be varied upon the recommendation of a landscape architect or a slope control specialist with approval of the Building Official. If a species other than those from the recommended list of plants is selected, a written statement shall be submitted by a landscape architect or slope control specialist certifying the plants suitable for erosion control and slope stability. This statement must accompany the grading plan at the time of submittal.

C. Landscape and Irrigation Plan Requirements

1. Landscape Plans shall be submitted for all slopes required to be planted. The landscape plan may be incorporated as part of the grading plan unless, in the opinion of the

Building Official the plan becomes too obscured to be effective. A landscape plan shall include:

(a) A slope planting schedule that provides common and scientific names and specifications of all plants, number and size of each tree and scrub and the spacing of plants.

(b) The location of the planting.

(c) Details of the irrigation system. Landscape plans involving more than four structures shall be prepared and signed by a landscape architect. This plan shall include the details necessary to complete the project including scope of work, materials to be used (seed mixtures, plant species listed by size quantity, fertilizer used and rate of application), construction methods, maintenance and time table for project completion.

2. Except where approved by the Building Official slopes required to be planted shall be provided with an approved system of irrigation designed to cover all portions of the slopes and shall be of sufficient clarity to indicate the extent of work proposed. Specifications for devices, size and type of pipe, flow rates and precipitation rates are to be shown on the landscape plan. An approved backflow prevention device shall be installed in each irrigation system which conforms to Chapter 10 of the Uniform Plumbing Code. If the planting requirements specified in the subsection above are waived by the Building Official, the requirements specified in this subsection may be waived.

D. Planting Method. Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short term coverage of the slope as well as long term permanent coverage. Minimum requirements shall include:

1. Planting holes shall be excavated twice as wide as the diameter and 2 inches less than the depth of the root ball of the plant. The planting holes shall be backfilled with a mixture of native soil, slowly decomposing organic matter and an appropriate fertilizer.

2. Each tree shall be staked in order to anchor the root system and to support the trunk in an upright position. Stake material shall be of adequate dimension and length to support the tree. Ties used for tying the tree to the stake shall have a broad surface to minimize rubbing or girdling and have some elasticity. In lieu of stakes a three wire tie-down system may be used.

3. Ground cover is to be spaced in such a manner that 100% coverage of the planted slope will be achieved in as short a time as possible. Spacing of ground cover shall not exceed 12 inches O.C. unless acceptable supporting horticultural evidence recommending greater spacing is furnished to the Building Official.

E. Waiver of Planting Requirements. Waiver of the Planting and irrigation requirements may be approved by the Building Official if found to be unreasonable or unnecessary for one of the following reasons:

1. The erosion resistant character of material composing the slopes make planting unnecessary.

2. The unavailability of water making irrigation either impossible or impractical.

3. Slope heights are less than those requiring planting by Section 3, paragraph (H) 1.1.

F. Planting Maintenance. All vegetation planted for erosion control shall be maintained in a healthy, vigorous condition. Maintenance of planted slopes shall include watering, weeding and restoration of any plant material that may die. Slopes that are affected by the future installation of walls, fences, swimming pools or any other building must be properly replanted upon the completion of subsequent projects.

G. Bonding. A bond for all projects involving more than four structures shall be filed with the City by the developer at the time that the landscaping plan is approved.

H. Final Planting Inspection. A final planting inspection shall be required for all building sites requiring planting. For building sites not requiring a performance bond, the final planting inspection shall be approved prior to the building permit final inspection. Any required irrigation system and all planting shall be installed at the time of the final planting inspection. A functional test of the irrigation system may be required. For building sites requiring a performance bond, slope certification required by the next subsection shall be approved prior to the building permit final inspection. The final planting inspection shall be performed at the end of the one year bond period.

I. Slope Verification. A site inspection shall be performed by the responsible landscape architect to assure compliance with the approved plans and to perform a functional test of the sprinkler system. Said landscape architect shall verify in

writing to the Building Official that the soils, additives, and amendments, weed control, planting of the slopes and the installation of the irrigation system comply to the approved plans and to all the provisions of this section. Verification to contain a statement as to the grow stock vitality.

J. Landscape and Irrigation Plan/Plan-Checking Fee. Before accepting a set of plans and specification for checking, the Community Development Department shall collect a plan checking fee. The amount of the plan checking fee for the landscape and irrigation plan shall be as set forth by City Council resolution.

K. Landscaping Permit Fees. A fee for each landscaping permit shall be paid to the Community Development Department as set forth by City council resolution.”

Section 5. Section 15.04.030 of the San Jacinto Municipal Code is hereby amended in its entirety to read as follows:

“15.04.030 2013 Mechanical Code adopted—Modifications.

The California Mechanical Code, 2013 Edition, and including Chapter 1 and all appendices, tables and indices thereto (copies of which are on file in the office of the city clerk), is adopted as the Mechanical Code of the city of San Jacinto.”

Section 6. Section 15.04.035 of the San Jacinto Municipal Code is hereby added to read as follows:

“15.04.035 2013 Residential Code adopted—Modifications.

The California Residential Code, 2013 Edition, and including Chapter 1 and all appendices, tables and indices thereto (copies of which are on file in the office of the city clerk), is adopted as the Residential Code of the city of San Jacinto.”

Section 7. Section 15.04.040 of the San Jacinto Municipal Code is hereby amended in its entirety to read as follows:

“15.04.040 2013 Plumbing Code adopted—Modifications.

The California Plumbing Code, 2013 Edition, and including Chapter 1 and all appendices, tables and indices thereto (copies of which are on file in the office of the city clerk), is adopted as the Plumbing Code of the city of San Jacinto.”

Section 8. Section 15.04.045 of the San Jacinto Municipal Code is hereby added to read as follows:

**“15.04.045 2013 Green Building Standards Code adopted—
Modifications.**

The California Green Building Standards Code, 2013 Edition, and including all appendices, tables and indices but excepting any voluntary provisions thereto (copies of which are on file in the office of the city clerk), is adopted as the Green Building Standards Code of the city of San Jacinto.”

Section 9. Section 15.04.055 of the San Jacinto Municipal Code is hereby added to read as follows:

“15.04.055 2013 Administrative Code adopted—Modifications.

The California Administrative Code, 2013 Edition, and including all appendices, tables and indices but excepting any voluntary provisions thereto (copies of which are on file in the office of the city clerk), is adopted as the Administrative Code of the city of San Jacinto.”

Section 10. Section 15.04.065 of the San Jacinto Municipal Code is hereby added to read as follows:

“15.04.065 2013 Energy Code adopted—Modifications.

The California Energy Code, 2013 Edition, and including all appendices, tables and indices but excepting any voluntary provisions thereto (copies of which are on file in the office of the city clerk), is adopted as the Energy Code of the city of San Jacinto.”

Section 11. Section 15.04.065 of the San Jacinto Municipal Code is hereby added to read as follows:

“15.04.070 Uniform Swimming Pool, Spa and Hot Tub Code adopted.

The Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition, and all appendices, tables and indices thereto (copies of which are on file in the office of the city clerk), is adopted as the Uniform Swimming Pool, Spa and Hot Tub Code of the city of San Jacinto.”

Section 12. S Section 15.04.075 of the San Jacinto Municipal Code is hereby added to read as follows:

**“15.04.075 2013 Referenced Standards Code adopted—
Modifications.**

The California Referenced Standards Code, 2013 Edition, and including all appendices, tables and indices but excepting any

voluntary provisions thereto (copies of which are on file in the office of the city clerk), is adopted as the Referenced Standards Code of the city of San Jacinto.”

Section 13. Section 15.04.080 of the San Jacinto Municipal Code is hereby amended in its entirety to read as follows:

“15.04.080 2013 Electrical Code adopted—Modifications.

The California Electrical Code, 2013 Edition, and including Article 89 and all appendices, tables and indices thereto (copies of which are on file in the office of the city clerk), is adopted as the Electrical Code of the city of San Jacinto.”

Section 14. Section 15.04.120 of the San Jacinto Municipal Code is hereby amended in its entirety to read as follows:

“15.04.120 Violation—Penalty.

A. Penalties. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

B. Violation of the provisions of this chapter or the 2013 Building Code is deemed to be a misdemeanor punishable by a fine or by imprisonment, or by both fine and imprisonment. A person is guilty of a separate offense each day during which he commits, continues or permits a violation of this chapter or the 2013 Building Code.

C. Violation of this chapter is declared to be a public nuisance, and the city attorney may institute necessary legal procedures for the abatement, removal or enjoinder thereof in the manner provided by law, or may take such other steps as he or she deems necessary to accommodate these ends. The application of any penalty shall not be held to prevent the enforced removal of prohibited conditions.”

Section 15. **CEQA.** The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

Section 16. Severability. Should any provision, section, paragraph, sentence or word of this chapter be determined or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this chapter shall remain in full force and effect.

Section 17. Publication. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

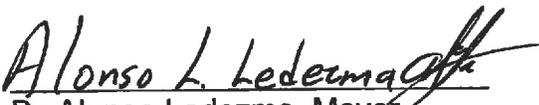
Section 18. Effective Date. This ordinance shall take effect and be in full force upon the later of (1) on the 30th day from and after its second reading or (2) January 1, 2014.

Introduced at a regular meeting of said City Council on the 17th day of December, 2013, by the following vote:

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council on the 7th day of January, 2014 by the following vote:

Ayes:	Bartel, Kotyuk, Miller, Ruiz, Ledezma
Nays:	None
Absent:	None
Abstain:	None

City of San Jacinto


By Alonso Ledezma, Mayor

ATTEST:


Richard Miller, City Clerk

APPROVED AS TO FORM:
Best Best & Krieger LLP


Jeff Ballinger, City Attorney

Chapter 8.16 FIRE CODE

Sections:

- 8.16.010 Findings and adoption of the California and International Fire Code.
- 8.16.020 Amendments to the California Fire Code
- 8.16.030 Appendices to the California Fire Code
- 8.16.040 Severability
- 8.16.050 Violation and Penalties
- 8.16.060 Effective Date

8.16.010 Findings and adoption of the California and International Fire Code.

A. Findings. The city council of the city finds as follows:

1. That the International Fire Code, 2012 Edition, adopted by the International Code Council (ICC), is a nationally recognized compilation of proposed rules, regulations, and standards of the ICC.
2. That the International Fire Code has been printed and published as a code in book form within the meaning of Section 50022.2 et seq. of the California Government Code and such code has been adopted and amended by the California Building Standards Commission into the California Code of Regulations (CCR) as Title 24, Part 9, titled the California Fire Code, 2013 Edition.
3. The International Fire Code has been published and adopted, as amended, by the California Building Standards Commission into the California Code of Regulations as Title 24, Part 9, titled the California Fire Code
4. That one copy of the 2013 California Fire Code and 2012 International Fire Code, certified by the city clerk to be a true copy has been filed for use and examination by the public in the office of the city clerk prior to the adoption of the ordinance codified in this chapter.
5. That the sections of said fire code may be referred to by the same number used in such published compilation preceded by the words "San Jacinto Fire Code Section" or "International Fire Code Section" or "Fire Code Section."
6. The City of San Jacinto may establish more restrictive standards reasonably necessary to provide fire protection for life and property because of local climatic, geological or topographical conditions.

a. Climatic Conditions:

- i. Riverside County and the City of San Jacinto is located in Southern California and covers a vast and varied geographic area. The base climate in western Riverside County consists of semi-arid Mediterranean weather patterns. Areas outside of the mountain terrain annually experience extended periods of high temperatures with little or no precipitation. Hot, dry winds, which may reach speeds of 70 M.P.H. or greater, are common to the area. Examples are: Santa Ana/ Foehn winds, afternoon surface-heating generated winds, and prevailing desert winds.

These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration) which necessitates rapid identification, locating and extinguishment of all fires in the smallest stage possible. In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, will greatly impact the response time to reach an incident scene. During these winds, the inability to use aerial type firefighting apparatus would further decrease our ability to stop fires in large buildings and place rescue personnel at increased risk of injury.

- ii. Although Riverside County and the City of San Jacinto occasionally experiences periods of significant drought, this area can also experience periods of substantial rainfall. When experiencing heavy rain, or rain over a period of days or weeks, this area is subject to flooding. Runoff from rain drains either naturally into rivers, washes, and creeks or into flood control facilities. Flash flooding is typically associated with short duration, high intensity precipitation events often associated with summer thunderstorms. Such events can occur even during a drought.
- iii. Water demand in in southern California far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall, future water allocation is not fully dependable.

This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.

- iv. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features such as identification and notification will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

b. Topographical conditions

- i. Natural: Riverside County extends from Orange County to the State of Arizona and is mixed with congested urban areas, rural lands and wild lands. A large number of sensitive habitats for various animal species and vegetation consist within large open space areas between major urban centers that impact building and structure location, which impedes emergency access and response. This variety in regions contributes to an increased emergency response time, which necessitates cooperation between local agencies.
- ii. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Riverside County.
- iii. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

c. Geological Conditions

Located within Riverside County are several known active and potentially active earthquake faults, including the San Andreas, San Jacinto, and Elsinore Fault. In the event of an earthquake, the

location of the epicenter as well as the time of day and season of the year would have a profound effect on the number of deaths and casualties, as well as property damage.

The major form of direct damage from most earthquakes is damage to construction. Bridges are particularly vulnerable to collapse, and dam failure may generate major downstream flooding. Buildings vary in susceptibility, dependent upon construction and the types of soils on which they are built. Earthquakes destroy power and telephone lines; gas, sewer, or water mains; which, in turn, may set off fires and/or hinder firefighting or rescue efforts. The hazard of earthquakes varies from place to place, dependent upon the regional and local geology. Ground shaking may occur in areas 65 miles or more from the epicenter (the point on the ground surface above the focus). Ground shaking can change the mechanical properties of some fine grained, saturated soils, where upon they liquefy and act as a fluid (liquefaction).

- i. Previous earthquakes in southern California have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.
- ii. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanies with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Riverside County that naturally have extended emergency response times that exceed the 5 minute goal.

California Health and Safety Code Section 17958.7 requires that the modification or change be expressly marked and identified as to which each finding refers. Therefore the City Council finds that the following table sets forth the 2013 California Fire Code sections that have been modified and the associated local climatic, geological and/or topographical conditions described above supporting the modification.

Code Section	Findings a, b & c
103.4.2	Administrative
104.3.2	Administrative
104.12	Administrative
109.4	Administrative
202	Administrative
308.1.6.3	a & c
404.2	Administrative
503.1.1	a, b & c
503.2.2	a, b & c
503.3	a, b & c
503.7	a, b & c
504.1	a, b & c
507.5.5	a, b & c
507.5.7	a, b & c
507.5.8	a, b & c
508.1	a, b & c
606.10.1.2	b & c
903.2	a, b & c
903.3.5.3	Admin + a & b
3204.2.1	Admin + a, b &
4904.3	Administrative
B105.2	Admin + a, b &
C102.1	Admin +a, b &
App. Ch. D	Administrative
App. Ch. I	Administrative
App. Ch. J	Administrative
App. Ch. K	Administrative

8.16.020 Adoption and Amendments to the California Fire Code.

The city council of the city hereby adopts the 2013 Edition of the California Fire Code, including Chapter 1, together with those portions of the 2012 Edition of the International Fire Code as published by the International Code Council, including all applicable findings, amendments and appendix chapters. The 2013 California Fire Code is adopted in its entirety except as to the following:

1. DEPARTMENT OF FIRE PREVENTION

- a. A new Section 103.4.2 is added to Section 103.4 of the California Fire Code to read as follows:

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

2. **DEFINITIONS.** Section 202 of the California Fire Code is amended to add the following definitions:

CALIFORNIA FIRE CODE. The 2013 Fire Code part of the California Building Standard Code, also known as California Code of Regulations, Title 24, Part 9.

CALIFORNIA RESIDENTIAL CODE. California Code of Regulations, Title 24, Part 2.5.

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief's designee.

FIRE PROTECTION ENGINEER. A professional engineer with the education and experience to understand the engineering problems related to safeguarding life and property from fire and fire-related hazards, to identify, evaluate, correct or prevent present or potential fire and fire related panic hazards in buildings, groups of buildings, or communities, and to recommend the arrangement and use of fire resistant building materials and fire detection and extinguishing systems, devices, and apparatus in order to protect life and property.

HAZARDOUS FIRE AREA. Private or public land not designated as state or local fire hazard severity zone (FHSZ) which is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

RIVERSIDE COUNTY SHERIFF shall mean the police chief of the city of San Jacinto.

RIVERSIDE COUNTY SHERIFF'S DEPARTMENT shall mean the police department of the city of San Jacinto, as established and maintained by direction of the city council from time to time.

SKY LANTERN. An airborne lantern typically made of paper, Mylar, or other lightweight material with a wood, plastic, or metal frame containing a candle, fuel cell, or other heat source that provides buoyancy.

3. General Authority and Responsibilities.

- a. Section 103.2 of the California Fire Code is not adopted.
- b. A new Section 104.3.2 is added to Section 104.3 of the California Fire Code to read as follows:

104.3.2. Authority of the Fire Chief and Fire Department.

- 1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the City Council.
- 2. The Fire Chief is authorized to administer, interpret and enforce this ordinance. Under the Fire Chief's direction, the Riverside County Fire Department is authorized to enforce the City of San Jacinto Municipal Code pertaining to the following:
 - a. The prevention of fires.
 - b. The suppression or extinguishment of dangerous or hazardous fires.
 - c. The storage, use and handling of hazardous materials.
 - d. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
 - e. The maintenance and regulation of fire escapes.
 - f. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
 - g. The maintenance of means of egress.
 - h. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
- 3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:

- a. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
 - b. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
 - c. The Riverside County Sheriff and any deputy sheriff.
 - d. The Police Chief and any Police Officer of any city served by the Riverside County Fire Department.
 - e. Officers of the California Highway Patrol.
 - f. Code Officers of the City of San Jacinto Code Enforcement Department.
- c. A new Section 104.12 is added to Section 104 of the California Fire Code to read as follows:

104.12 Authority of the Fire Chief. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Board of Supervisors and/or City Council whichever has jurisdiction within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel.

- d. Section 109.4 of the California Fire Code is not adopted.

4. **OPEN FLAMES**

- a. Section 308.1.6 of the California Fire Code is amended to add the following new section:

Section 308.1.6.3 Sky Lanterns or similar devices. The ignition and/or launching of a Sky Lantern or similar device is prohibited.

Exception: Upon approval of the fire code official, sky lanterns may be used as necessary for religious or cultural ceremonies providing that adequate safeguards have been taken as approved by the fire code official. Sky Lanterns must be tethered in a safe manner to prevent them from leaving the area and must be constantly attended until extinguished.

5. **Fire Safety and Evacuation Plans.**

a. Section 404.2 of the California Fire Code is amended to add the following:

16. Windowless buildings having an occupant load of fifty (50) or more.

6. **Fire Apparatus Access Roads.**

a. Section 503 of the California Fire Code is adopted in its entirety with the following amendments:

1. Section 503.1.1 of the California Fire Code is amended to add the following exception:

Exception. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

2. Section 503.2.2 of the California Fire Code is hereby amended to read as follows:

503.2.2 Authority. The fire code official shall be the only authority authorized to designate fire apparatus access roads, fire lanes and modify the minimum fire lane access widths for fire or rescue operations.

3. Section 503.3 of the California Fire Code is deleted in its entirety and replaced with the following:

503.3 Marking. Fire apparatus access roads, where required, shall be identified by curbs painted red on both the top and face along the entire length of the fire apparatus access road. Where no curbs exists or a rolled curb is installed, a six (6) inch wide red strip shall be applied the full length of the fire apparatus access road or approved posted signs shall be

installed in accordance with the Riverside County Fire Department Standards.

Exception: On school grounds this requirement shall be implemented as approved by the fire code official.

4. A new Section 503.7 is added to Section 503 of the California Fire Code to read as follows:

503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

7. ACCESS TO BUILDING OPENINGS AND ROOFS

- a. Section 504.1 of the California Fire Code is amended to add the following language to the end of the first paragraph:

Where ground ladder access is the only means to reach the highest point on the building, the finished grade on all exterior sides of buildings shall be flat and free of any obstructions that would interfere with ground ladder placement. This distance from the building to finished grade shall be determined by the Fire Chief.

8. FIRE PROTECTION WATER SUPPLIES

- a. Section 507.5.5 of the California Fire Code is amended to add the following language:

507.5.5 Clear Space Around Hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, Fire Department connections, exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved.

- b. A new Section 507.5.7 is added to Section 507 of the California Fire Code to read as follows:

507.5.7 Fire hydrant size and outlets. Fire hydrant size and outlets shall be required as determined by the fire code official.

1. Residential Standard—one (1) four (4) inch outlet, and one (1) two and one half (2 ½) inch outlet.

2. Super Hydrant Standard—one (1) four (4) inch outlet, and two (2) two and one half (2 ½) inch outlet.
3. Super Hydrant Enhanced—two (2) four (4) inch outlet, and one (1) two and one half (2 ½) inch outlet.

- c. A new Section 507.5.8 is added to Section 507 of the California Fire Code to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Std. 06-11. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer, or person responsible for the removal or damage.

9. FIRE COMMAND CENTER

- a. Section 508.1 of the California Fire Code is amended as follows:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, *and buildings greater than 300,000 square feet in area*, and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1 through 508.1.5.

- b. Section 508.1.3 of the California Fire Code is amended to add the following Exception as follows:

Exception: When solely required due to building area greater than 300,000 square feet, the fire command center shall be a minimum of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm)

- c. Section 508.1.5 of the California Fire Code is amended to add the following Exception as follows:

Exception: When solely required due to building area greater than 300,000 square feet, the fire command center shall comply with NFPA 72 and contain features 5, 8, 10, 12,

13 & 14. All other features shall be provided only when the building contains the respective system/functionality.

10. Mechanical Refrigeration.

- a. Section 606.10.1.2 of the California Fire Code is amended to read as follows:

606.10.1.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. *The manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as Emergency Controls.*

11. Automatic Sprinkler Systems.

- a. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

903.2 Where required. In all new buildings and structures which are 3,600 square feet or greater an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the California Fire Code is requiring more restrictive requirements in Sections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.4, 903.2.5, 903.2.5.2, 903.2.6, 903.2.7, 903.2.8, 903.2.9, 903.2.10, 903.2.11.6, 903.2.16, 903.2.18, the more restrictive requirement shall take precedence. The following exceptions in the California Fire Code shall not be allowed:

- i. Exception in Section 903.2.3
- ii. Exception in Section 903.2.6
- iii. Exception in Section 903.2.11.3

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

- b. Section 903.3.5.3 of the California Fire Code is added as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

12. Designation of High-Piled Storage areas.

- a. A new Section is added to Section 3204.2 of the California Fire Code to read as follows:

3204.2.1 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. The responsible fire protection engineer shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The fire protection engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include referenced design document(s), including NFPA 13 or the current applicable factory mutual data sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

13. Fire Hazard Severity Zones.

- a. A new Section is added to Section 4904 of the California Fire Code to read as follows:

4904.3 High Fire Hazard Severity Zone Maps. In accordance with Government Code Sections 51175 through 51189, Very High Fire Hazard Severity Zones are designated as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

8.16.030 Appendices to the California Fire Code.

The appendices to the California Fire Code are adopted in their entirety except as to the following:

1. Appendix B.

Exception 1 of Section B105.2 is amended to read as follows:

Exception 1: A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

2. Appendix C.

Section C102.1 Fire hydrant locations is amended to read as follows:

C102.1 Fire hydrant locations. Fire hydrants shall be provided at *street intersections* and along required fire apparatus access roads and adjacent public streets.

3. Appendix D. Appendix D shall not be adopted.

4. Appendix I. Appendix I shall not be adopted

5. Appendix J. Appendix J shall not be adopted.

6. Appendix K. Appendix K shall not be adopted.

8.16.040 Severability.

If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

8.16.050 Violations and penalties.

It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this section or any code or ordinance adopted by this section, or to violate the provisions of any permit granted pursuant to this section or any code or ordinance adopted by this section. Punishments and penalties for

violations shall be in accordance with Health and Safety Code Sections 17995 through 17995.5.

8.16.060 Effective date.

This Municipal Code shall take effect thirty (30) days after its adoption.

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

I, Jan Catron, Deputy City Clerk hereby certify that the attached is a true copy of Ordinance 13-07 introduced by the City Council of the City of San Jacinto, California, at a regular meeting held the 17th day of December, 2013. Ordinance 13-07 was approved, passed and adopted at a regular meeting of the San Jacinto City Council held the 7th day of January, 2014.

Witness my hand and official seal of the City of San Jacinto this 8th day of January, 2014.



Jan Catron, Deputy City Clerk

