STATE OF CALIFORNIA – STATE AND CONSUMER SERVICES AGENCY GOVERNOR EDMUND G. BROWN JR.

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

March 9, 2011

Patrick Carroll, Code Compliance Supervisor
City of Adelanto
11600 Air Expressway
Adelanto, CA 92301

Dear Mr. Carroll:

This letter is to acknowledge receipt on February 1, 2011 of the City of Adelanto electronic submittal pertaining to Ordinance No. 501 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

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

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

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

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

ORDINANCE NO. 501

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ADELANTO CITY COUNCIL AMENDING A PORTION OF TITLE 14 OF THE MUNICIPAL CODE PERTAINING TO BUILDING AND CONSTRUCTION BY ADOPTING THE CALIFORNIA BUILDING STANDARDS CODE WITH CERTAIN AMENDMENTS

WHEREAS, Title 14 of the Municipal Code (the "Code") of the City of Adelanto (the "City") has provided minimum standards to safeguard life or limb, health, property and public welfare by regulating the construction, quality of materials, use, and occupancy, location and maintenance of all buildings and structures within this jurisdiction and certain equipment; and

WHEREAS, Title 14 - Building and Construction has not been comprehensively updated since January 1, 2008; and

WHEREAS, it is deemed to be in the best interest of the City to update and amend a portion of Title 14 of the Code to incorporate the newly adopted standards adopted by the State of California Building Standards Commission and to account for the new building construction standards; and

WHEREAS, the 2010 California Building Standards Code, contained in the California Code of Regulations, Title 24, parts 1-12, incorporate public health, life safety, and general welfare standards used in the design and construction of buildings in California. The California codes incorporate the latest national standards for construction, including the 2009 International Building Code, the 2009 International Residential Code, the International Fire Code, the 2008 National Electrical Code, the 2009 Uniform Plumbing Code, the 2009 Uniform Mechanical Code and the California Green Building Standards Code; and

WHEREAS, the City also desires to make certain amendments to the above State codes based on local climatic, geologic and topographic conditions as outlined in the resolution accompanying this ordinance; and

WHEREAS, Government Code Section §50022.1, et seq., provides that ordinances and codes of the Federal, State, or any agency of either of them, may be adopted by reference, provided that prior to such adoption by reference a notice public hearing has been held.

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

Section 1: Chapter 14.10 of the Adelanto Municipal Code is not amended and remains in place unaffected by this Ordinance.

Section 2: Chapter 14.12 of the Adelanto Municipal Code is entitled "**California Building Code**" and is hereby amended as follows:

Section 14.12.010 is entitled "**Adoption and Amendment**" and amended to read in its entirety as follows:

(a) The City Council of the City of Adelanto hereby adopts for the purpose of prescribing regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures by reference the California Code of Regulations Title 24, Part 2, known and designated as the California Building Code, 2010 Edition including Appendices A (Employee Qualifications), C (Agricultural Buildings), G (Flood-Resistant Construction), I (Patio Covers), and J (Grading) and with the modifications set forth below. The provisions of this code shall constitute the building code regulations of the City. The California Building Code is on file for public examination in the office of the City Building Official.

(b) Section 105.2 of Section 105 of Chapter 1, Division II of the 2010 California Building Code is hereby amended by deleting items 1 through 13 under "Building" and replacing them with the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses and structures such as portable shade cloth structures, provided the floor area does not exceed 120 square feet (11 m^2).

2. Oil derricks.

3. Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work that does not involve electrical, mechanical or plumbing work.

5. Temporary motion picture, television and theater stage sets and scenery.

6. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 25 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L)and are installed entirely above ground.

7. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

8. Swings and other playground equipment accessory to detached one- and two-family

dwellings.

9. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U occupancies.

10. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

(c) Section 113.3 of the California Building Code is amended to read as follows:

113.3 Qualifications. (Board of Appeals) The City Council shall act as the board of appeals.

(d) Section 903.2 of the California Building Code is amended to read as follows:

903.2 Where required. Approved automatic fire sprinkler systems in new building and structures shall be provided in the locations described in this section. However, in all events, an approved automatic fire sprinkler system shall be provided in all newly constructed buildings of any occupancy group, except Group R, Division 3 (one and two family dwellings) and accessory Group U occupancies, shall be provide with approved automatic fire sprinklers as required in the 2010 California Residential Code.
In existing structures, other than Group R, Division 3 (one and two family dwellings) and Group U occupancies, not equipped with an automatic fire sprinkler system, the following requirements shall apply:

1. For existing buildings smaller than 5,000 square feet (465m^2) in gross floor area, when an addition causes the structure to exceed 5,000 square feet (465m^2) and such addition is equal to or greater than 50% of the existing square footage, the entire structure shall be provided with an automatic sprinkler system.
2. For existing buildings larger than 5,000 square feet (465m^2) in gross floor area, when an addition is equal to or greater than 10% of the existing square footage, the entire structure shall be provided with an automatic sprinkler system.
3. For existing buildings larger than 5,000 square feet (465m^2) in gross floor area, when a change of use occurs that, in the opinion of the fire code official using the guidance of the California Building Code, increases the likelihood of, or increases the danger to occupants in a fire incident, the entire fire area shall be provided with an automatic sprinkler system.

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment,

batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.

2. Automatic fire sprinkler protection for Fixed Guideway Transit Systems shall be as per Section 903.2.17.

Section 3: Chapter 14.13 is hereby added to the Adelanto Municipal Code and entitled "**California Residential Code**" and shall read as follows:

Section 14.13.010 is added to the Adelanto Municipal Code, entitled "**Adoption and Amendment**" and shall read as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of Regulations Title 24, Part 2.5, known and designated as the California Residential Code, 2010 Edition, excluding Division II Administration, Sections R101 through R114 and the Appendices. The California Residential Code is on file for public examination in the office of the City Building Official."

Section 4: Chapter 14.14 of the Adelanto Municipal Code is entitled "**California Administrative Code**" and is amended as follows.

Section 14.14.010 is entitled "**Adoption**" and amended to read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of Regulations Title 24, Part 1, known and designated as the California Administrative Code, 2010 Edition. The California Administrative Code is on file for public examination in the office of the City Building Official."

Section 5: Chapter 14.16 of the Adelanto Municipal Code is entitled "**California Electrical Code**" and is hereby amended as follows:

Section 14.16.010 is entitled "**Adoption**" and amended to read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of Regulations Title 24, Part 3, known and designated as the California Electrical Code (CEC), 2010 Edition based on the National Electrical Code (NEC), 2008 Edition, as published by the National Fire Protection Association with the modifications set forth below for the purpose of prescribing regulations for the installation, arrangement, alteration, repairing, replacement, remodeling, or use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City. The provisions of this code shall constitute the electrical code regulations

of the City. The California Electrical Code is on file for public examination in the office of the City Building Official."

Section 6: Chapter 14.18 of the Adelanto Municipal Code is entitled "**California Plumbing Code**" and is hereby amended as follows.

Section 14.18.010 is entitled "**Adoption**" and amended to read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of Regulations Title 24, Part 5, known and designated as the California Plumbing Code (CPC), 2010 Edition based on the 2009 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials below for the purpose of prescribing regulations for the design, quality of materials, erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of plumbing systems in the City including Appendices A, B, D, E, F, K, and L. The provisions of this code shall constitute the plumbing code regulations of the City. The California Plumbing Code is on file for public examination in the office of the City Building Official."

Section 7: Chapter 14.20 of the Adelanto Municipal Code is entitled "**California Fire Code**" d is amended as follows:

Section 14.20.010 is entitled "**Adoption**" and amended to read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts the 2010 edition of the California Fire Code, also known as Part 9 of Title 24 of the California Code of Regulations (incorporating the 2009 International Fire Code), and Appendices Chapters 1 and 4, and Appendices B, C, E, F, G, and H, as compiled and published by the International Code Council, and as amended by the San Bernardino County Fire Department Standards. The provisions of the California Fire Code, the Appendices and subsequent amendments shall be applicable in all of Adelanto and shall be on file for public examination in the office of the City Building Official."

Section 8: Chapter 14.22 of the Adelanto Municipal Code is not amended and remains in place unaffected by this Ordinance.

Section 9: Chapter 14.23 of the Adelanto Municipal Code is entitled "**California Existing Building Code**" and is amended as follows:

Section 14.23.010 is entitled **"Adoption"**, and amended to read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of Regulations Title 24, Part 10, known and designated as the California Existing Building Code, 2010 Edition. The California Existing Building Code is on file for public examination in the office of the City Building Official."

Section 10: Chapter 14.24 of the Adelanto Municipal Code is entitled "**California Historical Building Code**" and amended to read as follows:

Section 14.24.010 is entitled **"Adoption"** and amended to read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of Regulations Title 24, Part 8, known and designated as the California Historical Building Code, 2010 Edition. The California Historical Building Code is on file for public examination in the office of the City Building Official."

Section 11: Chapter 14.25 of the Adelanto Municipal Code is entitled "**California Referenced Standards Code**" and shall read as follows.

Section 14.25.010 is, entitled "**Adoption**" and is amended to read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of Regulations Title 24, Part 12, known and designated as the California Referenced Standards Code, 2010 Edition. The California Referenced Standards Code is on file for public examination in the office of the City Building Official."

Section 12: Chapter 14.26 of the Adelanto Municipal Code is entitled "**California Mechanical Code**" and is hereby amended to read as follows below.

Section 14.26.010 is entitled **"Adoption"** and amended to read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of Regulations Title 24, Part 4, known and designated as the California Mechanical Code (CMC), 2010 Edition based on the 2009 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials with the modifications set forth below for the purpose of prescribing regulations for the design, construction, Installation, quality of materials, location, operation and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators and other heat-producing appliances in the City including Appendices A, B, C and D. The provisions of this code shall constitute the mechanical code regulations of the City. The California Mechanical Code is on file for public examination in the office of the City Building Official."

Section 13: Chapter 14.27 is hereby added to the Adelanto Municipal Code and entitled "**California Green Building Code**" and shall read as follows.

Section 14.27.010 is added to the Adelanto Municipal Code, entitled "**Adoption**" and shall read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of

Regulations Title 24, Part 11, known and designated as the California Green Building Code, 2010 Edition. The California Green Building Code is on file for public examination in the office of the City Building Official."

Section 14: Chapter 14.28 of the Adelanto Municipal Code is hereby entitled "**California Energy Code**" and is hereby amended to read as follows:

Section 14.28.010 is entitled **"Adoption"** and amended to read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the California Code of Regulations Title 24, Part 6, known and designated as the California Energy Code, 2010 Edition. The California Energy Code is on file for public examination in the office of the City Building Official."

Section 15: Chapter 14.29 is hereby added to Adelanto Municipal Code and entitled "**International Property Maintenance Code**".

Section 14.29.010 is added to the Adelanto Municipal Code, entitled **"Adoption"**, and shall read in its entirety as follows:

"The City Council of the City of Adelanto hereby adopts by reference the 2009 International Property Maintenance Code in its entirety. The 2009 International Property Maintenance Code is on file for public examination in the office of the City Building Official."

Section 16: Chapter 14.30 of the Adelanto Municipal Code is not amended and remains in place unaffected by this Ordinance.

Section 17: Chapter 14.32 of the Adelanto Municipal Code is not amended and remains in place unaffected by this Ordinance.

Section 18: Chapter 14.34 of the Adelanto Municipal Code entitled "**Occupancy Survey Inspection**" shall hereby be amended as follows.

Section 14.34.010 entitled **"Change in Use"** is amended to read in its entirety as follows.
"When a business license application is received by the City for a location or structure that has previously housed a business of a different nature, a permit must be obtained for an inspection by the Department of Building and Safety. The inspection permit fee shall be in accordance with the schedule as established by the City of Adelanto. This fee may be amended by resolution of the City Council."

Section 19: Chapter 14.36 of the Adelanto Municipal Code is not amended and remains in place unaffected by this Ordinance.

Section 20: Ordinance No. 473 rescinded in its entirety and replaced by Ordinance No. 501.

Section 21: The amendments to the California Building Standards Code contained herein have been adopted pursuant to Health and Safety Code sections 17958.5, 17958.7, and 18941.5 and Public Resources Code section 4117 and have been justified by the local conditions prevalent in the City of Adelanto as more particularly described in City Council Resolution 10-65 incorporated herein by this reference as if set forth in full.

Section 22: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or places. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person or place, be declared invalid or unconstitutional.

Section 23: The City Clerk shall certify as to the adoption of the Ordinance and cause the same to be published and posted as required by law.

PASSED, APPROVED, AND ADOPTED this 27 day of October, 2010.

CHARLEY B. GLASPER, MAYOR

ATTEST:

CINDY HERRERA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF ADELANTO)

I, Cindy Herrera, City Clerk of the City of Adelanto, California, DO HEREBY CERTIFY THAT THE foregoing is a true and correct copy of Ordinance No. 501 adopted and passed by the City Council of the City of Adelanto, California, at a regular meeting thereof held on the27 day of October, 2010__, by the following vote:

AYES: Council Members Camargo, Thomas, Perez, Mayor Pro Tem Piehe, and Mayor Glasper

NOES: None

ABSENT: None

ABSTAIN: None

(SEAL)

CINDY HERRERA, CITY CLERK

RESOLUTION NO. 10-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ADELANTO, CALIFORNIA, SETTING FORTH FINDINGS WITH RESPECT TO LOCAL CONDITIONS WITHIN THE CITY OF ADELANTO WHICH MAKE CERTAIN MODIFICATIONS AND CHANGES TO THE CALIFORNIA BUILDING STANDARDS CODES.

WHEREAS, Health & Safety Code Section 17958 mandates that the City of Adelanto adopt ordinances or regulations imposing the requirements of certain uniform industry codes adopted by the State pursuant to Health & Safety Code Section 17922; and

WHEREAS, the State of California is mandated by Health & Safety Code Section 17922 to impose the same requirements as are contained in the most recent edition of the California Building Code (CBC) of the International Code Council, the California Plumbing Code (CPC) of the International Association of Plumbing and Mechanical Officials, the California Mechanical Code (CMC) of the International Association of Plumbing and Mechanical Officials, the California Electrical Code (CEC) of the International Code Council and the California Fire Code and Fire Code Standards of the International Code Council (hereinafter referred to collectively as "Codes"); and

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

WHEREAS, the Building Official and County Fire Department have recommended that changes and modifications be made to the Codes and have advised that certain of said changes and modifications to the California Building Code, 2010 Edition and the California Fire Code, 2010 Edition are reasonably necessary due to local conditions in the City of Adelanto and have further advised that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code or are reasonably necessary to safeguard life and property within the City of Adelanto.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Adelanto that the above recitals are true and correct and incorporated herein by reference and that pursuant to the requirements of Health and Safety Code Section 17958.7, the Council finds and determines there is a need to adopt the changes or modifications to the uniform codes because of local climatic, topographical, and geological conditions as follows:

SECTION 1. Changes and modifications to the Codes adopted by the City of Adelanto as recommended by the Building Official and County Fire Department are hereby found to be reasonably necessary due to the following general findings of local conditions:

(1) Local Climatic Conditions.

(A) The City is subject to extremely strong winds, commonly known as "Santa Ana Winds" which can reach speeds in excess of 90 miles per hour. Extensive damage frequently accompanies these winds, such as blowing sand and debris, downed power lines, fallen trees, overturned vehicles and structural damage to buildings. These conditions result in increased demand for fire services, blocked or delayed emergency vehicle access and impaired water supplies and building emergency systems.

(B) During the summer months, the Santa Ana Winds produce periods of extremely low humidity, thereby reducing the fuels moisture and increasing the possibility and severity of fire from dry vegetation and other common combustibles.

(C) During the summer months, much of the City experiences prolonged periods of temperatures in excess of 100°F. When coupled with sustained severe Santa Ana Winds, an increase in the threat from rapidly moving wildfires exists.

(D) During the winter months, heavy rains routinely cause damage to roadways rendering them completely impassible, or with limited access, sometimes for extended periods.

(E) During winter months, heavy snow and ice conditions exist in the mountain areas resulting in increased demand for fire services and limiting or delaying emergency vehicle access. In some cases, emergency vehicle access roads are completely impassible, or have limited access, sometimes for extended periods.

(2) Local Geological Conditions.

(A) The City is subject to moderately strong to severe shaking and surface ruptures resulting from numerous known earthquake faults located throughout the City. These local earthquake faults have the potential to cause severe personal and property damage, utility interruptions, fire hazards and hazardous materials releases. Additionally, significant roadway, bridge structure, water supply and communications systems are subject to failure, thereby causing a detriment to emergency services response.

(B) Unstable slopes in several areas throughout the City have experienced soil movement as a result of heavy or soaking rains, resulting in damage to roadways, structures and utilities.

(C) Some desert areas of the City have limited aquifers, exceptionally deep aquifers or aquifers providing only brackish or contaminated water supplies. This limits, or in some cases eliminates, water supplies available for firefighting purposes.

(3) Local Topographical Conditions.

(A) The City encompasses an area with limited access routes connecting valley, mountain and desert areas. This distance, combined with these limited access routes, results in delays in the reallocation of resources to emergency scenes.

(B) The topography of the City is exceptionally diverse, ranging from relatively flat desert and valley areas, to foothill areas, and canyon areas. This results in some areas that are inaccessible to radio communications, which hampers emergency response capabilities.

(C) The diverse topography of the City results in numerous water purveyors and water pressure zones throughout the response areas. This results in many

areas having limited, unreliable or unavailable water supplies available for firefighting purposes.

(D) The City is traversed by several high voltage electrical transmission lines which cross over inaccessible desert and foothill brush-covered areas, as well as and heavily forested steep mountain areas. High winds have caused damage to these lines, resulting in vegetation fires. Access to many of these areas is unavailable to vehicles, making response to these fires unusually difficult.

SECTION 2. In addition to the general findings in Section 1, above, specific changes and modifications to the 2010 Edition of the California Building Code as recommended by the Building Official and County Fire Department are hereby found to be reasonably necessary as follows:

(1) Amended Section 105.2 of Section 105 of Chapter 1, Division II - Findings 1A through 1E, 2A through 2C, 3A through 3D. Building permits are required for fences, retaining walls and water tanks due to the high winds, earthquake potential, and topographic conditions within the City that require heightened review of such items.

(2) Amended Section 903.2 - Findings 1A through 1E, 2A through 2C, 3A through 3D. There are a number of rationales behind the establishment of this requirement:

1. First of all, facts and findings indicate that because of topography, climatic conditions, and natural occurrences such as wind events and earthquakes, fire department response can be hindered, sometimes severely. The National Fire Protection Association's "time-temperature" curves (reference NFPA handbook, 18th edition, page 5-153) based on tests performed by Factory Mutual Research Corporation well document the fact that fires grow to point of flashover every minute that response time for fire suppression activities is delayed. Fire sprinklers are proven effective in interrupting the growth of a fire to the point of flashover, confining a fire to its place of origin, and in many cases extinguishing a fire.

2. In addition, many areas within the County Fire Departments jurisdiction have limited local resources, such as water supply, access roads, and fire equipment for mutual aid response. This necessitates a quick and aggressive response to control of suppress a fire with the use of automatic fire sprinklers.

3. Also, the 2010 CFC model code language is very technically complex as to the thresholds for sprinkler requirements. Basically, the Fire Code requires sprinklers based on occupancy group, occupant load, or use; or a combination of all three. This makes it difficult for the fire code official to enforce the requirements, and many times the result is a threshold at or around 5,000 square feet for sprinklers. [To cite some examples: A-2 occupancies (restaurants) 5,000 ft2, A-3 occupancies (churches, gymnasiums) 300 occupants or more (typical building of this occupant load would be 4,500 ft2,) F-1 wood working occupancies 2,500 ft2, Group F, M and S-1 occupancies at 12,000 ft2, S-2 parking garages 5,000 ft2, and in all Group s H and I occupancies.]

4. Lastly, the adoption of this amendment would avoid the occurrence of partially sprinklered buildings. Table 903.2.13, as well as other sections in the Fire Code list dozens of individual room or areas in which the specific use will

require sprinkler protection. (Examples: basements, linen chutes, atria, gas storage rooms, dip tanks, hazardous materials storage, etc.) Partially sprinklered buildings have the risk of their sprinkler systems being overcome by the momentum of a fire that has originated in the non-sprinklered portion.

Therefore, imposing a flat square footage threshold would ensure buildings of any significant size are adequately protected.

Further language is provided for a retroactive requirement for non-sprinklered buildings, only when a major addition is built, making sprinklers more cost effective, or when a major change of use occurs that increases the hazard level, which may be required by the existing code language for many different uses already.

(3) Amended Section 903.2.8 exception #1 - Findings 1A through 1E, 2A through 2C, 3A through 3D. Attached residential units have in the past been considered multi-family (CFC 2001 :R-1 occupancy) and have been required to be fire sprinklered in buildings containing 5 or more dwelling units. Deleting this part of the exception maintains that same principle with respect to the fire sprinkler requirements.

(4) Amended Section 903.2.8 exception #2 - Findings 1A through 1E, 2A through 2C, 3A through 3D. The San Bernardino County has for years as part of its Standards required sprinkler protection in private attached garages in single family dwellings. Eliminating this exception reduces the potential conflict in codes and standards provisions.

SECTION 3. In addition to the general findings in Section 1, above, specific changes and modifications to the 2010 Edition of the California Fire Code and Fire Code Standards as recommended by the San Bernardino County Fire Department are hereby found to be reasonably necessary.

SECTION 4. Additional amendments are found to be either administrative or procedural in nature or concern themselves with subjects not covered in the Codes. The changes made include provisions making each of said Codes compatible with other codes enforced by the City and fee schedules.

SECTION 5. A copy of this Resolution together with the Ordinance adopting the California Building Standard Codes as amended shall be filed with the California Department of Housing and Community Development and the California Building Standard Commission by the City Clerk of the City of Adelanto.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Adelanto, California, held on this 13th day of October, 2010.

CHARLEY GLASPER, MAYOR

ATTEST:

CINDY HERRERA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF ADELANTO)

I, Cindy Herrera, City Clerk of the City of Adelanto, California, DO HEREBY CERTIFY THAT THE foregoing is a true and correct copy of Resolution No. 08-20 adopted and passed by the City Council of the City of Adelanto, California, at a regular meeting thereof held on the 13th day of October, 2010, by the following vote:

AYES: Council Members Camargo, Thomas, Pro Tem Piehe,and Mayor Glasper.

NOES: None

ABSENT: Council Member Perez

ABSTAIN: None

(SEAL)

CINDY HERRERA, CITY CLERK