



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

November 18, 2010

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

Dear Commission Staff:

In accordance with Health & Safety Code § 17958.7, attached you will find a copy of City of Folsom Ordinance No. 1137 relating to the adoption of the 2010 California Codes with City of Folsom amendments. There were no technical amendments to our ordinance; only administrative changes which pertain to our City. The complete ordinance will also be posted on the City of Folsom website at www.folsom.ca.us.

If you have any questions, please feel free to contact me.

Thank you,

CITY OF FOLSOM

A handwritten signature in black ink, appearing to read "Steve Burger", is written over the typed name.

Steve Burger, CBO, LEED AP
Chief Building Official
916-355-7286
sburger@folsom.ca.us

2010 NOV 22 P 1:37
CITY OF FOLSOM
BUILDING STANDARDS COMMISSION

Working Together to Provide Superior Services in a Safe, Thorough and Efficient Manner.

50 NATOMA STREET
FOLSOM, CALIFORNIA 95630
WWW.FOLSOM.CA.US

ORDINANCE NO. 1137

AN ORDINANCE OF THE CITY OF FOLSOM REPEALING AND RE-ENACTING CERTAIN CHAPTERS OF TITLE 14, "BUILDINGS AND CONSTRUCTION", OF THE FOLSOM MUNICIPAL CODE CONCERNING ENFORCEMENT OF FOLSOM CONSTRUCTION CODES

THE CITY COUNCIL OF THE CITY OF FOLSOM HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1 **PURPOSE**

The purpose of this ordinance is to repeal and re-enact certain chapters of Title 14, "Buildings and Construction", of the Folsom Municipal Code ("The Code") to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to adopt and enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

SECTION 2

Chapters 14.02, 14.04, 14.08, 14.12, 14.16, 14.19, 14.20 and 14.21 of Title 14 of the Folsom Municipal Code are hereby repealed and new chapters 14.02, 14.04, 14.08, 14.12, 14.16, 14.19, 14.20, 14.22, 14.23, 14.26, and 14.28 enacted to read as follows:

Title 14

BUILDINGS AND CONSTRUCTION

Chapters:

- 14.02 Building Code
- 14.04 Residential Code
- 14.08 Electrical Code
- 14.12 Plumbing Code
- 14.16 Mechanical Code
- 14.19 Energy Code
- 14.20 Green Building Standards Code
- 14.22 Historical Building Code
- 14.23 Property Maintenance Code
- 14.26 Referenced Standards Code
- 14.28 Swimming Pool, Spa and Hot Tub Code

Chapter 14.02
BUILDING CODE

Sections:

- 14.02.010 Title
- 14.02.015 Definitions
- 14.02.020 Authority Having Jurisdiction
- 14.02.030 Purpose
- 14.02.040 Adoption by reference
- 14.02.045 Right of entry
- 14.02.050 Additions, amendments or deletions to Folsom Building Code
- 14.02.055 Violation—Nuisance
- 14.02.060 Enforcement
- 14.02.070 Penalties
- 14.02.080 Enforcement procedures
- 14.02.085 Conflicts

14.02.010 Title.
This Chapter shall be known and cited as the “Folsom Building Code.”

14.02.015 Definitions
For purpose of this chapter, the following terms shall have the meaning set forth in this section.

“Building Codes” or “Code” shall mean the Folsom Construction Codes and each and every ordinance codified therein as adopted by the city council of the City of Folsom by ordinance, including, but not limited to, the Folsom Building Code, the Folsom Residential Code, the Folsom Electrical Code, the Folsom Mechanical Code, the Folsom Plumbing Code, the Folsom Energy Code, the Folsom Fire Code, the Folsom Green Standards Building Code (CALGreen), the Folsom Referenced Standards Code, the Folsom Property Maintenance Code, the Folsom Historical Building Code and the Folsom Swimming Pool, Spa and Hot Tub Code. This shall also apply to references to the “Uniform Codes” found within the Folsom Municipal Code.

14.02.020 Authority Having Jurisdiction.
The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Construction Codes. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of this Code and the referenced technical codes. The terms “administrative authority”, “authority having jurisdiction”, and “City” are to be considered synonymous with the terms “Building Official”, “Department of Building Safety” and “Building Department” as they appear in the Code or the technical codes. The city council shall budget and appropriate such city funds for the Division of Building Safety as it may deem necessary for the proper operation of the division.

14.02.030 Purpose.

The purpose of the Folsom Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to adopt and enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.02.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.02.050 of this chapter, the California Building Code, 2010 Edition, based on the 2009 International Building Code, including Appendix Chapters H, J, and K, published as Parts 1 and 2, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Building Code and any and all amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.02.45 Right of Entry.

The code enforcement officer, the fire chief, the chief building official, or their designees shall be authorized to enter upon private property or public property as provided for in Section 1.09.025 of the Folsom Municipal Code to enforce the provisions of this title, or for the purpose of making any inspection, reinspection or test of any work performed pursuant to this title.

14.02.050 Additions, Amendments, or Deletions to Folsom Building Code.

The Folsom Building Code is amended as follows:

CHAPTER 1, DIVISION II

- A. Section 101.1 Title— Insert the words “City of Folsom” as the name of jurisdiction. This shall apply to any of the adopted codes wherever the name of the jurisdiction is to be inserted.
- B. Section 101.2 Scope—Delete the words “California Building Code” and insert, in lieu thereof, the words “Folsom Residential Building Code”.
- C. Section 101.4 Referenced codes—Delete in its entirety and revised to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this Code shall be considered part of the requirements of this Code to the prescribed extent of each reference. If another code is referenced

elsewhere in this Code and has not been adopted, then that section shall be considered invalid. Where there is a conflict between the administrative requirements in this Code and those in other adopted technical codes, the more restrictive requirements shall apply.

Exception: Administrative requirements in the City of Folsom Fire Code

Any references to the International Residential Code, Residential Code for One- and Two-family Dwellings, or California Residential Code shall be deleted and the words "Folsom Residential Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the National Electrical Code or California Electrical Code shall be deleted and the words "Folsom Electrical Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Fuel Gas Code shall be deleted and the words "Folsom Plumbing Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Plumbing Code or California Plumbing Code shall be deleted and the words "Folsom Plumbing Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Mechanical Code or California Mechanical Code shall be deleted and the words "Folsom Mechanical Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Property Maintenance Code shall be deleted and the words "Folsom Property Maintenance Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Fire Code or California Fire Code shall be deleted and the words "Folsom Fire Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Zoning Code shall be deleted and the words "Folsom Zoning Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Energy Conservation Code shall be deleted and the words "Folsom Energy Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the California Historical Building Code shall be deleted and the words "Folsom Historical Building Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Existing Building Code or International Private Sewage Disposal Code shall be deleted.

101.4.1 Electrical. The provisions of the Electrical Code adopted by the City of Folsom and amended from time to time shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Plumbing and Gas. The provisions of the Plumbing Code adopted by the City of Folsom and amended from time to time shall apply to the installation alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all applicable aspects of a medical gas system. The provisions shall also apply to the installation of gas piping from the point of delivery, gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the Mechanical Code adopted by the City of Folsom and amended from time to time shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.4.4 Property maintenance. The provisions of the Property Maintenance Code adopted by the City of Folsom and amended from time to time shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety, hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures and shall be enforced along with the requirements of Title 8, "Health, Sanitation and Welfare", of the Folsom Municipal Code. Where there is a conflict between Title 8 of the Folsom Municipal Code and the Folsom Property Maintenance Code, the more restrictive shall apply.

101.4.5 Fire prevention. The provisions of the Fire Code adopted by the City of Folsom and amended from time to time shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire or explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 California Energy Code and California Green Building Standards Code. The provisions of the California Energy Code and California Green Building Standards Code adopted by the City of Folsom shall apply to all matters governing the sustainable and energy efficiency design and construction of those structures regulated by the Folsom Construction Codes as adopted by the City of Folsom.

101.4.7 California Historical Building Code. The provisions of the California Historical Building Code adopted by the City of Folsom are intended to facilitate, by means of alternative solutions, the restoration of change of occupancy so as to preserve their original or restored architectural elements and features, to encourage energy conservation, disabled access and a cost-effective approach to preservation, and to provide for the safety of the building occupants of those structures regulated by the Folsom Construction Codes as adopted by the City of Folsom.

D. Section 105.3.1 Action on application—Add a new paragraph at the end to read: “No new or additional permits shall be issued to any property or person who has any outstanding violations of this Code or any other code of this jurisdiction.”

E. Section 105.3.2 Time limit of application—Amend to read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 180 calendar days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one extension of time for a period not to exceed 90 calendar days. The extension shall be requested in writing and justifiable cause demonstrated.

F. Section 105.5 Expiration—Amend to read as follows:

Every permit issued shall become invalid unless the work authorized by such permit is commenced and required inspections are requested by the permittee and approved by the Building Official within 180 calendar days after its issuance, or if more than 180 calendar days elapses between approval of required inspections. The Building Official shall be authorized to grant one extension of time for a period not to exceed 180 calendar days. The extension shall be requested in writing and justifiable cause demonstrated. Permits shall not be extended more than once and all requests for extensions shall be in writing. In order to renew action on a permit after expiration, a new full permit fee shall be paid based on the current fee schedule adopted by the City. If action on an expired permit also requires an additional plan review, a full plan review shall be paid based on the current fee schedule adopted by the City.

All building permits shall expire two years after the issuance date. The permit may be extended once for a period not exceeding 180 calendar days beyond this period if the work authorized by the permit is being diligently pursued but only upon written request by the permittee. Review of the request and granting of an approved time extension

beyond two years shall be made by the Building Official and any additional fees shall be paid based on the current fee schedule as adopted by the City.

G. Section 108.3 Building Permit Valuations--Amend to read as follows:

108.3 Building Permit Valuations. The applicant for a permit for a new building or structure or additions to an existing building or structure shall provide an estimated permit value at time of application. The value to be used in computing the building permit and building plan review fees shall be, including labor, the total of all construction work for which the permit is being issued, as well as grading, roofing, siding, electrical, plumbing, gas, heating, air conditioning, elevators, fire extinguishing systems, permanent mechanical equipment and systems as well as any other items which will require plan review and/or inspection. When permitted work includes an alteration to an existing structure, or includes work outside of the standard calculated fee areas determined by square footage cost tables, the applicant shall provide legitimate actual/contracted project costs to establish the additional non-calculated valuation of the total permitted project. Value for donated and/or discounted materials and labor shall be established at typical market rates. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official.

Exceptions: Cost of land, finish materials such as paint, wallpaper, tile, flooring, interior paneling, except those finish materials requiring fire resistive qualities, counters, counter tops, cabinets, and appliances such as dishwashers, stoves, ovens and microwaves. In addition, the Building Official is authorized to omit the cost of electrical fixtures and plumbing fixtures such as garbage disposals, sinks, lavatories and water closets where their removal or replacement does not require inspection. These exceptions shall not include the replacement of any concealed electrical, plumbing, gas, ventilation or other mechanical systems required to operate these appliances or the exposed or concealed extension of any of these systems.

Final building permit valuation shall be set by the Building Official.

H. Section 109.1 Payment of fees—Add an additional paragraph to read as follows:

When submittal documents are incomplete or revised so as to require additional plan review after the second review, final review, or when the project involves deferred submittal items as defined in Section 107.3.4.2, an additional plan review fee shall be charged at the rate as set forth by resolution of the City Council.

I. Section 109.4 Work commencing before permit issuance—Add an additional sentence to read as follows:

The minimum investigative fee for commencing work before permit issuance shall be equal to and in addition to the amount of the permit fee as set forth by resolution of the City Council for the first offense and twice the amount as the permit fee for second and subsequent offenses. The payment of such investigative fee shall not exempt any person from compliance with other provisions of this Code, the technical codes, or from any penalty prescribed by law.

J. Section 109.6 Refunds—Amend to read as follows:

Refunds. The Building Official shall be permitted to authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official shall be permitted to authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this Code.

The Building Official shall be permitted to authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended.

The Building Official shall not be permitted to authorize refunding of any fee paid except upon written application filed by the original permittee not later than 90 calendar days after the date of fee payment. Under no circumstances shall there be a refund of either fee if the plan review or building permit has expired.

K. Section 110 Inspections—Add additional section to read as follows:

Section 110.7 Reinspections is added as follows:

110.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when any of the following conditions exist:

1. Such portion of work for which inspection is called is not completely ready.
2. Previous written corrections have not been made.
3. The job address is not clearly posted and visible from the street or the front of the building.
4. The inspector has no access to the work to be inspected.
5. The approved plans are not readily available to the inspector.
6. The building permit, application, appropriate documents, or any previous correction notice(s) are not available at the job site.
7. Deviating from the approved plans requiring further approval of the Building Official.

This section shall not be interpreted as requiring reinspection fees the first time an inspection is not approved for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the project is completely ready for such inspection or when plans and/or permit documents are not available to the inspector at the site where the inspection is to be performed.

To obtain a reinspection, the applicant shall file pay the reinspection fee in accordance with resolution adopted by the City Council.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fees have been paid.

L. Section 111.1 Use and occupancy—Amend to read as follows:

No building or structure shall be used, occupied, or furnished in whole or in part, and no change in the existing occupancy classification of a building or structure or portion thereof be made until the Building Official has issued a certificate of occupancy therefore as provided herein.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid.

M. Section 111.3-- Add a second paragraph to read as follows:

Temporary occupancy may occur only upon application for a Temporary Certificate of Occupancy and the clearance for the connection of the gas and electrical utilities is granted and payment is made for the additional inspections remaining to grant final approval for occupancy of the entire building. In the event the building is not completed and ready for final inspection in the time prescribed by the Building Official or if the building is occupied prior to receiving a Certificate of Occupancy, the Building Official shall be authorized to cause the building to be vacated and the utilities disconnected until such time as the building is completed, final inspections are conducted and a Certificate of Occupancy is issued as set forth above.

N. Section 1612.3—Insert the words “City of Folsom” as the jurisdiction name and “January 6, 1982” as the date of issuance.

14.02.055 Violations—Nuisance.

Any violation of any code as adopted and amended by ordinance shall be, and the same is declared to be, unlawful and a public nuisance.

14.02.060 Enforcement.

Unless otherwise set forth in this title, the Chief Building Official or his/her designee, shall enforce the provisions of title pursuant to the provisions of Chapter 1.08 to 1.10, inclusive, of the Folsom Municipal Code.

14.02.070 Penalties.

The following penalties shall apply to any violation of a provision of this title, unless a different penalty is otherwise established by the city council and specifically set forth by ordinance:

- A. A violation of any provision of this title shall be an administrative violation as defined in Section 1.08.020, of Chapter 1.08, Title 1 of the Folsom Municipal Code. In addition to enforcement by any procedure set forth in Chapters 1.08 to 1.10, inclusive, any violation of this title shall be punishable as a misdemeanor, which shall be punishable by a fine not to exceed \$1,000, or by imprisonment in the county jail for not more than 6 months, or by both such fine and imprisonment.
- B. Each of the sanctions for administrative violations identified in Section 1.09.013 of Chapter 1.09, Title 1 of the Folsom Municipal Code shall be available for enforcement of the provisions of this Chapter.
- C. In addition to the criminal penalty set forth in Section 14.02.070(A) of this chapter, based upon the standards for the imposition of administrative sanctions set forth in Section 1.09.014 of Chapter 1.09, Title 1 of the Folsom Municipal Code, a violation of any provision of this title shall be deemed a Level E violation, as that term is described in Section 1.09.012 of Chapter 1.09, Title 1 of the Folsom Municipal Code. The range of monetary sanctions available for violation of this Chapter shall be as forth in Section 1.09.012(A) (5).

14.02.080 Enforcement Procedures.

- A. Prior to the suspension, revocation, or denial of any license or permit, the assessment of any fee, penalty, or change, or the commencement of any other enforcement action pursuant to this title, the director of the Community Development Department shall follow the procedures as set forth in Sections 1.09.020 to 1.09.048, inclusive, of Chapter 1.09, Title 1 of the Folsom Municipal Code. The rights to judicial review set forth in Section 1.09.050 to 1.09.052, inclusive, of Chapter 1.09 of Title 1 of the Folsom Municipal Code shall apply.
- B. A notice to correct or stop order shall be served in accordance with the provisions of Section 1.09.023 of Chapter 1.09, Title 1 of the Folsom Municipal Code.
 1. Unless otherwise set forth in this title, if the violation that is subject of the notice of correct concerns the failure to apply for and/or obtain a valid permit, the time allowed for application for a permit shall be no less than 7 calendar days and no more than 30 calendar days. A stop order shall accompany the notice to correct, and shall remain in effect pending the review of and decision on any permit application.
 2. Unless otherwise set forth in this title, if the violation that is the subject of the notice to correct concerns (a) the failure to comply with conditions placed on a

permit or other entitlement issue by the city or (b) a violation of any provision of this title, the time allowed to correct the violation shall be a minimum of 24 hours and a maximum of 90 calendar days, depending upon the type of action that will be necessary to correct the violation. If the violation creates a potential risk of harm to persons or property, a stop order may accompany the notice to correct, and shall remain in effect until the violation has been remedied to the satisfaction of the director of the Community Development Department.

- C. If the Director of the Community Development Department determines that there has been a good faith effort to correct the violation(s) set forth in a notice to correct, the director may extend the deadline for compliance for a reasonable period of time. Any such extension shall be memorialized in writing and a copy shall be sent by first class mail to all responsible persons.
- D. A notice of administrative violation may be issued pursuant to the procedures established in Section 1.09.024 of Title 1 of the Folsom Municipal Code.

14.02.085 Conflicts.

In the event of any conflict between this Code and any law, rule, or regulation of the Federal or State Government, that requirement which establishes the higher standard of safety shall govern. Failure to comply with such standard of safety shall be a violation of this Code.

Chapter 14.04
RESIDENTIAL CODE

Sections:

- 14.04.010 Title
- 14.04.020 Authority Having Jurisdiction
- 14.04.030 Purpose
- 14.04.040 Adoption by reference
- 14.04.050 Additions, amendments or deletions to Folsom Residential Code

14.04.010 Title.

This Chapter shall be known and cited as the "Folsom Residential Code."

14.04.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Residential Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Residential Code and the other referenced technical codes.

14.04.030 Purpose.

The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.04.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.04.050 of this chapter, the California Residential Code, 2010 Edition, based on the 2009 International Residential Code for One- and Two-family Dwellings, including Appendix Chapter I published as Part 2.5, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Residential Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.04.050 Additions, Amendments, or Deletions to Folsom Residential Code.

The Folsom Residential Code is amended as follows:

- A. Section R101.1 Title— Insert the words “City of Folsom” as the name of jurisdiction.

Chapter 14.08
ELECTRICAL CODE

Sections:

- 14.08.010 Title
- 14.08.020 Authority Having Jurisdiction
- 14.08.030 Purpose
- 14.08.040 Adoption by reference

14.08.010 Title.

This Chapter shall be known and cited as the "Folsom Electrical Code."

14.08.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Electrical Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Electrical Code and the other referenced technical codes.

14.08.030 Purpose.

The purpose of the Folsom Electrical Code is to provide minimum standards to safeguard life or limb, health, property and public welfare and to protect against hazards that may arise from the use of electricity by regulating and controlling the design, construction, and installation, quality of materials, location and operation of electrical equipment, wiring and systems, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.08.040 Adoption by Reference.

The California Electrical Code, 2010 Edition, based on the 2008 National Electrical Code, published as Part 3, Title 24, C.C.R., published by the National Fire Protection Agency, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Electrical Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

PLUMBING CODE

Chapter 14.12

Sections:

- 14.12.010 Title
- 14.12.020 Authority Having Jurisdiction
- 14.12.030 Purpose
- 14.12.040 Adoption by reference
- 14.12.050 Additions, amendments or deletions to Folsom Plumbing Code

14.12.010 Title.

This Chapter shall be known and cited as the "Folsom Plumbing Code."

14.12.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Plumbing Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Plumbing Code and the other referenced technical codes.

14.12.030 Purpose.

The purpose of the Folsom Plumbing Code is to provide minimum standards to safeguard life or limb, health, property and public welfare, and to protect against hazards that may arise from the use of plumbing and fuel gas piping and systems by regulating and controlling the design, construction, installation, quality of materials, location and operation of plumbing and fuel gas systems within the city, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.12.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.12.050 of this chapter, the California Plumbing Code, 2010 Edition, based on the 2009 Uniform Plumbing Code, including Appendix Chapters A, B, D, G, I and L published as Part 5, Title 24, C.C.R., published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Plumbing Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.12.050 Additions, Amendments, or Deletions to Folsom Plumbing Code.

The Folsom Plumbing Code is amended as follows:

A. Section 103.4 Fees

103.4.1 Permit Fees—Delete “Table 1-1” and insert, in lieu thereof, the words “adopted by resolution by the Folsom City Council”.

103.4.2 Plan Review Fees—Delete “shown in Table 1-1” and insert, in lieu thereof, the words “as adopted by resolution by the Folsom City Council”.

B. Table 1-1 Plumbing Permit Fees—Delete in its entirety.

MECHANICAL CODE

Chapter 14.16

Sections:

- 14.16.010 Title
- 14.16.020 Authority Having Jurisdiction
- 14.16.030 Purpose
- 14.16.040 Adoption by reference
- 14.16.050 Additions, amendments or deletions to Folsom Mechanical Code

14.16.010 Title.

This Chapter shall be known and cited as the "Folsom Mechanical Code."

14.16.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Mechanical Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Mechanical Code and the other referenced technical codes.

14.16.030 Purpose.

The purpose of the Folsom Mechanical Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance of use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances within the city, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.16.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.16.050 of this chapter, the California Mechanical Code, 2010 Edition, based on the 2009 Uniform Mechanical Code, including Appendix Chapters A and D published as Part 4, Title 24, C.C.R., published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Mechanical Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.16.050 Additions, Amendments, or Deletions to Folsom Mechanical Code.

The Folsom Mechanical Code is amended as follows:

A. Section 115.0 Fees

115.1 General—Delete “Table 1-1” and insert, in lieu thereof, the words “adopted by resolution by the Folsom City Council”.

115.2 Permit Fees —Delete “set forth in Table 1-1” and insert, in lieu thereof, the words “adopted by resolution by the Folsom City Council”.

115.3 Plan Review Fees—Delete “shown in Table 1-1” and insert, in lieu thereof, the words “as adopted by resolution by the Folsom City Council”.

B. Table 1-1 Mechanical Permit Fees—Delete in its entirety.

ENERGY CODE

Chapter 14.19

Sections:

- 14.19.010 Title
- 14.19.020 Authority Having Jurisdiction
- 14.19.030 Purpose
- 14.19.040 Adoption by reference

14.19.010 Title.

This Chapter shall be known and cited as the "Folsom Energy Code."

14.19.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Energy Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Energy Code and the other referenced technical codes.

14.19.030 Purpose.

The purpose of the Folsom Energy Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of energy and energy systems within the city, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.19.040 Adoption by Reference.

The California Energy Code, 2010 Edition, published as Part 6, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Energy Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

GREEN BUILDING STANDARDS CODE

Chapter 14.20

Sections:

- 14.20.010 Title
- 14.20.020 Authority Having Jurisdiction
- 14.20.030 Purpose
- 14.20.040 Adoption by reference
- 14.20.050 Additions, amendments or deletions to Folsom Green Building Standards Code

14.20.010 Title.

This Chapter shall be known and cited as the "Folsom Green Building Standards Code."

14.20.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Green Building Standards Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Green Building Standards Code and the other referenced technical codes.

14.20.030 Purpose.

The purpose of the Folsom Green Building Standards Code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.20.040 Adoption by Reference.

The California Green Building Standards Code (CALGreen Code), 2010 Edition, excluding Appendix Chapters A4 and A5, published as Part 11, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Green Building Standards Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

HISTORICAL BUILDING CODE

Chapter 14.22

Sections:

- 14.22.010 Title
- 14.22.020 Authority Having Jurisdiction
- 14.22.030 Purpose
- 14.22.040 Adoption by reference

14.22.010 Title.

This Chapter shall be known and cited as the "Folsom Historical Building Code."

14.22.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Historical Building Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of Folsom Historical Code and the other referenced technical codes.

14.22.030 Purpose.

The purpose of the Folsom Historical Building Code is to provide building regulations for the rehabilitation, preservation, restoration (including related reconstruction), of relocation of buildings or structures designated as historic buildings. Such building regulations are intended to facilitate, by means of alternative solutions, the restoration of change of occupancy so as to preserve their original or restored architectural elements and features, to encourage energy conservation, disabled access and a cost-effective approach to preservation, and to provide for the safety of the building occupants. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.22.040 Adoption by Reference.

The California Historical Building Code, 2010 Edition, published as Part 8, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Historical Building Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

PROPERTY MAINTENANCE CODE

Chapter 14.23

Sections:

- 14.23.010 Title
- 14.23.020 Authority Having Jurisdiction
- 14.23.030 Purpose
- 14.23.040 Adoption by reference
- 14.23.050 Additions, amendments or deletions to Folsom Property Maintenance Code

14.23.010 Title.

This Chapter shall be known and cited as the "Folsom Property Maintenance Code."

14.23.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Property Maintenance Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of Folsom Property Maintenance Code and the other referenced technical codes.

14.23.030 Purpose.

The purpose of the Folsom Property Maintenance Code is to provide minimum standards to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code. The Folsom Property Maintenance Code is not to be construed to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by its terms.

14.23.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.23.050 of this chapter, based on the 2009 International Property Maintenance Code, published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Property Maintenance Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.23.050 Additions, Amendments, or Deletions to Folsom Property Maintenance Code.

The Folsom Property Maintenance Code is amended as follows:

- A. Section 101.1 Title— Insert the words “City of Folsom” as the name of jurisdiction.
- B. Section 102.10 Other laws—Add one additional sentence to read as follows: “Whenever the requirements of this code conflict with Title 8, ‘Health, Sanitation and Welfare’ in the Folsom Municipal Code, the more restrictive requirements shall govern.”
- C. Section 103.5 Fee—Remove the words “indicated in the following schedule” and insert, in lieu thereof, the following: “adopted by resolution by the city council.”
- D. Section 112.4 Failure to comply—Remove the words “of not less than [AMOUNT] dollars or more than [AMOUNT] dollars” and insert, in lieu thereof, the following: “as established in Title 14, Chapter 14.02, Sections 14.02.070 and 14.02.080 of the Folsom Municipal Code.”
- E. Section 302.4 Weeds—Delete this section in its entirety
- F. Section 304.14 Insect screens—Insert the dates “January 1 to December 31”.
- G. Section 602.3 Heat supply—Insert the dates “November 1 to May 1”.
- H. Section 602.4 Occupiable work spaces—Insert the dates “November 1 to May 1.”

REFERENCED STANDARDS CODE

Chapter 14.26

Sections:

- 14.26.010 Title
- 14.26.020 Authority Having Jurisdiction
- 14.26.030 Purpose
- 14.26.040 Adoption by reference

14.26.010 Title.

This Chapter shall be known and cited as the "Folsom Referenced Standards Code."

14.26.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Referenced Standards Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of Folsom Referenced Standards Code and the other referenced technical codes.

14.26.030 Purpose.

The purpose of this Code is to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to adopt and enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.26.040 Adoption by Reference.

The California Referenced Standards Code, 2010 Edition, published as Part 12, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Referenced Standards Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

SWIMMING POOL, SPA AND HOT TUB CODE

Chapter 14.28

Sections:

- 14.28.010 Title
- 14.28.020 Authority Having Jurisdiction
- 14.28.030 Purpose
- 14.28.040 Adoption by reference
- 14.28.050 Additions, amendments or deletions to Folsom Swimming Pool, Spa and Hot Tub Code

14.28.010 Title.

This Chapter shall be known and cited as the "Folsom Swimming Pool, Spa and Hot Tub Code."

14.28.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Swimming Pool, Spa and Hot Tub Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of Folsom Swimming Pool, Spa and Hot Tub Code and the other referenced technical codes.

14.28.030 Purpose.

The purpose of the Folsom Swimming Pool, Spa and Hot Tub Code is to provide minimum requirements and standards for the protection of the public health, safety and welfare by regulating the design, erection, installation, alteration, addition, repair, relocation, replacement, maintenance or use of any swimming pool, spa or hot tub plumbing system except as otherwise provided for in this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.28.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.28.050 of this chapter, the Uniform Swimming Pool, Spa and Hot Tub Code, 2009 edition, as published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Swimming Pool, Spa and Hot Tub Code, and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.28.050 Additions, Amendments, or Deletions to Folsom Swimming Pool, Spa and Hot Tub Code.

The Folsom Swimming Pool, Spa and Hot Tub Code is amended as follows:

Ordinance No. 1137

Page 25 of 29

000028

A. Section 101.4.1.4 Conflicts Between Codes—Revise to read as follows:

When the requirements within the jurisdiction of this code conflict with the requirements of the Folsom Plumbing Code, Folsom Mechanical Code or Section 3109 of the Folsom Building Code, this code shall prevail. Any requirements of the State of California Health and Safety Code which may be more restrictive shall also apply.

B. Section 103.2 Application for Permit

103.2.1 Application—Revise to read as follows:

Before any person commences with construction of a structure intended for swimming, recreational bathing or wading, including the installation of any plumbing, filter system, circulating pump, chlorinating or emptying system for any swimming pool, hot tub or spa, an application accompanied by engineered wet stamped/signed plans and specifications shall be submitted, a fee shall be paid and a permit shall be obtained from the City. Every such application and submittal shall include the information required in sections 103.2.1.1 through 103.2.2.

C. Section 103.4 Fees

103.4.1 Permit Fees—Delete “Table 1-1” and insert, in lieu thereof, the words “adopted by resolution by the Folsom City Council”.

103.4.2 Plan Review Fees—Delete “shown in Table 1-1” and insert, in lieu thereof, the words “as adopted by resolution by the Folsom City Council”.

D. Table 1-1 Swimming Pool, Spa and Hot Tub Permit Fees—Delete in its entirety.

E. Section 221.0 in Chapter 2, Definitions

Amend the definition of Swimming Pool to read as follows:

Swimming Pool—A swimming pool, hot tub or spa shall be any structure intended for swimming, recreational bathing or wading that contains water over eighteen inches deep. This includes in-ground, above-ground and on-ground pools, hot tubs, spas and fixed-in-place wading pools. Fish ponds or shallow decorative pools shall be exempt except where the Chief Building Official, in individual cases, deems it a public nuisance and/or dangerous to the public health, safety and welfare.

- F. Chapter 3 General Requirements—Section 313.4—Add the following sentence at the end of the section:

Unless specifically permitted in writing by the Authority Having Jurisdiction, no wastewater shall be discharged into any storm sewer or on any adjacent property, waterway or public way.

- G. Chapter 3 General Requirements—Add the following sections:

324.0 Barriers, Locations and Excavation Spoils

324.1 Barriers

All swimming pools, spas and hot tubs shall be provided with a barrier. The top of the barrier shall be at least sixty (60) inches above the highest adjacent grade or improved area measured on the side of the barrier that faces away from the pool and extending at least thirty-six (36) inches horizontally away from the barrier. The Building Official shall be authorized to accept an equivalent form of protection when the full thirty-six inches cannot be obtained due to adjacent terrain not in control of the pool owner. Openings in the barrier shall not allow the passage of a four-inch sphere. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier that faces away from the pool. When the grade is a paved or solid surface, the bottom of the barrier may be increased to a maximum of four inches. Maximum mesh size for chain-link fences shall be no more than one and three-fourths inches. The wire shall not be less than nine-gauge. Gates and fencing shall not be constructed in a manner that either intentionally or unintentionally provides hand or foot holes for climbing. Access gates shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool area and shall be self-closing and have a self-latching device. Self-latching device heights shall be located no less than sixty (60) inches above grade. Gates other than pedestrian access gates shall have a self-closing device. Double width gates which are not the sole means of ingress or egress from the pool area shall not be required to be self-closing but shall be closed and suitably locked at all times when not in use. All doors accessing a swimming pool shall be equipped with an approved alarm.

324.2 Locations

Swimming pools shall be constructed only at the side or in the rear of the principal building or any lot and shall not be constructed in that portion of the property which is the front setback or front yard of any lot. No portion of a swimming pool shall be constructed in any public utility easement, drainage easement or utility right-of-way. All public utility easements and rights-of-way shall be noted on plans during the permitting process. Any new or proposed

retaining walls and their elevations shall also be accurately shown along with any pertinent contour lines that may affect the construction of the pool.

There shall be a distance of at least four feet between the water's edge of the pool and any side or rear property line and at least five feet between the water's edge of the pool and any other building or structure.

Exception: Fences

Any pool walls constructed within four (4) feet of any easement shall be constructed to resist any hydrostatic pressure without support from the adjacent soils. In no circumstances shall any part of a pool extend into any easement.

324.3 Excavation Spoils

Prior to the time of issuance of any pool permit, the permittee shall designate a location at which the excavation spoils will be delivered. If the spoils are to remain on site, a grading permit must be obtained prior to issuance of the pool permit. If the spoils are to be transported off site, a letter designating the location, signed by the owner of said land authorizing the deposition of spoils, shall be provided prior to issuance of a pool permit. If the spoils are to be transported to a landfill, the dump tickets must be provided prior to or at the time of the initial inspection. Failure to provide dump tickets will result in an additional charge, payable to the City of Folsom, prior to any inspection and equal to an amount that would be charged for the disposal of a like quantity of spoils at the Sacramento County landfill.

SECTION 3 SEVERABILITY

If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining chapters of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions to be declared invalid or unconstitutional.

SECTION 4 EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City of Folsom.

This ordinance was introduced at the regular meeting of the City Council for the first reading on _____, 2010, and the second reading occurred at the regular meeting of the City Council of _____, 2010.

On a motion by Council Member _____, seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, Sate of California, this ____ day of _____, 2010 by the following vote, to wit.

AYES: Council Member(s):

NOES: Council Member(s):

ABSTAIN: Council Member(s):

ABSENT: Council Member(s):

Jeffrey M. Starsky, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

CALIFORNIA BUILDING STANDARDS COMMISSION

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



December 7, 2010

Mr. John Haberek, Fire Marshal
Folsom Fire Department
City of Folsom
535 Glenn Drive
Folsom, CA 95630

Dear Mr. Haberek:

This is to acknowledge receipt of the City of Folsom submittal pertaining to Ordinance No. 1133 with findings on November 9, 2010. As the law states, no local modification or change to the California Building Standards Code (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).

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.

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

Sincerely,


Jane G. Taylor
Senior Architect

cc: Chron
Local Filings



FOLSOM FIRE DEPARTMENT

535 Glenn Drive Folsom, CA 95630
Office (916) 984-2280 Fax (916) 984-7081
www.folsom.ca.us



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

November 4, 2010

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

Dear Commission Staff:

In accordance with Health & Safety Code § 17958.7, attached you will find a copy of City of Folsom Ordinance No. 1133 relating to the adoption of the 2009 International Fire Code with California amendments. The body of the ordinance includes the specific findings for changes to building standards reasonably necessary due to local climatic, geologic, and/or topographic conditions. The complete ordinance is also posted on the City of Folsom website at www.folsom.ca.us.

If you have any questions, please feel free to contact me.

Thank you,

John Haberek
Fire Marshal

RECEIVED
CITY OF FOLSOM
NOV 11 2010
9:05 AM

ORDINANCE NO. 1133

**AN ORDINANCE OF THE CITY OF FOLSOM
REPEALING CHAPTER 8.36 AND RE-ENACTING CHAPTER 8.36 OF THE FOLSOM
MUNICIPAL CODE CONCERNING THE FOLSOM FIRE CODE**

The City Council of the City of Folsom hereby does ordain as follows:

SECTION 1 PURPOSE

The purpose of this ordinance is to repeal Chapter 8.36 of the Folsom Municipal Code (the "Code") in its entirety and re-enact Chapter 8.36 pertaining to the Folsom Fire Code.

Chapter 8.36 pertaining to the Folsom Fire Code shall be repealed in its entirety and re-enacted to adopt of the 2009 edition of the International Fire Code, with amendments by the State of California, to provide for the safeguarding of life and property from fire and explosion hazards and from conditions hazardous to life and property in the occupancy of buildings and premises in the City of Folsom.

SECTION 2 FINDINGS

In connection with the amendments enacted by Section 8.36.080 relating to the 2010 Edition of the California Fire Code and its selected appendices, the Folsom City Council makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7 and 18941.5. Such changes are reasonably necessary because of local climatic, geological and/or topographical conditions. The Folsom City Council hereby adopts, pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

A. Under this adopting ordinance, specific amendments to building standards are more restrictive than those contained within the 2009 Edition of the International Fire Code with those amendments as adopted by the California Building Standards Commission and published as the 2010 Edition of the California Fire Code. These amendments to the International Fire Code have been recognized by the City of Folsom to address the fire problems, concerns, and future direction by which the City can establish and maintain an environment that will afford an acceptable level of fire and life safety to all who live and work within its boundaries.

B. The International Code Council promulgates the International Fire Code. The International Code Council has conducted open code hearings that permit participation by National, State, and local code officials; as well as industry representatives, consultants, and other private parties with an interest in the International Fire Code.

C. The International Fire Code, being the 2009 edition thereof, published by the International Code Council is a nationally recognized compilation of proposed rules, regulations and standards promulgated through an open and participatory process.

D. The International Fire Code has been printed and published as a Code in book form within the meaning of Section 50022.1 of the Government Code of the State of California.

E. Under the provisions of Section 18941.5 of the Health and Safety Code, local amendments are based on climatic, topographical and geological conditions. The findings of fact contained herein address each of these situations and present the local situation, which, either singularly or in combination, caused the aforementioned amendments to be adopted.

1. **CLIMATIC:**

- (a.) Climate has one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. Average yearly rainfall for Folsom is approximately 18 inches and typically occurs from October to April. Low-level fog is present throughout the winter months and frequently causes visibility to be reduced. This fog, in conjunction with cold temperatures, may also cause freezing and slick roadways. These weather related conditions may cause delays for emergency responders and have resulted in numerous vehicle accidents.
- (b.) Summers are arid and warm and there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees F and are frequently accompanied by light to gusty Delta winds. The relative humidity during summer month's range from 2 to 30 mm HG, which is arid. The City contains thousands of acres of open space, which, in conjunction with the dry and windy conditions create hazardous situations culminating in grass and brush fires. Wind driven fires have led to serious consequences in similar areas of the State.
- (c.) The Sacramento region has extreme variations in weather patterns too. Summers are arid and warm, winters are cool to freezing, fall and spring can bring any combination of weather pattern together. It is this cyclical uncertainty that allows weather events such as the rapid melting of the snow pack which causes flooding in the low-lying valley areas of Sacramento County. The doubling of average rainfall called an "El Nino" event has occurred from time to time and does cause the grass to mature and grow in excess of six feet high before it dries out. Ten square feet of this type of fuel is equivalent to the explosive force of one gallon of gasoline.
- (d.) Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The drying out of wood shakes and wildland fuels in the summer months allows for easy ignition.

2. **TOPOGRAPHICAL:**

- (a.) Several topographical features bisect the City, including the American River, Lake Natoma and Folsom Lake, as well as creeks, natural parkways, open space, bridges, and railroad tracks. Traffic has to be channeled around several of these topographical features and limitations, which create traffic congestion and delays emergency response. These features are located between many of the fire stations located within the City of Folsom.
- (b.) With the OSHA "two in-two out" rule requiring two fire fighters ready to affect a fire attack, only when two others are present, it is imperative to minimize the impact of delays affecting the timely response of the fire fighters.

- (c.) Increasingly heavy traffic congestion on the City's major streets already acts as a barrier to timely response for fire and emergency vehicles. Most roadways are expected to double their traffic flow within the next ten years.
- (d.) Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open space and endangered species habitat have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading and limited access.
- (e.) More development is extending from the urban core into the grass-covered areas and brush/tree covered canyons such as the East Area and American River Parkway, where every 20-percent increase in slope doubles the rate of fire spread.
- (f.) Large areas of rural open space and rolling hills with residential development significantly increase response times. Available infrastructure features, such as water supplies, do not provide sufficient fire flow in these areas. The rural geographical areas not yet provided with adequate fire protection are subject to a higher degree of risk without mitigating measures.

3. **GEOLOGICAL:**

- (a.) The City is located in the northeastern portion of Sacramento County and is bordered by Folsom Lake, Placer and El Dorado Counties. The City is made of several distinct areas, each unique in its own way. Many of these are gated communities designed for security, not for expedient emergency response. Some of these access points are remote from main emergency response routes, extending response times. A first alarm assignment draws three fire engines, two ladder trucks and a medic unit, emptying all fire stations in the City of Folsom. If the situation intensifies, through simultaneous requests for service, long term commitments to emergencies, out of service emergency vehicles, etc., extended response times will occur.
- (b.) The Sacramento Area is subject to ground tremors from seismic events as the County is in Seismic Zone 3. Water inundation has occurred in the portion that lay in river Delta areas. Intricate levee systems hold back a portion of the floodwater, however, development has moved into areas that have the potential for flooding.

F. The City's proximity to adjoining agencies reduces the amount of fire and medical resources that are typically available within more densely populated areas. A seamless fire protection system within Sacramento County and mutual-aid agreements with neighboring county fire agencies allow for additional support but also reduces coverage of fire stations during initial and multiple response incidents either in the City or other jurisdictions. Resources from both El Dorado and Placer Counties are limited mainly by the size of the fire agencies, the rural/urban development, and extended response times.

G. The water supply in the City of Folsom makes extensive use of automatic fire sprinkler systems feasible. The area is favored with sources of high quality water from private and municipal water companies.

H. The National Fire Protection Association statistics indicate that automatic fire sprinkler systems established an efficiency record of approximately 96% satisfactory performance in the United States during the past 78 years since 1925.

I. Based on the afore-cited local climatic, topographical and geological conditions, those specific amendments as specified in the amendments to this ordinance for the 2010 California Fire Code are considered reasonable and necessary modifications to the requirements established pursuant to Section 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence of fire, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property and protection of the environment.

J. California Health and Safety Code Section 17958.7 requires that modifications or changes to building standards as defined in Health and Safety Code Section 18909 be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table provides code sections that have been modified, and the associated conditions for modification due to local climatic, geological and topographical reasons.

<u>Section Number</u>	<u>Local Climatic/ Geological/Topographical Condition</u>
504.4	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
504.5	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
505.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
505.1.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
505.1.2	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
509.3	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
510.2	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
603.6.6	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
903.2.8.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
903.2.8.1.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B

903.2.8.2	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
903.2.8.2.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
903.2.19	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
903.2.19.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
903.4	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
903.4.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
903.4.2	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
907.2.29	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
907.2.29.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
907.3.1.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
NFPA 13D	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
B105.2	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B
TABLE C105.1	1A, B, C, D; 2A, B, C, D, E & F; 3A, & B

k. Based on the aforementioned local climatic, topographical, geological conditions and facts, those specific amendments as specified in this ordinance for the 2009 Edition of the International Fire Code as amended and adopted by the California Building Standards Commission as the 2010 Edition of the California Fire Code, are considered reasonable and necessary modifications to the requirements established pursuant to Section 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence of fire, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property and protection of the environment.

l. In connection with the amendments enacted by Section 2 relating to the 2009 Edition of the International Fire Code as amended and adopted by the California Building Standards Commission as the 2010 Edition of the California Fire Code, and its selected appendices, the City Council makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7 and 18941.5.

(aa). The changes are reasonably necessary because of local climatic, topographical or geological conditions. The City Council hereby adopt pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

(bb). Under this adopting ordinance, specific amendments have been established which are more restrictive than those adopted by the State of California (State Buildings Standards

Code, State Housing & Community Development Codes) commonly referred to as Title 24 & Title 25 of the California Code of Regulations.

(cc). These amendments to the 2009 Edition of the International Fire Code as amended and adopted by the California Building Standards Commission as the 2010 Edition of the California Fire Code, have been recognized by the City of Folsom to address the fire problems, concerns and future direction by which the City can establish and maintain an environment which will afford a level fire and life safety to all who live and work within its boundary.

(dd). The Findings of Fact are filed separately with the California Building Standards Commission and City Clerk for the City of Folsom.

SECTION 3 ADOPTION OF FOLSOM FIRE CODE

Chapter 8.36 is repealed and re-enacted to the Municipal Code to read as follows:

Chapter 8.36

FOLSOM FIRE CODE

8.36.010 SHORT TITLE

This chapter shall be known and cited as the "Folsom Fire Code."

8.36.020 INTERNATIONAL FIRE CODE – ADOPTED BY REFERENCE

There is hereby adopted by the City Council of the City of Folsom for the purpose of prescribing regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises that certain code known as the 2009 Edition of the International Fire Code with amendments adopted by the California Building Standards Commission and published as the 2010 Edition of the California Fire Code, together with Appendices B, C, H, I, J and K; and all other chapters, supplements and errata save and except such portions as hereunder deleted, modified, or amended, is hereby adopted by reference.

8.36.030 ENFORCEMENT

The Fire Chief of the City is designated as the Chief Fire Official of the City. The Fire Chief and his/her designated representatives shall have all the powers of peace officers in enforcing this chapter and may issue orders, notices, citations and make arrests for violations within the incorporated area of the City of Folsom.

8.36.040 **DEFINITIONS**

(a) Whenever the words "Fire Code" are used in this ordinance, it shall mean the 2009 Edition of the International Fire Code with those amendments adopted by the California Building Standards Commission and published as the 2010 Edition of the California Fire Code.

(b) Wherever the word "municipality" is used in the Fire Code, it shall mean the incorporated areas in the City of Folsom.

(c) Wherever the words "Fire Code Official" or "Chief" are used in the Fire Code, they shall mean the Fire Chief of the City of Folsom, or their designated representatives.

(d) Wherever the words "Deputy Fire Code Official" are used in the Fire Code, they shall mean the Fire Marshal who shall be an officer of the Fire Department, appointed by the Fire Chief of the City of Folsom.

(e) Wherever the words "Department of Fire Prevention" are used, they shall mean the Fire Prevention Division of the City of Folsom Fire Department.

8.36.060 **PENALTIES**

Any person who violates any of the provisions of the code adopted by Section 8.36.020, or fails to comply therewith, or who violates or fails to comply with any order made hereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved hereunder, or any certificate or permit issued hereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the City Council or by a court of competent jurisdiction within the required time, is severally for each and every such violation and noncompliance respectively, guilty of a misdemeanor, unless that provision has been identified as an infraction, and punishable as provided in Section 8.36.080 of this code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

8.36.070 **REPEAL OF CONFLICTING ORDINANCES**

All former fire prevention ordinances or parts thereof conflicting or inconsistent with the provisions of this chapter or of the code adopted by this chapter are repealed.

8.36.080 **AMENDMENTS, ADDITIONS, DELETIONS**

CHAPTER 1, being adopted in its entirety, is amended as follows:

SECTION 101 – GENERAL is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Folsom Fire Code, hereinafter referred to as "this code."

SECTION 102 – APPLICABILITY is hereby amended by adding the following to read:

102.7.1 International codes. All references in this code to “International” codes such as Building, Residential, Mechanical, Plumbing, and Electrical Codes shall mean the appropriate code adopted by the City of Folsom and or State of California.

SECTION 104 – GENERAL AUTHORITY AND RESPONSIBILITIES is hereby amended by adding the following to read:

104.7.2.1 Contract Inspector. The fire code official or his/her designated representatives may require the owner or the person in possession or control of the building or premise to provide, without charge to the fire department, a special inspector ("Contract Inspector"), when the department has no technical expertise available to conduct the required inspections.

The Contract Inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the fire code official, for inspection of a particular type of construction, operations, fire extinguishing or detection system, or process.

Duties and responsibilities of the Contract Inspector shall include but not be limited to the following:

(a) The Contract Inspector shall observe the work assigned for conformance with the approved design drawings and specifications.

(b) The Contract Inspector shall furnish inspection reports to the fire code official, building code official, and other designated persons as required by the fire code official. All discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority, fire code official, and to the building code official.

(c) The Contract Inspector shall submit a final signed report stating whether the work requiring inspection was, to the best of his/her knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of this code.

SECTION 104 – GENERAL AUTHORITY AND RESPONSIBILITIES is hereby amended to read:

104.8 Modifications. The fire code official may modify any of the provisions of the Fire Code upon application in writing by the owner or lessee, or their duly authorized agent, when the fire code official determines there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code shall be observed, public safety secured, and substantial justice done. The particulars of such modification when granted or allowed and the decision of the fire code official thereof shall be entered upon the records of the department and a signed copy shall be furnished by the applicant.

For the purposes of this section, the cost of compliance with the provisions of the Fire Code shall not constitute a practical difficulty.

104.10 Fire investigations. The Fire Chief or his/her designated representative shall investigate the cause, origin, and circumstances of every fire, explosion, or other hazardous condition.

SECTION 105 - PERMITS is hereby amended to read:

105.6.27 LP-gas. An operational permit is required for the storage and use of LP-gas.

Exceptions:

1. A permit is not required for outdoor containers with a total aggregate water capacity of 500-gallons (1893 L) water capacity or less serving a Group R-3 occupancy.
2. A permit is not required to install or maintain outdoor portable containers of less than 125-gallon (473.2 L) aggregate water capacity.

SECTION 105 - PERMITS is hereby amended by adding the following to read:

105.6.48 Activities in hazardous fire areas. An operational permit is required to conduct activities in hazardous fire areas when, in the opinion of the fire code official, it is necessary to preserve the public health, safety, or welfare. Hazardous fire area shall mean land covered with grass, grain, brush, or forest, whether privately or publicly owned which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion.

105.6.49 Motion picture and other filming. An operational permit is required to conduct activities related to the production of motion pictures, televisions, commercials, and similar productions.

105.7.14 Fire apparatus access roads. A construction permit is required to construct, alter or remove a private fire apparatus or other emergency vehicle access road required by Section 503.1 or Folsom Municipal Code Section 17.57.080. For purposes of this requirement, altering shall include the installation of traffic calming systems such as stop signs, speed bumps, humps, pillows, roundabouts, traffic circles, diverters and other traffic delaying measures.

105.7.15 Roof top obstructions. A construction permit is required for installation roof solar photovoltaic system, roof garden or a landscaped roof when constructed on a building's roof that covers more than 50% or 10,000 square feet of the total roof surface area whichever is less.

Exception:

1. Buildings that are four or more stories in height and protected with an approved automatic fire extinguishing system throughout.
2. Non-habitable structures include, but are not limited to, shade structures, private carports, solar trellises, etc.

SECTION 106 - INSPECTIONS hereby amended by adding the following to read:

106.2.3 Administrative costs. When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the fire code official or their designee, the contractor will be liable for all costs incurred by the Fire Department for that test or inspection and the fire code official may submit a bill for said costs.

SECTION 107 - MAINTENANCE is hereby amended by adding the following to read:

107.7 Occupant count. The supervisor of each place of assembly shall have an effective system to keep count of the number of occupants present in the assembly area. If at any time, the fire code official determines that an accurate count of occupants is not being maintained, the occupancy shall be cleared until an accurate count can be made.

107.8 Fire Safety Officers. When in the opinion of the fire code official it is necessary for the preservation of life or property, due to the hazardous nature of an event, production, operation or function, the fire code official shall require the owner or lessee to employ or cause the employment of one or more approved fire safety officers to be on duty at such place during the hazardous activity.

SECTION 108 – BOARD OF APPEALS is hereby amended to read:

SECTION 108 – APPEALS

108.1 Appeals. Whenever the fire code official, or their designee, disapproves an application, refuses to grant a permit applied for, or when it is claimed that the provisions of this Chapter or the Fire Code do not apply or that the true intent and meaning have been misconstrued or wrongly interpreted, the affected party shall follow the procedures set forth in Chapter 1.09 of the Folsom Municipal Code.

SECTION 109 - VIOLATIONS is hereby amended by adding the following to read:

109.2.3.1 Citations. The Fire Chief, and his or her duly authorized representative, may issue citations for infractions or misdemeanor violations of the Fire Code pursuant to Chapter 5C (commencing with Section 853.5) of Title 3 of Part 2 of the Penal Code of the State of California.

SECTION 109 - VIOLATIONS is hereby amended to read:

109.3 Violation penalties. Any persons who violates a provision of the Fire Code or fails to comply with any of the requirements thereof, or erects, installs, alters, repairs, or does work in violation of the approved construction documents or directive of the fire code official, or of a permit or license used under the provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not more than \$1000 or imprisonment not to exceed six months, or both, unless such violation is declared to be an infraction by Chapter 48 of the Fire Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 111 – STOP WORK ORDER hereby amended to read:

111.1 Order. Whenever the fire code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the fire code official is authorized to issue a stop work order. The fire code official is authorized to order an operation or use stopped or the evacuation of any premises, building, or vehicle or portion thereof which has or is a condition hazardous to life or property regulated by this code

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 remove a violation or

unsafe condition, is guilty of a misdemeanor and shall be liable for a fine of not less than 500 dollars or more than 1000 dollars.

CHAPTER 2, SECTION 202 – GENERAL DEFINITIONS is hereby amended by adding the following to read:

ELECTRONIC MONITORING SYSTEM shall mean an approved method to electronically detect and transmit to an approved alarm service provider's Type A (listed) Central Station, information indicating that the automatic fire sprinkler system or electronic fire detection system has been activated and shall have the ability to relay the alarm to the Sacramento Regional Fire/EMS Communications Center in an approved manner.

QUALIFIED ATTENDANT shall mean an individual that has been trained in the proper methods of the handling, storage and dispensing of any material, product or substance regulated by the code. These shall include, but not be limited to ammonia, chlorine, cryogenic fluids, flammable and combustible liquids and gases. Said attendant must be able to demonstrate to the satisfaction of the fire code official that he or she possesses adequate knowledge in the subject area.

SINGLE-PREMISES is a contiguous property under one ownership.

TRAINED CROWD MANAGER. Standby personnel, usually security or usher personnel, who are trained in the proper procedure to exit people from a tent or other place of public assemblage in an orderly and calm fashion in the event of an emergency.

WASTE OIL is a Class III-B waste liquid resulting from the use of Class III-B combustible liquids such as waste motor oil, hydraulic oil, lubricating oil, brake fluids and transmission fluids. It does not include the products classified as Class I, II or III-A liquids or corrosives, toxic or highly toxic materials as defined in Article 80.

CHAPTER 2, SECTION 202 – GENERAL DEFINITIONS is hereby amended to read:

FALSE ALARM shall mean the giving, signaling or transmission to any public fire station or company or to any officer or employee thereof, whether by telephone, spoken word or otherwise, information to the effect that there is a fire, medical emergency, rescue request, or other need for emergency service at or near the place indicated by the person giving, signaling, or transmitting such information, and there is found to be no need for emergency services.

CHAPTER 3, SECTION 302 – DEFINITIONS is hereby amended by adding the following to read:

FUEL MODIFICATION PLAN. A fuel modification plan shall consist of a set of scaled plans that includes a plot plan showing fuel modification zones indicated with applicable assessment notes, a detailed landscape plan, and an irrigation plan. A fuel modification plan submitted for approval shall be prepared by a state licensed landscape architect, state licensed landscape contractor, a landscape designer or an individual with expertise acceptable to the fire code official.

CHAPTER 3, SECTION 304 – COMBUSTIBLE WASTE MATERIAL is hereby amended to read:

304.1.1.1 Waste material near ground mounted photovoltaic array. Accumulation of waste material shall not be permitted underneath nor within 10 feet from a ground mounted photovoltaic array.

304.1.2 Vegetation. Weeds, grass, vines, brush or other growth that is capable of being ignited shall be cut down and removed by the owner or occupant of the property. Vegetation clearance requirements shall be in accordance with Section 318 of this code and Folsom Municipal Code Chapter 8.37.

CHAPTER 3, SECTION 311 – VACANT PREMISES is hereby amended by deleting Exceptions 1 and 2 to Section 311.2.2 to read:

311.2.2 Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

CHAPTER 3, SECTION 315 – MISCELLANEOUS COMBUSTIBLE MATERIALS STORAGE is hereby amended to read:

315.3 Outside storage. Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a structure or property line.

CHAPTER 3, SECTION 315 – MISCELLANEOUS COMBUSTIBLE MATERIALS STORAGE is hereby amended by adding the following to read:

315.3.3 Maximum pile size. The maximum single pile dimension for outside storage of combustible materials, including pallets, shall be 25 feet X 100 feet or 2,500 square feet.

CHAPTER 3, SECTION 318 - CLEARANCE OF WEEDS, BRUSH AND VEGETATIVE GROWTH is hereby amended by adding the following to read:

SECTION 318 - CLEARANCE OF WEEDS, BRUSH AND VEGETATIVE GROWTH

318.1 Defensible space around structures. Any person owning, leasing, controlling, operating, or maintaining any building or structure upon or adjoining any grass- or brush-covered land or land covered with flammable growth, and any person owning, leasing, or controlling any land adjacent to such structures, shall at all times:

1. Maintain around and adjacent to such building, structure, or apiary an effective fire protection or firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof, all flammable vegetation or other combustible growth. This includes ornamental plants and trees known to be flammable, including but not limited to: Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and Pampas Grass.

EXCEPTIONS: 1. Ornamental plants and trees that are individually planted, spaced, and maintained in such a manner that they do not form a means of transmitting fire from native growth to the structure.

2. Cultivated ground cover such as green grass, ivy, succulents, or similar plants provided that they are maintained in a condition that does not form a means of transmitting fire from native growth to the structure.

2. Maintain any tree adjacent to or overhanging any building or structure free of dead wood.

3. Maintain the roof of any building or structure free of leaves, needles, or other dead vegetative growth.

318.2 Extra hazard. When the fire code official finds that because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety, the person owning, leasing, controlling, operating, or maintaining the building or structure shall maintain around or adjacent to any building or structure an additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth located from 30 to 100 feet from such building or structure, as may be required by the fire code official. Grass and other vegetation located more than 30 feet from such building or structure, and less than 18 inches in height above the ground, may be maintained where necessary to stabilize the soil and prevent erosion.

318.3 Roadway clearance. The fire code official may require removal and clearance of all flammable vegetation or other combustible growth for a minimum of 10 feet on each side of every roadway, whether public or private. The fire code official may enter upon private property to inspect, remove and clear vegetation and growth as required by this section and may charge the responsible party for the cost of such action. This section shall not apply to single specimens of trees, ornamental shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground cover, provided that they do not form a means of readily transmitting fire. As used in this section, "roadway" means that portion of a highway, private street, or paved trail improved, designed, or ordinarily used for vehicular travel. The minimum clearance of 10 feet may be increased if the fire code official determines additional distance is required to provide reasonable fire safety

318.4 Fuel modification plan in fire hazard severity zones. A fuel modification plan package shall be submitted and have preliminary approval prior to any subdivision of land, and have final approval prior to the issuance of a permit for any new construction, remodeling, modification or reconstruction of any enclosed structure where the structure or subdivision is located within areas designated as a Very High or High Fire Hazard Severity Zone in the State Responsibility Areas or Very High Hazard Severity Zone in the Local Responsibility Areas as designated in the applicable Hazard Zone maps at the time of application.

318.5 Notice to Correct. All notices to clear flammable vegetation and other combustible growth for shall be in writing and shall be in accordance with Folsom Municipal Code Chapter 8.37.

318.6 Abatement and penalties. The procedures for the abatement of hazardous vegetation and penalties thereof shall be in accordance with Folsom Municipal Code Chapter 8.37.

CHAPTER 5, SECTION 503 – FIRE APPARATUS ACCESS ROADS is hereby amended to read:

503.2.1 Dimensions. Fire apparatus and emergency vehicle access roads required by this section and Folsom Municipal Code Section 17.57.080 shall have an unobstructed continuous width of not less than 27 feet (8230 mm) for all major / primary driveway aisles and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

EXCEPTION: 1. Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.

2. Vertical clearances or widths shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

503.2.7 Grade. The gradient for a fire apparatus access road shall not exceed 12 %. Where said fire apparatus access road directly fronts the exterior of a building two or more stories in height, the gradient for a fire apparatus access road shall not exceed 9 %.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. The design and operation of gates and barricades shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard.

CHAPTER 5, SECTION 503 – FIRE APPARATUS ACCESS ROADS is hereby amended by adding the following to read:

503.2.1.1 Group R-3 subdivisions. Fire apparatus and emergency vehicle access roads in subdivisions comprised solely of Group R-3 occupancies shall have an unobstructed continuous width of not less than 24 feet (7315 mm) and unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.1.2 Other fire and emergency access roads. All other fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.5.1 Length. The maximum length of any dead end shall not exceed 500 feet.

503.5.3 Obstruction of gates and barricades. Gates or barricades required by Section 503 shall not be obstructed in any manner, including the parking of vehicles. A "FIRE DEPARTMENT ACCESS – DO NOT BLOCK" sign shall be posted on the gate or barricade when required by the fire code official.

CHAPTER 5, SECTION 504 – ACCESS TO BUILDING OPENINGS AND ROOFS is hereby amended by adding the following to read:

504.4 Building projections. Cornices, parapets, eave openings, and similar projections from a building shall be designed to support a 330 pound horizontal and vertical load to the leading edge

of the projection. This represents a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder placed against the projection onto the top of the projection.

504.5 Roof top access and safety. Roof top solar photovoltaic systems, roof gardens and landscaped roofs shall be in accordance with Appendix K.

CHAPTER 5, SECTION 505 – PREMISES IDENTIFICATION is hereby amended to read:

505.1 General. Approved numbers or addresses shall be placed prior to occupying on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Numbers for one- and two-family dwellings shall be a minimum of 4 inches high. Numbers for all other buildings shall be no less than 6 inches high. The fire code official may require an increase in building address or number size when necessary due to building size or arrangement, or due to distance from the public way.

CHAPTER 5, SECTION 505 – PREMISES IDENTIFICATION is hereby amended by adding the following to read:

505.1.1 Multiple tenant buildings. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the fire code official. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the fire code official.

Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the fire code official.

505.1.2 Illumination. Address numbers shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

CHAPTER 5, SECTION 507 – PREMISES FIRE PROTECTION WATER SUPPLIES is hereby amended by adding the following to read:

507.5.7 Fire hydrant markers. Fire hydrants and other fire fighting water sources shall be identified by the installation of blue raised reflective pavement markers or identified by other approved means.

CHAPTER 5, SECTION 510 – FIRE DEPARTMENT ACCESS TO EQUIPMENT is hereby amended by adding the following to read:

509.3 Fire control room. Fire sprinkler risers and fire alarm control panels shall be located inside a room with minimum dimensions of five feet by seven feet. The room shall only be accessible from the exterior and provided with a door with a clear width of not less than 32

inches and height of not less than 80 inches. A durable sign shall be affixed to the exterior of the door with the words "FIRE CONTROL ROOM" in letters not less than 3 inches in height. A key box complying with Section 506 shall be installed adjacent to the door.

The room must be capable of maintaining a minimum temperature of 40 degrees Fahrenheit. A clearance of 12 inches shall be provided from the fire sprinkler risers to any adjacent walls. This room can be a shared with other building utilities or fire protection equipment that is not incompatible. An approved cabinet or container shall be provided to store record plans of the fire sprinkler system and other fire protection equipment. This room shall not be used for any other storage.

CHAPTER 6, SECTION 603 – FUEL-FIRED APPLIANCES is hereby amended by adding the following to read:

603.6.6 Spark arrestors. Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be maintained with a spark arrester as required for incinerators by the Mechanical Code.

SECTION 901 – GENERAL is hereby amended by adding the following to read:

901.6.3 Service contracts. A service contract shall be secured and maintained by the building owner to provide for maintenance, inspection and testing of all fire protection systems. A copy of the contract shall be provided to the fire code official prior to occupancy.

SECTION 903 – AUTOMATIC SPRINKLER SYSTEMS is hereby amended by adding the following to read:

903.2.19 Required locations. An approved automatic fire sprinkler system shall be installed in all buildings 3,600 square feet in floor area or larger, except one and two family dwelling buildings, which will require an automatic fire extinguishing system when the building meets or exceeds the total area requirements found within Subsection 903.2.7.1.

- a. For the provisions of this section, two or more buildings, except one and two family dwellings, existing entirely within the property lines of one parcel shall be considered a single building when exterior wall protection is not provided and the aggregate floor area exceeds 3,599 square feet (334.48 m²) when applying California Building Code Section 503.1.2
- b. For the provisions of this section, fire barriers or fire walls shall not apply to eliminate the installation of an automatic fire sprinkler system.
- c. For the purposes of this section, Section 903.2.1 shall be used to identify required installations unless there exists a specific requirement of Section 903 relative to use or occupancy that provides a higher degree of protection, in which case that section shall be applied.

Exception: Non-combustible, detached canopies open on four sides, not exceeding the basic allowable square footage in CBC Table 503, used exclusively for the parking or storage of private or pleasure vehicles and non-combustible storage (includes fuel islands).

903.2.19.1 Existing Buildings. In existing buildings, where an automatic fire extinguishing system does not exist, and the floor area of the building or structure is increased by more than fifty percent (50%) or 1,800 square feet, whichever is less, or when alterations or repairs within any 12-month period exceed fifty percent (50%) of the value of the existing building or structure, such building or structure shall be made to conform to Section 903.2.1.

903.2.8.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

EXCEPTION: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

903.2.8.1.1 Design and installation. Automatic residential fire sprinkler for townhouses shall be designed and installed in accordance with the California Residential Code and NFPA 13D.

903.2.8.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

EXCEPTION: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing buildings that are already provided with an automatic residential fire sprinkler system.

903.2.8.2.1 Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with the California Residential Code and NFPA 13D.

SECTION 903 – AUTOMATIC SPRINKLER SYSTEMS is hereby amended to read:

903.4 Sprinkler system monitoring and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised.

903.4.2 Alarms. Approved audible and visual alarm notification devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. An audible and visual alarm notification device shall be provided on the exterior of the building in an approved location. An audible and visual alarm notification device shall be provided in the interior of the building within each dwelling unit or tenant space and on each level in approved locations.

CHAPTER 9, SECTION 903 – AUTOMATIC SPRINKLER SYSTEMS is hereby amended by deleting **Section 903.3.1.2 – NFPA 13R SPRINKLER SYSTEMS** in its entirety.

CHAPTER 9, SECTION 907 – FIRE ALARM AND DETECTION SYSTEMS is hereby amended by adding the following to read:

907.2.29 All buildings. An approved monitored fire alarm and detection system shall be installed in all buildings not protected by an automatic sprinkler system with the exception of R-

3 occupancies. Buildings with a floor area less than 500 square feet may be exempt, as determined by the fire code official, based on building construction material and features, location, occupancy type, and distance to exposures.

907.2.29.1 Fire alarm control panel location. The fire alarm control panel shall be located inside of a room or closet with an exterior access door with a clear opening width of no less than 32 inches. This room may be shared with other building utilities. Durable signage shall be provided on the exterior of the door stating "FIRE ALARM PANEL" in letters 3 inches in height and contrasting to the background.

907.3.1 All existing buildings. In existing buildings, other than one or two-family dwellings, where a monitored fire alarm and detection system does not exist and the floor area of the building or structure is increased by more than fifty percent (50%) or 1,800 square feet, whichever is less, or when alterations or repairs within any 12-month period exceed fifty percent (50%) of the value of the existing building or structure, such building or structure shall be made to conform to Section 907.2.28.

907.9.5.1 Obstruction of fire alarm equipment. Fire alarm initiating devices, alarm notification appliances and annunciators shall not be concealed from view, obstructed, or impaired in any manner.

CHAPTER 14, SECTION 1410 – ACCESS FOR FIREFIGHTING is hereby amended to read:

1410.1 Required access. Fire and emergency access roads shall be installed and maintained in accordance with Section 503 and Folsom Municipal Code Section 17.57.080.

EXCEPTION: When approved, temporary fire and emergency vehicle access roads may be used until permanent roads are installed. Temporary access roads shall be provided with an all weather road surface of 2 inches of asphalt concrete over 6 inches of 95% compacted aggregate base from October 1st through April 30th each year. Temporary access roads may be provided with an all weather road surface of 6 inches of 95% compacted aggregate base from May 1st through September 30th each year.

1410.3 Premise identification. Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.

CHAPTER 14, SECTION 1412 – WATER SUPPLY FOR FIRE PROTECTION is hereby amended to read:

1412.1 When required. Required fire hydrants shall be installed and accepted prior to combustible materials arriving on site or vertical construction commencing.

CHAPTER 47 - REFERENCED STANDARDS - NFPA 13D, is hereby amended by adding the following to read:

8.5.1 The piping configuration shall be designed to circulate water throughout and between each floor level by looping the piping system and maintaining minimal dead-end arm-over branch lines with a maximum length of 3 feet.

8.5.2 The piping configuration shall provide a ½-inch outlet connected to a remotely-located water closet within the home to facilitate water circulation.

CHAPTER 47 - REFERENCED STANDARDS - NFPA 13D, is hereby amended by deleting Sections 8.5.3 and 8.5.4

CHAPTER 48 – INFRACTIONS is hereby added to read as follows:

SECTION 4801 - SCOPE

In accordance with Section 109.3 of this code, violation of the following sections shall be infractions punishable by a fine of one hundred dollars:

Section	Offense
107.7	Occupant count
303.1	Asphalt kettles - transportation
303.2	Asphalt kettles - location
303.3	Asphalt kettles - location of fuel containers
303.4	Asphalt kettles - attendant
303.5	Asphalt kettles – fire extinguishers
307.1.1	Open burning – offensive or objectionable
307.5	Open burning – attendance and fire extinguishing equipment
308.2.1	Throwing or placing sources of ignition
308.3.1	Open-flame cooking devices
308.6.5	Fire protection – flaming food
309.4	Fire extinguishers – industrial trucks and equipment
310.2	Prohibited areas – smoking
310.4	Removal of signs prohibited
310.5	Compliance with “No Smoking” signs
503.4	Obstruction of fire apparatus access roads
503.5.1	Secured gates and barricades
503.5.3	Obstruction of gates and barricades
505.1	Address numbers
508.5.4	Obstruction – fire protection equipment
604.3	Maintenance – emergency power systems
605.3	Obstructing electrical service equipment
605.4	Multiplug adapters
605.5	Extension cords
605.6	Unapproved conditions – outlets and junction boxes
605.10.4	Prohibited areas – electric space heaters
606.7	Emergency signs – mechanical refrigeration
703.1	Maintenance of fire resistant construction
703.2	Fire doors – obstructing or impairing operation
703.3	Decorative materials attached to fire-rated ceilings
901.4.4	Imitation fire protection device

901.7	Failure to notify fire department
904.11.6.3	Cleaning of grease removal devices, hoods, and ducts
905.7	Obstructing or obscuring fire appliance cabinets
906.6	Obstructing or obscuring fire extinguishers
907.7	Mounting of fire extinguishers
907.20.1	Maintaining fire alarm system
1004.3	Posting of occupant load sign
1009.5.3	Storage under exterior exit stairways
1028.4	Maintenance of exit signs
1028.5	Obstructing or obscuring exits
1404.1	No smoking – construction and demolition areas
1404.2	Combustible waste disposal
1417.3	Fire extinguisher – roofing operations
1503.2.6	No smoking – flammable finishes
1503.2.7	No welding signs – flammable finishes
1503.4.3	Combustible waste and residue
1504.4.1	Fire extinguishers – spraying areas
1504.7.8.5	Disposal of used filters
1505.4.1	Dip-tank covers
1505.4.2	Fire extinguishers – dipping operations
1506.4.2	Fire extinguisher – powder coating operations
1506.5	Dust accumulation – powder coating operations
1703.3	Failure to notify fire department
2204.4.1	Dispensing flammable liquid into unapproved container
2204.4.3	Location of portable container while dispensing
2211.3.2	No smoking – repair garage
2403.12.6	Posting of exit signs – tents
2403.12.6.1	Exit sign illumination
2604.2.6	Fire extinguisher – hot work areas
3003.5.3	Securing compressed gas containers
3003.4	Marking of compressed gas containers
3404.2.3.1	Posting no smoking signs - flammable and combustible liquids
3503.1.4.2	Posting no smoking signs – flammable gases
3807.2	No smoking – LPG containers
3807.3	Clearance from combustible material – LPG containers

APPENDIX B, SECTION B105 - FIRE FLOW REQUIREMENTS FOR BUILDINGS is hereby amended to read:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

EXCEPTION: A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1. 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.

APPENDIX C, TABLE C105.1 – NUMBER AND DISTRIBUTION OF FIRE HYDRANTS
is amended to read:

**TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a,b,c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT ^d
1,750 or less	1	300	150
2,000-2,250	2	300	150
2,500	3	300	150
3,000	3	300	150
3,500-4,000	4	300	150
4,500-5,000	5	300	150
5,500	6	300	150
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^e	200	120

APPENDIX K – ROOF OBSTRUCTIONS is hereby amended by adding the following to read:

**APPENDIX K
ROOF OBSTRUCTIONS**

**SECTION K101
SCOPE**

K101.1 Scope: This appendix shall apply to the design, construction, and installation of all solar photovoltaic systems, roof gardens and landscaped roofs when located on the roof of a building.

Exception:

1. Buildings that are four or more stories in height and protected with an approved automatic fire extinguishing system throughout.
2. Non-habitable structures include, but are not limited to, shade structures, private carports, solar trellises, etc.

K101.2 Permits. The fire code official shall review and approve the installation of roof solar photovoltaic systems, roof gardens, landscaped roofs on building that obstruct more than 50% or

10,000 square feet of the total roof surface area prior to the building code official issuing a permit for the installation for such roof obstructions. See section 105.7 for required construction permits.

K101.3 Required construction document information. All roof top installations submitted for approval shall include the following:

1. Site plan to scale depicting the following:
 - a. Dimensions of the building
 - b. Location of all structures on site.
 - c. Street address of building.
 - d. Access from street to building.
 - e. Location of roof top solar arrays, gardens, or landscaped areas.
 - f. Location of disconnects.
 - g. Location of signage.
 - h. Location of required access paths.
 - i. Northern reference
2. Roof and Elevation plan showing the following:
 - a. Array or landscape placement.
 - b. Roof ridge lines.
 - c. Eave lines.
 - d. Equipment on roof.
 - e. Vents, skylights, roof hatches, etc.
3. Location and wording of all markings, labels and warning signs.
4. Building photographs that may be useful in the evaluation of the garden, landscaping, or array placement.

SECTION K102 DEFINITIONS

K102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows:

ACCESS PATHWAY. A required walking pathway that is designed to provide emergency access to firefighters.

ARRAY. An uninterrupted section of solar photovoltaic panels or modules or a group of interconnected sub-arrays.

GRID. The electrical system that is on the service side of the electric meter.

INVERTER. A device used to convert direct current (DC) electricity from the solar system to alternating current (AC) electricity for use in the building's electrical system or the grid.

LANDSCAPED ROOF. Vegetative landscaping located on the roof of a building that utilizes growing media and structures or containers to support the growth of vegetation.

ROOF ACCESS POINT. An area that does not require ladders to be placed over building openings (i.e., windows, vents, or doors), and that are located at structurally strong points of

building construction and in locations where ladders will not be obstructed by tree limbs, wires, signs or other overhead obstructions.

ROOF GARDEN. A garden located on the roof of a building that utilizes growing media and structures or containers to support the growth of vegetation.

SOLAR PHOTOVOLTAIC SYSTEM. A system of component parts that receives sunlight and converts it into electricity.

SUB-ARRAY. Uninterrupted sections of solar photovoltaic panels interconnected into an array.

TRAVEL DISTANCE. The walking distance between two points.

VENTING CUT OUT. Section(s) in an array that are designed to accommodate emergency ventilating procedures.

SECTION K103 ROOF SOLAR PHOTOVOLTAIC SYSTEMS

K103.1. Solar photovoltaic systems. The requirements of section K103 applies to all solar photovoltaic systems installed on the roof of buildings regardless of system size or if used for residential and commercial purposes. Roof solar photovoltaic systems shall be designed, constructed and installed in accordance with sections K103.2 through K103.5.3.

K103.2 Marking. Photovoltaic systems shall be marked. Marking is needed to provide emergency responders with appropriate warning and guidance with respect to isolating the solar electric system. This can facilitate identifying energized electrical lines that connect the solar panels to the inverter, as these should not be cut when venting for smoke removal. Materials used for marking shall be weather resistant. UL 969 shall be used as a standard for weather rating (UL listing of markings is not required).

K103.2.1 Building's electrical system main service disconnect marking. The building's main electrical service disconnect shall be marked.

K103.2.1.1 Single and two dwelling unit residential buildings. The marking shall be placed within the main service disconnect.

Exception: If the main service disconnect is operable with the service panel closed, then the marking shall be placed on the outside cover.

K103.2.1.2 Commercial and industrial buildings. The marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the lever is operated.

K103.2.1.3 Marking content and format. Marking content and format shall be as follows:

1. Marking content: "CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED"
2. Red background

3. White lettering
4. Minimum 3/8" letter height
5. All capital letters
6. Arial or similar font, non-bold
7. Reflective weather resistant material suitable for the environment (durable adhesive materials must meet this requirement)

K103.2.2 Photovoltaic circuits marking. Photovoltaic circuit marking is required on all interior and exterior photovoltaic DC circuit conduits, raceways, enclosures, cable assemblies and junction boxes to alert firefighters to avoid cutting them. Marking shall be placed every 10 feet, at turns, and above and/or below penetrations, and at all photovoltaic circuit combiner and junction boxes.

K103.2.2.1 Marking content and format. Marking content and format shall be as follows.

1. Marking content: "CAUTION: SOLAR CIRCUIT"
2. Red background
3. White lettering
4. Minimum 3/8" letter height
5. All capital letters
6. Arial or similar font, non-bold
7. Reflective weather resistant material suitable for the environment (durable adhesive materials must meet this requirement)

K103.2.3 Inverter marking. No markings are required for the inverter unless the inverter is used also as a required remote electrical disconnect.

K103.2.4 Remote electrical disconnect marking. Marking shall be located immediately next to the remote electrical disconnect control as follows:

1. Marking content: "CAUTION: SOLAR CIRCUIT DISCONNECT"
2. Red background
3. White lettering
4. Minimum 3/8" letter height
5. All capital letters
6. Arial or similar font, non-bold
7. Reflective weather resistant material suitable for the environment (durable adhesive materials must meet this requirement)

K103.3 Remote electrical disconnect. Photovoltaic circuits shall be equipped with a means for remote electrical disconnect located downstream from the photovoltaic array at the point where the photovoltaic circuit first enters the structure, or at another approved location. The manual control to operate the remote electrical disconnect shall be located within five feet of the building's main electrical panel. The remote electrical disconnect shall be listed and meet the requirements of the California Electrical Code.

Exceptions:

1. Photovoltaic circuits contained in rigid or electrical metallic tubing running between the array combiner box and the main electrical panel which are entirely exterior to the building need not

be equipped with a means of remote electrical disconnect other than the disconnects intrinsic to the system.

2. Photovoltaic circuits contained in rigid or electrical metallic tubing running between the array combiner box and the main electrical panel that run through the interior of the building when installed a minimum of 18" below the roof assembly when measured parallel to the surface of the roof.

3. The photovoltaic system inverter may be used for remote electrical disconnect when the inverter is located immediately upstream of the roof penetration where the circuit enters the structure.

K103.4 Access pathways and emergency ventilation. Access and spacing requirements shall be provided in order to ensure firefighter access to the roof, provide access pathways to specific areas of the roof, provide for venting cut out areas, and to provide emergency egress from the roof. For the purpose of access pathways and emergency ventilation, designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch. All roof dimensions are measured to centerlines.

K103.4.1 Alternative materials and methods. Alternative materials and methods per Section 104.9 for access pathways or venting cut outs may be requested for approval by the fire code official due to:

1. Unique site specific limitations
2. Alternative access opportunities (as from adjoining roofs)
3. Ground level access to the roof area in question
4. Other adequate venting cut out opportunities when approved by the fire code official.
5. Adequate venting cut out areas afforded by panel set back from other roof top equipment (for example: shading or structural constraints may leave significant areas open for ventilation near HVAC equipment.)
6. Automatic ventilation device.
7. New technology, methods, or other innovations that ensure adequate fire department access pathways and ventilation opportunities.

K103.4.2 Single and two dwelling unit residential buildings access pathways and venting cut outs. Access pathways and venting cut outs for single and two dwelling unit residential buildings shall be provided as per Section K103.4.2.1 through K103.4.2.4.

K103.4.2.1 Hip roof layout. Solar modules shall be located in a manner that provides one three (3') foot wide clear access pathway from the eave to the ridge on each roof slope where solar modules are located. The access pathway shall be located at a structurally strong location on the building, such as a bearing wall.

K103.4.2.2 Single roof ridge. Solar modules shall be located in a manner that provides two three (3') foot wide access pathways from the eave to the ridge on each roof slope where solar modules are located.

K103.4.2.3 Roof hips and valleys. Solar modules shall be located no closer than one and one half (1.5') feet to a hip or a valley if modules are to be placed on both sides of a hip or valley. If the solar modules are to be located on only one side of a hip or valley, that is of equal length then the panels may be placed directly adjacent to the hip or valley.

K103.4.2.4 Venting cut out areas. Solar modules shall be located no higher than three (3') feet below the ridge.

K103.4.3 Commercial and industrial buildings and multi-residential buildings containing three or more dwelling units required access pathways and venting cut outs. Access pathways and venting cut outs for commercial and industrial buildings and multi-residential buildings containing three or more dwelling units shall be provided as accordance with Section K103.4.3.1 through K103.4.3.2.6.

Exception: If the fire code official determines that the roof configuration is similar to that found in single and two dwelling unit residential buildings, the design requirements found in Section K103.4.2 may be utilized.

K103.4.3.1 Array dimension. Arrays shall be no greater than 150 feet by 150 feet in distance in either axis.

K103.4.3.2 Access pathways: Access pathways shall be established in the design of the photovoltaic system installation. Access pathways shall be provided in accordance with Section K103.4.3.2.1 through K103.4.3.2.5.

K103.4.3.2.1 Access pathways perimeter of the roof. There shall be a minimum six (6') foot wide clear perimeter around the edges of the roof.

Exception: If either axis of the building is 250 feet or less, there shall be a minimum four (4') feet wide clear perimeter around the edges of the roof.

K103.4.3.2.2 Access pathway location. The center line axis of access pathways shall run on structural members or over the next closest structural member nearest to the center lines of the roof.

K103.4.3.2.3 Access pathway center line. The center line axis of access pathways shall be provided in both axis of the roof.

K103.4.3.2.4 Access pathway alignment. Access pathways shall be in a straight line and provide not less than four (4') feet clear to skylights, ventilation hatches or roof standpipes.

K103.4.3.2.5 Access pathway around roof access hatches. Access pathways shall provide not less than four (4') feet of clearance around roof access hatch with at least one not less than four feet (4') clear pathway to parapet or roof edge.

K103.4.3.2.6 Venting cut out areas. Venting cut outs between array sections shall be either:

1. An access pathway eight (8') feet or greater in width.
2. An access pathway that is four (4') feet or greater in width and bordering on existing roof skylights or ventilation hatches.
3. An access pathway that is four (4') feet or greater in width and bordering four (4') feet by eight (8') feet venting cut outs every twenty (20') feet on alternating sides of the access pathway.

K103.5 Location of conductors. Conduit, wiring systems and wiring raceways for photovoltaic circuits shall be provided in accordance with Section K103.5.1 through K103.5.3.

K103.5.1 Conductor location. Conduit, wiring systems, and wiring raceways shall be located as close as possible to the ridge or hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize venting cut out areas.

K103.5.2 Conductors between sub arrays and DC combiner boxes. Conduit runs between sub arrays and to DC combiner boxes shall use the design that minimizes the total amount of conduit on the roof by taking the shortest path from the array to the DC combiner box. The DC combiner boxes are to be located such that conduit runs are minimized in the pathways between arrays.

K103.5.3 Conduit within enclosed spaces. To limit the hazard of cutting live conduit in venting operations, DC wiring shall be run in metallic conduit or raceways when located within enclosed spaces in a building and shall be run, to the maximum extent possible, along the bottom of load-bearing members.

SECTION K104 ROOF GARDEN AND LANDSCAPED ROOFS

K104.1 Roof gardens and landscaped roofs. The requirements of Section K104 applies to all roof gardens and landscaped roofs regardless of size or if used for residential and commercial purposes. Roof gardens and landscaped roofs shall be designed, constructed and installed in accordance with Section K104.2 through K104.4.

K104.2 Access pathways and emergency ventilation. Access and spacing requirements shall be provided in order to ensure firefighter access to the roof, provide access pathways to specific areas of the roof, provide for venting cut out areas, and to provide emergency egress from the roof. For the purpose of access pathways and emergency ventilation, designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch. All roof dimensions are measured to centerlines.

K104.2.1 Alternative materials and methods. Alternative materials and methods per Section 104.9 for access pathways or venting cut outs may be requested for approval by the fire code official due to:

1. Unique site specific limitations
2. Alternative access opportunities (as from adjoining roofs)
3. Ground level access to the roof area in question
4. Other adequate venting cut out opportunities when approved by the fire code official.
5. Adequate venting cut out areas afforded by panel set back from other roof top equipment (for example: shading or structural constraints may leave significant areas open for ventilation near HVAC equipment.)
6. Automatic ventilation device.
7. New technology, methods, or other innovations that ensure adequate fire department access pathways and ventilation opportunities.

K104.2.2 Single and two dwelling unit residential buildings. Installation of roof gardens and landscaped roofs on single and two dwelling unit residential buildings shall be in accordance with Section K104.2.2.1 through K104.2.2.3.

K104.2.2.1 Hip roof design: Planted sections shall be located in a manner that provides a three (3') foot wide clear access pathway from the eave to the ridge on each roof slope where the planted sections are located. The access pathway shall be located at a structurally strong location on the building such as a bearing wall.

K104.2.2.2 Single ridge roof design: Planted sections shall be located in a manner that provides two three (3') foot wide access pathways from the eave to the ridge on each roof slope where the planted sections are located.

K104.2.2.3 Hips and valleys: Planted sections shall be located no closer than one and one half (1.5') feet to a hip or a valley if planted sections are to be placed on both sides of a hip or valley. If the planted sections are to be located on only one side of a hip or valley that is of equal length then the planted sections may be placed directly adjacent to the hip or valley. Planted sections shall not be located closer than three feet (3') below the ridge.

K104.2.3 Commercial and industrial buildings and multi-residential buildings containing three or more dwelling units required access pathways and venting cut outs. Access pathways and venting cut outs for commercial and industrial buildings and multi-residential buildings containing three or more dwelling units. Access pathways shall be provided in accordance with Section K104.2.3.1 through K104.2.3.6.

Exception: If the fire code official determines that the roof configuration is similar to that found in single and two dwelling unit residential buildings, the design requirements found in section K104.2.2 may be utilized.

K104.2.3.1 Planted dimension. Planted sections shall be no greater than 150 feet by 150 feet in distance in either axis.

K104.2.3.2 Access pathways: Access pathways shall be established in the design of the roof garden or landscaped roof installation. Access pathways shall meet the requirements of this section.

K104.2.3.2.1 Access pathways perimeter of the roof. There shall be a minimum six (6') foot wide clear perimeter around the edges of the roof.

Exception: If either axis of the building is 250 feet or less, there shall be a minimum four (4') feet wide clear perimeter around the edges of the roof.

K104.2.3.2.2 Access pathway location. The center line axis of access pathways shall run on structural members or over the next closest structural member nearest to the center lines of the roof.

K104.2.3.2.3 Access pathway center line. The center line axis of the access pathways shall be provided in both axis of the roof.

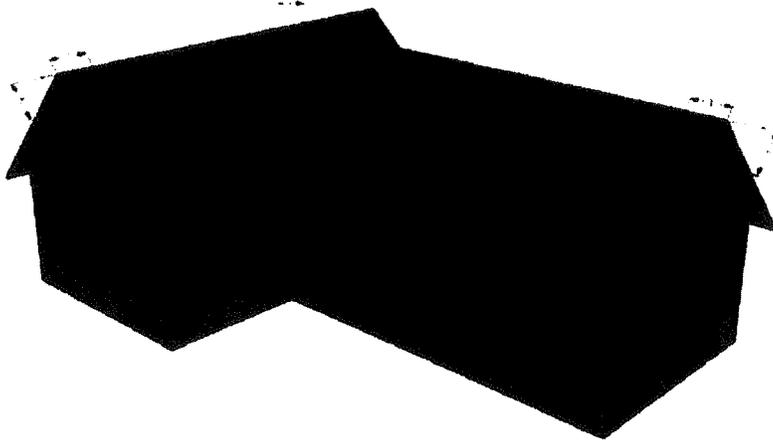
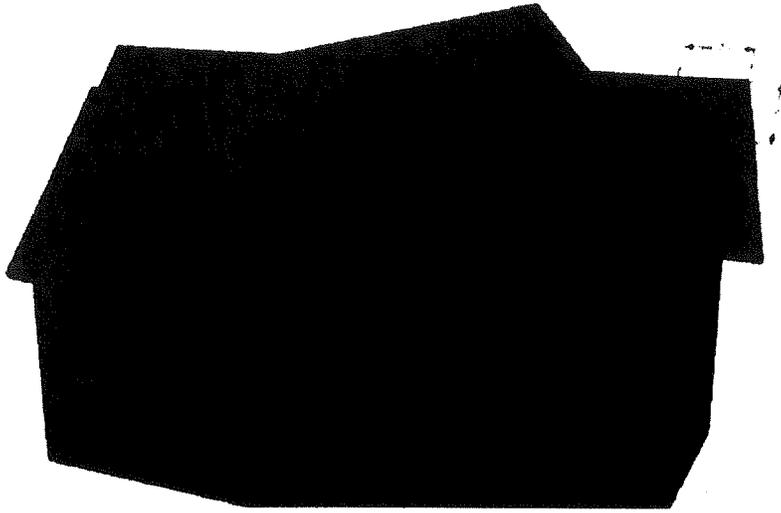
K104.2.3.2.4 Access pathway alignment. Access pathways shall be in a straight line and provide not less than four (4') feet clear to skylights, ventilation hatches or roof standpipes.

K104.2.3.5 Access pathway around roof access hatches. Access pathways shall provide not less than four (4') feet of clearance around roof access hatch with at least one not less than four feet (4') clear pathway to parapet or roof edge.

K104.2.3.6 Venting cut out areas. Venting cut outs between planted sections shall be either:

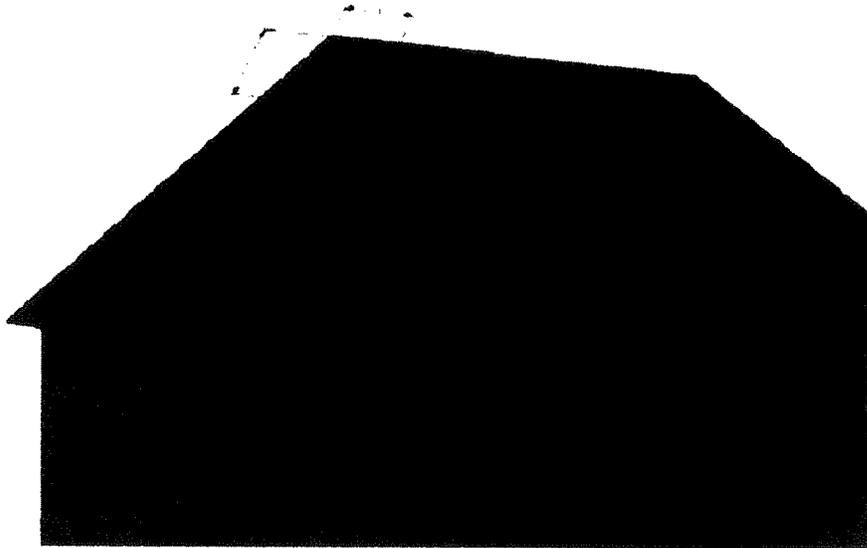
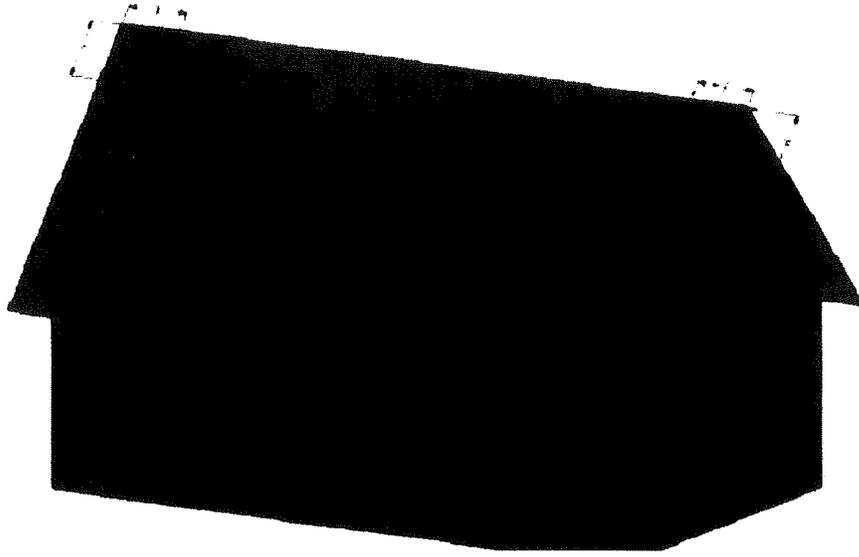
1. An access pathway eight (8') feet or greater in width.
2. An access pathway that is four (4') feet or greater in width and bordering on existing roof skylights or ventilation hatches.
3. An access pathway that is four (4') feet or greater in width and bordering four (4') feet by eight (8') feet venting cut outs every twenty (20') feet on alternating sides of the access pathway.

K105.4 Roof garden or landscaped roof maintenance plan. The fire code official is authorized to require an approved maintenance plan for vegetation placed on roofs due to the size of the garden or landscaping area, or if materials and plants used may create a fire hazard to the building or exposures.

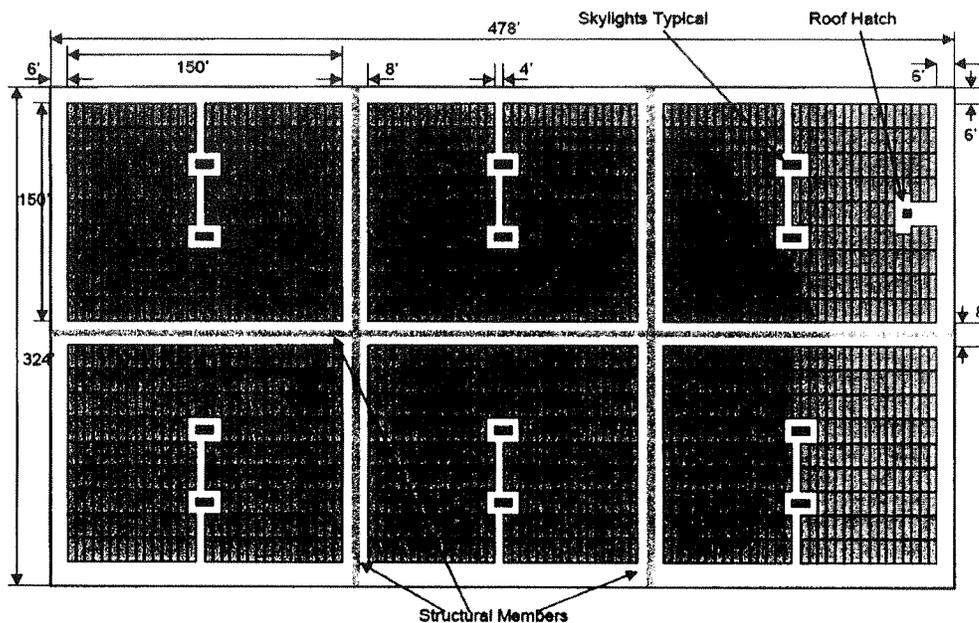


EXAMPLE – ONE AND TWO DWELLING UNIT RESIDENTIAL BUILDING. CROSS GABLE ROOF AND CROSS GABLE ROOF WITH VALLEYS WITH THREE (3') FOOT ACCESS PATHWAYS.

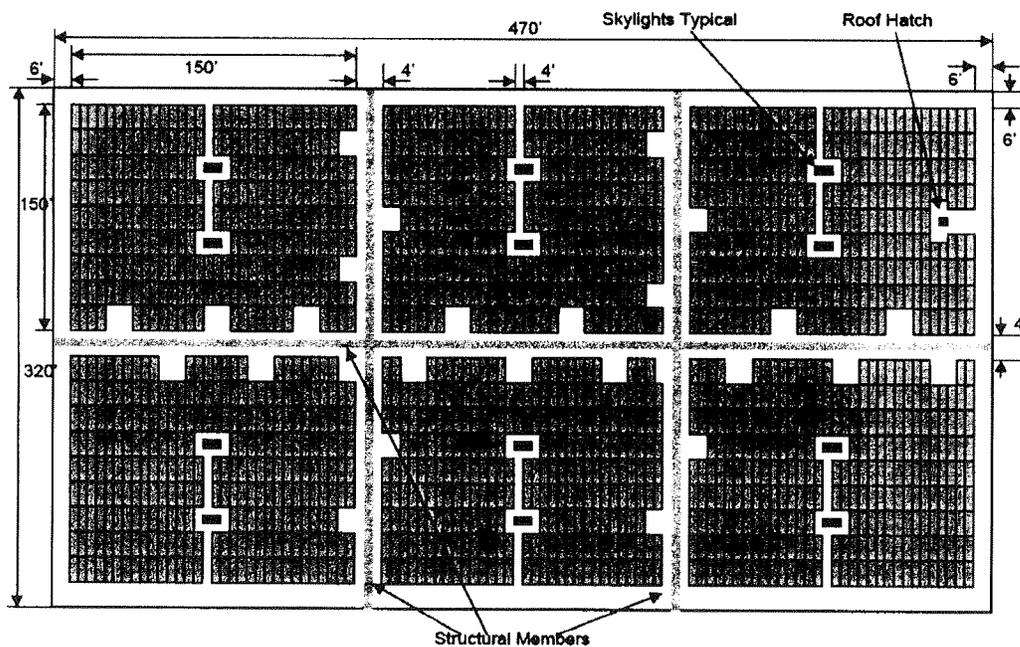
Figure K-01



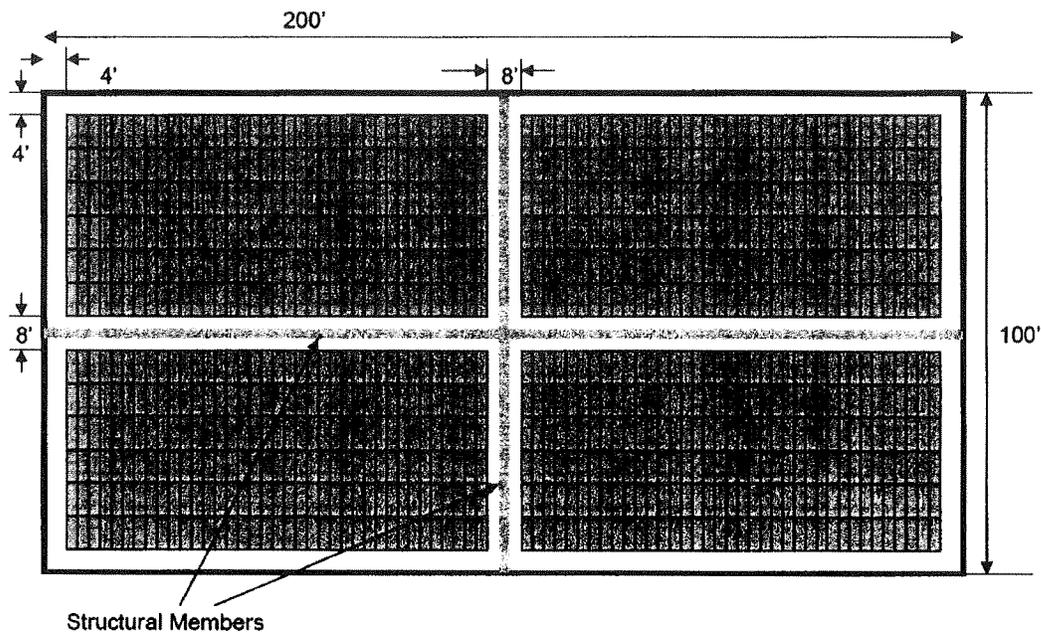
EXAMPLE – ONE AND TWO DWELLING UNIT RESIDENTIAL BUILDING. FULL GABLE ROOF AND A FULL HIP ROOF WITH THREE (3') FOOT ACCESS PATHWAYS.
Figure K-02



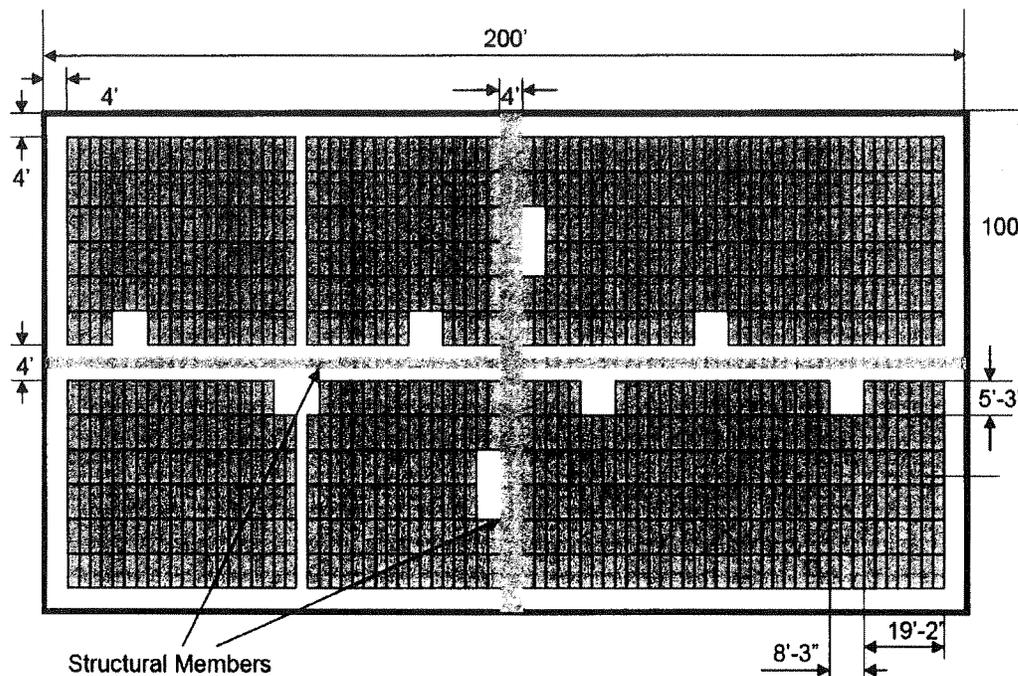
EXAMPLE - SOLAR ARRAY OR PLANTED AREA FOR A LARGE COMMERCIAL OR INDUSTRIAL BUILDING. EIGHT (8') FOOT ACCESS PATHWAYS.
Figure K-03



EXAMPLE - SOLAR ARRAY OR PLANTED AREA FOR A SMALL COMMERCIAL OR INDUSTRIAL BUILDING. FOUR (4') FOOT ACCESS PATHWAYS. FOUR (4') X EIGHT (8') FOOT VENTING CUT OUTS EVERY TWENTY (20') FEET ALONG THE ACCESS PATHWAY.
Figure K-04



EXAMPLE - SOLAR ARRAY OR PLANTED AREA FOR A SMALL COMMERCIAL OR INDUSTRIAL BUILDING. EIGHT (8') FOOT ACCESS PATHWAYS. THE BUILDING AXIS IS LESS THAN TWO HUNDRED AND FIFTY FEET (250').
Figure K-05



EXAMPLE - SOLAR ARRAY OR PLANTED AREA FOR A SMALL COMMERCIAL OR INDUSTRIAL BUILDING. EIGHT (8') ACCESS PATHWAYS. FOUR FOOT (4') X EIGHT (8') FOOT VENTING CUT OUTS EVERY TWENTY(20') FEET ALONG THE ACCESS PATHWAY. THE BUILDING AXIS IS LESS THAN TWO HUNDRED AND FIFTY FEET (250').

Figure K-06

SECTION 4 SEVERABILITY

If any section, subsection, clause, phrase, or portion of this ordinance 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. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 5 EFFECTIVE DATE

This ordinance shall become effective January 1, 2011. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be posted at least five (5) days prior to and published within fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to Government Code section 36933(c)(1).

This ordinance was introduced and the title thereof read at the regular meeting of the City Council October 12, 2010, and the second reading occurred at the regular meeting of the City Council on October 26, 2010.

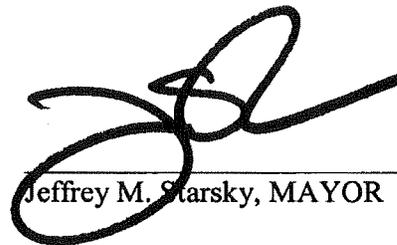
On a motion by Vice Mayor Morin, seconded by Mayor Starsky, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this 26th day of October, 2010 by the following vote, to wit:

AYES: Council Member(s): Miklos, Morin, Sheldon, Howell, Starsky

NOES: Council Member(s): None

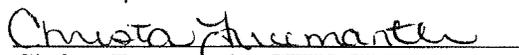
ABSTAIN: Council Member(s): None

ABSENT: Council Member(s): None



Jeffrey M. Starsky, MAYOR

ATTEST:



Christa Freemantle, CITY CLERK

Effective: January 1, 2011