

BUILDING STANDARDS COMMISSION

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



August 13, 2012

Rick A. Brown, Chief Building Official
Development Services Dept./Building Division
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

Dear Mr. Brown:

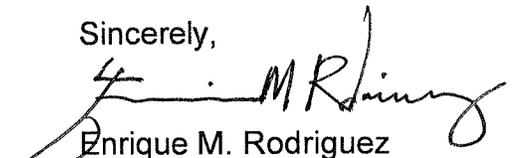
This letter is to acknowledge receipt on August 13, 2012 of the City of Oceanside submittal pertaining to Ordinance No. 12-OR0522-1 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code §17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the findings and the modifications or changes have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing. As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published.

In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [Health and Safety Code Section 13869.7(c)], ATTENTION: State Housing Law Program Manager, rather than the Commission. Likewise, ordinances containing energy efficiency standards may require approval from the California Energy Commission pursuant to Public Resources Code Section 25402.1(h)(2).

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

Sincerely,


Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



CITY OF OCEANSIDE

DEVELOPMENT SERVICES DEPARTMENT / BUILDING DIVISION

2012 AUG 13 P 2:36

CALIFORNIA BUILDING
STANDARDS COMMISSION

August 6, 2012

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833-2936

RE: City of Oceanside, Building Codes Adoption Ordinance

Mr. Dave Walls,

The City of Oceanside has adopted the current Building, Residential, Green Building Standards, Plumbing, Mechanical, and Electrical Codes of the State of California.

The City of Oceanside has recommended changes and modifications to the Codes and have advised that certain said changes and modifications to the 2010 Editions of the California Building and Residential Codes are reasonably necessary due to local conditions in the City of Oceanside and have further advised that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code or are reasonably necessary to safeguard life and property within the City of Oceanside.

The enclosed City Ordinance and Resolution of Express Findings are for your files.

If additional information is desired, please contact me at 760-435-3918 or
rbrown@ci.oceanside.ca.us

Sincerely,

A handwritten signature in cursive script that reads "Rick A. Brown".

Rick A. Brown
Chief Building Official

1 RESOLUTION NO. 12-R0454-1

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, CALIFORNIA, SETTING FORTH EXPRESS FINDINGS
4 FOR REQUIRED AMENDMENTS TO THE 2010 CALIFORNIA
5 BUILDING STANDARDS CODE RELATIVE TO LOCAL CLIMATIC,
6 TOPOGRAPHICAL AND GEOLOGIC CONDITIONS.

7 WHEREAS, Health and Safety Code Section 17985.5 permits the City to make changes
8 or modifications to the requirements contained in the provisions in the California Building
9 Standards Code and other regulations adopted pursuant to Section 17922 of the Health and
10 Safety Code, as it determines, pursuant to the provisions of Section 17958.7 are reasonably
11 necessary because of local climatic, geologic, or topographic conditions; and

12 WHEREAS, Health and Safety Code Section 17958.7 requires that the City Council,
13 before making any modifications or changes to the California Building Standards Code
14 pursuant to Health and Safety Code Section 17958.5, shall make an express finding that such
15 changes or modifications are reasonably necessary because of local climatic, geologic, or
16 topographic conditions; and

17 WHEREAS, The Building Division of the Oceanside Development Services Department
18 has recommended that the California Building Standards Codes, as set forth in Ordinance No.
19 12-OR0522-1, be adopted by the City with certain changes or modifications to (i) the
20 California Building Code, 2010 Edition("CBC") and (ii) the California Residential Code, 2010
21 Edition which are reasonably necessary because of local climatic, geologic, or topographical
22 conditions and to safeguard life and property within the City of Oceanside; and

23 WHEREAS, Health and Safety Code Sections 13869.7, 17958.7, and 18941.5 require
24 that the City Council, before making any modifications or changes to the California Building
25 Standards Code relating to fire and panic safety that are more stringent than those building
26 standards adopted by the State Fire Marshall and contained in the California Building Standards
27 Code, shall make express findings that such changes or modifications are reasonably necessary
28 because of local climatic, geologic, or topographic conditions.

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oceanside
2 as follows:

3 SECTION 1.

4 The changes or modifications to the 2010 California Building Standards Codes, as set
5 forth in Chapter 6 of the Oceanside Municipal Code (Ordinance No. 12-OR0522-1) related
6 to life and fire safety and as recommended by the Building Division of the Development
7 Services Department, are found to reasonably necessary due to the following local conditions:

8 A. Climatic Conditions

9 1. Hot, dry Santa Ana winds are common to all areas within the City of Oceanside.
10 These winds, which can cause small fires to spread quickly, are a contributing factor to
11 the higher fire danger in the area, and create the need for an increased level of fire
12 protection.

13 2. The City of Oceanside is located in a semi-arid Mediterranean type climate which
14 predisposes all fuels, including wood shingles, to rapid ignition and spread of fire.
15 Therefore, there exists a need for additional fire protection measures.

16 B. Geological Conditions

17 1. The City of Oceanside is located in a highly active seismic area. Experts predict
18 a major earthquake in our region within the next 50 years. The situation creates the need
19 for both additional fire protection measures and automatic on-site fire protection for
20 building occupants since a multitude of fires may result from breakage of gas and
21 electric lines as a result of an earthquake.

22 2. Traffic and circulation congestion presently exists in the City of Oceanside. This
23 congestion can contribute to delays in fire department response time to fires. This
24 condition will be exacerbated by any major disaster, including an earthquake wherein
25 damage to the roadway system will occur. This condition makes the need for additional
26 on-site protection for property and occupants necessary.

27 //

28 //

1 SECTION 2.

2 The amendments to the 2010 Building Standards Codes are found reasonably necessary based
3 upon the climatic and/or geologic conditions cited in Section 1, above and are listed as follows:

<u>Code Section</u>	<u>Findings in Section 1</u>
CBC 450-450.7.3.2	B-1, B-2
CBC Chapter 9	A-1, A-2, B-1, B-2
CBC Table 1505.1, 1505.1.2, 1505.1.3, 1505.5	A-1, A-2, B-2
CRC R902.1, R902.2	A-1, A-2, B-2

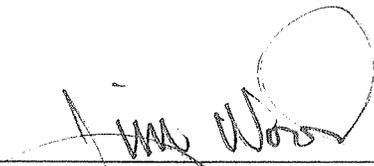
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8
9 Additional amendments have been made to the Building Standards Codes. On
10 recommendation of the Building Division of the Development Services Department, such
11 amendments are hereby found to be either administrative or procedural in nature or concern
12 themselves with subjects not covered in said Codes.

13 SECTION 3.

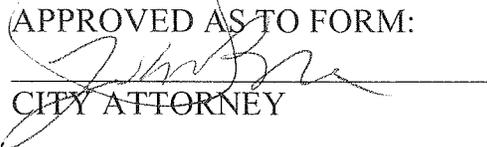
14 The Building Division of the Development Services Department shall file copies of this
15 Resolution and Ordinance No. 12-OR0522-1 with the State Building Standards Commission
16 and State Department of Community Development as prescribed in state law.

17 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
18 this 5th day of July, 2012, by the following vote:

- 20 AYES: WOOD, FELIEN, FELLER, KERN, SANCHEZ
- 21 NAYS: NONE
- 22 ABSENT: NONE
- 23 ABSTAIN: NONE

24
25 
MAYOR OF THE CITY OF OCEANSIDE

26 ATTEST:
27 
CITY CLERK

28 APPROVED AS TO FORM:

CITY ATTORNEY

1 California Building Standards Commission; one copy of the Administrative Code shall be kept
2 on file in the office of the City Clerk.

3 (b) All the provisions of said Administrative Code including such provisions as are
4 herein added, deleted or amended, are hereby adopted by reference and shall constitute the
5 Administrative Code for the City of Oceanside, establishing the rules and regulations for the
6 following technical codes; California Building Code, 2010 edition; California Residential
7 Code, 2010 edition; California Electrical Code, 2010 edition; California Mechanical Code,
8 2010 edition; California Plumbing Code, 2010 edition; California Energy Code, 2010 edition;
9 California Green Building Standards Code, 2010 edition.

10 **Sec. 6.2. Modifications to the Administrative Code.**

11 The Administrative Code, 2010 edition is hereby modified by the amendments, deletions
12 and additions of various sections, subsections and paragraphs as follows:

13 (a) *SECTION 101 - GENERAL* is modified by deleting subsection 101.4.4 and adding
14 subsection 101.4.4 as follows:

15 *101.4.4 PROPERTY MAINTENANCE.* The provisions of the Uniform Housing
16 Code 1997 edition and the Uniform Code for the Abatement of Dangerous
17 Buildings 1997 edition shall apply as is applicable to existing structures and
18 premises; equipment and facilities; light, ventilation, space heating, life and fire
19 safety hazards; responsibilities of owners, operators, and occupants; and
20 occupancy of existing premises and structures.

21 (b) *SECTION 105 – PERMITS* is modified by deleting exception 1 and adding new
22 exception 1 and by adding paragraphs 14 and 15 to subsection 105.2 as follows:

- 23 • 1. When located in rear yards of property zoned for single-family dwellings and for
24 property zoned for agriculture use, one-story detached accessory structures used as tool
25 and storage sheds, playhouses, and similar uses, provided the floor area does not exceed
26 120 square feet. Limited to one accessory structure per single family dwelling. The
27 maximum height for any portion of the structure is 10 feet above ground level for flat
28 lots or 10 feet above grade plane for sloping lots.

1 14. A skylight or other similar roof penetration which does not require cutting
2 of structural members other than roof sheathing, provided that the skylight is
3 located in relation to property lines and fire walls. Any electrical work associated
4 with such installations, is not exempt from a permit.

5 15. Seasonal plastic/hoop agricultural crop cover structures that do not exceed six
6 (6) feet in height regardless of area, provided that the structures are located in
7 accord with required zoning setbacks from property lines.

8
9 (c) *SECTION 105 – PERMITS* is modified by deleting subsection 105.5 and adding
10 subsections 105.5, 105.5.1, 105.5.2, 105.8, and 105.9 as follows:

11 *105.5 Expiration.* Every permit issued by the Chief Building Official under
12 provisions of this article and of the technical codes shall expire by limitation and become
13 null and void if the work authorized by such permit is not commenced, continued, or
14 completed as follows:

15 a) *Work not commenced.* If the work authorized by the permit is not commenced
16 within one (1) calendar year from the date of issuance of such permit. Work shall be
17 presumed to have commenced if the permittee has obtained a required inspection
18 approval of work authorized by the permit.

19 b) *Work stopped.* If the work authorized by the permit has commenced, and
20 subsequently has stopped for a period of six (6) calendar months. Work shall be
21 presumed to be stopped if the permittee has not obtained a required inspection approval
22 of work authorized by the permit within the preceding six (6) months period.

23 c) *Completion of work.* Work authorized by a permit shall be completed within
24 three (3) calendar years from the original date of issuance of the permit.

25 Upon expiration of a permit, a renewal permit must be obtained as specified in section
26 105.5.1 before such work can be recommenced.

27 *105.5.1 Renewal.* An expired permit may be renewed as follows:
28

1 a) *Work not commenced.* When a permit has expired because work was not
2 commenced within one (1) year from the date of permit issuance, a renewal may be
3 obtained provided:

- 4 1. The plans for the proposed work are essentially the same as originally
5 approved and permitted.
- 6 2. The expiration has not exceeded two (2) years from the original permit
7 issuance date.
- 8 3. The same edition of the technical codes is in effect as used in the initial
9 plan approval, or the plans have been updated to comply with the codes
10 currently in effect.
- 11 4. All City approvals required precedent to the issuance of the original
12 permit, including, but not limited to, grading, zoning, fire code, water and
13 sewer connection, or other limitations customarily placed on such permits,
14 are currently valid at the time of issuance of the renewal permit.

15 b) *Work stopped.* When a permit has expired because work authorized by the permit
16 has commenced and subsequently stopped for a period of six (6) months, a renewal
17 permit may be obtained provided:

- 18 1. The plans for the proposed work are essentially the same as originally
19 approved and permitted.
- 20 2. The expiration has not exceeded two (2) years from the original permit
21 issuance date.
- 22 3. The same edition of the technical codes are in effect as used in the initial
23 plan approval, or the plans have been updated to comply with the codes
24 currently in effect.
- 25 4. All City approvals required precedent to the issuance of the original
26 permit, including, but not limited to, grading, zoning, fire code, water and
27 sewer connection, or other limitations customarily placed on such permits,
28 are currently valid at the time of issuance of the renewal permit.

1 The fee for a renewal permit shall be one-half (1/2) the amount required
2 for a new permit, except where construction has progressed and all
3 inspections have been approved except for the final inspection; the fee for
4 the renewal permit shall be one-quarter (1/4) the amount required for a new
5 permit.

6 c) *Work not completed within three years.* When a permit has expired because the
7 work authorized by the permit has not been completed within the three (3) years from the
8 original date of permit issuance, a renewal permit may not be issued except upon action
9 of the board of appeals. The board of appeals may grant up to one (1) year additional
10 time to complete the work if it finds that:

- 11 1. The permittee has diligently pursued completion of the work authorized by
12 the permit, but for good cause has not been able to complete the work
13 within the three (3) year time limitation.
- 14 2. The permittee is not in violation of the terms of the permit, the technical
15 codes, nor any city or state code applicable to the construction project.
- 16 3. The work remaining can be completed reasonably within the additional
17 time allotted.
- 18 4. All city approvals required precedent to the issuance of the original permit,
19 Including, but not limited to, grading, zoning, fire code, water and sewer
20 connection, or other limitations customarily placed on such permits, are
21 currently valid at the time of issuance of the renewal permit.

22 The fee for a renewal permit shall be one-half (1/2) the amount required
23 for a new permit, except where construction has progressed and all
24 inspections have been approved except for the final inspection; the fee for
25 the renewal permit shall be one-quarter (1/4) the amount required for a new
26 permit. The board of appeals may determine such other fee as may be
27 reasonable under the circumstances presented.

1 *105.5.2 Time extension of an unexpired permit.* The Chief Building Official may extend
2 the time for action by a permittee to commence work, or complete the work authorized by
3 a permit within the three (3) year limitation, for a period not exceeding six (6) months
4 upon written request by the permittee showing that circumstances beyond the control of
5 the permittee have prevented action from being taken. No more than one such extension
6 may be granted.

7 *105.8 Expiration of plan review.* Applications for which no permit is issued within one
8 (1) calendar year following the date of application shall expire by limitation, and plans
9 and other data submitted for review may thereafter be returned to the applicant or
10 destroyed by the Chief Chief Building Official.

11 *105.9 Extension of plan review time.* The Chief Chief Building Official may extend the
12 time for action by the applicant for a period not exceeding six (6) months on the written
13 request by the applicant showing that circumstances beyond the control of the applicant
14 have prevented action from being taken. An application shall not be extended more than
15 once. If this code, the technical codes, or any other pertinent laws or regulations have
16 been amended subsequent to the date of the original application, the plans and permit
17 application shall be updated to comply with those new requirements effective at the time
18 of the request for extension of time for plan check.

19
20 (d) *SECTION 109 - FEES* is modified by deleting subsections 109.2, 109.2.1, 109.4 and
21 109.5 and adding subsections 109.2, 109.3, 109.4 and 109.5 as follows:

22
23 *109.2 Schedule of permit fees.* On buildings, structures, electrical, gas, mechanical,
24 plumbing systems or alterations and miscellaneous activities regulated by the adopted
25 technical codes requiring a permit, a fee for each permit shall be paid as required as set
26 forth in fee schedules adopted by resolution of the Oceanside City Council.

1 *109.2.1 Plan review fees.* When submittal documents are required by section 107 of the
2 Administrative Code, a plan review fee shall be paid at the time of filing the submittal
3 documents for plan review. The plan review fee shall be as set forth in fee schedules
4 adopted by resolution of the Oceanside City Council. Plan review fees are separate fees
5 from the permit fees identified in section 109.2. When submittal documents are
6 incomplete or changed so as to require additional plan review or when the project
7 involves deferred submittal items as defined in section 107.3.4.2, an additional plan
8 review fee shall be charged at the rate established in the adopted fee schedule. For items
9 submitted for which there is no specific fee established, the Chief Chief Building
10 Official shall determine the appropriate fee based upon consideration of the items listed
11 in the fee schedule that most resemble the submittal and the expected staff time involved
12 to review and process the review.

13
14 *109.4 Work commencing before permit issuance.* Any person who commences any work
15 on a building, structure, electrical, gas, mechanical or plumbing system before obtaining
16 the necessary permits shall be subject to an investigation fee in addition to the permit fee.
17 The amount of the investigation fee shall be established by the Chief Chief Building
18 Official and shall not exceed two (2) times the permit fee established by resolution of the
19 Oceanside City Council. The payment of such investigative fee shall not exempt an
20 applicant from compliance with all other provisions of either this code, the technical
21 codes nor from any penalty prescribed by law.

22
23 *109.5 Related fees.* Fees and surcharges for miscellaneous services provided by the
24 building division shall be as set forth in the fee schedule established by resolution of the
25 Oceanside City Council and by various requirements of California State law.

26 (e) *SECTION 113-BOARD OF APPEALS* is modified by deleting subsections 113.1 and
27 113.3 and adding subsection 113.1 as follows:
28

1 *Mid-rise building.* Any building having four stories or more in height, while being 75
2 feet (22.860 m) or less in height, and not defined as a high-rise building by section 202
3 of this code. Measurement will be from the underside of the roof or floor above the
4 topmost space that can be occupied, to the lowest fire apparatus access road level.
5

6 Chapter 4 Special Detailed Requirements Based On Use And Occupancy.
7

8 Section 450 Mid-Rise Buildings is hereby added to Chapter 4 of the California
9 Building Code to read as follows:
10

11 *450.1 Applicability.* The provisions of this section shall apply to new Mid-rise buildings,
12 and or any mid-rise building which undergoes a complete renovation that requires the
13 complete vacancy of the building to complete the renovation.
14

15 Exception: The provisions of this section shall not apply to the following buildings or
16 structures:

- 17 1. Buildings used exclusively as open parking garage.
- 18 2. Buildings where all floors above the fourth floor (16,764 mm) level are
19 used exclusively as open parking garage.
- 20 3. Buildings such as power plants, lookout towers, steeples, grain houses, and
21 similar structures with non-continuous human occupancy, when so
22 determined by the enforcing agency.
23

24 *450.2 Automatic sprinkler system.* Every mid-rise building must be protected throughout
25 by an automatic fire sprinkler system that is designed and installed in conformance with
26 latest Edition of NFPA 13 and in accordance with the following:
27
28

- 1 2. In the main return-air and exhaust-air plenum of each air-conditioning
2 system. Such devices must be located in a serviceable area downstream of
3 the last duct inlet.
- 4 3. At each connection to a vertical duct or riser serving two or more stories
5 from a return-air duct or plenum of an air conditioning system. An
6 approved smoke detector may be used in each return-air riser carrying not
7 more than 5,000 cubic feet per minute and serving not more than 10 air
8 inlet openings.
- 9 4. In all corridors serving as a means of egress for an occupant load of 10 or
10 more.

11
12 450.4 *Emergency voice/alarm communication systems.* An emergency voice/alarm
13 communication system shall be provided in accordance with the California Fire Code as
14 modified by the City of Oceanside.

15
16 450.5 *Central control station.* A central control station room for fire and life safety
17 department operations must be provided. The location and accessibility of the central
18 control station room must be approved by the Fire Department. The room must be
19 separated from the remainder of the building by not less than one-hour, fire-resistive
20 occupancy separation. The room must be a minimum of 96 square feet with a minimum
21 dimension of 8 feet. It must contain the following as a minimum:

- 22
23 1. The voice alarm and public address panels.
- 24 2. Fire Department communications panel.
- 25 3. The fire alarm enunciator panel.
- 26 4. Elevator annunciation panel (when building exceeds 55 feet in height).
- 27 5. Status indicators and controls of air handling systems (stairwell
28 pressurization).

6. Controls for unlocking stairwell doors.
7. Fire pumps status indicators (if required).
8. Complete building plans set.
9. Work table.
10. Elevator control switches for switching of emergency power.

450.5.1 Annunciation Identification. Control panels in the central control station must be permanently identified as to function. Water flow, automatic fire detection and manually activated fire alarms, supervisory and trouble signals must be monitored by an approved, UL listed Central Monitoring Station and annunciated in the central control station by means of an audible and visual indicator. For the purposes of annunciation, zoning must be in accordance with the following:

1. When the system serves more than one building, each building must be considered separately.
2. Each floor must be considered a separate zone.
3. When one or more risers serve the same floor, each riser must be considered a separate zone.

450.6 Elevators. Elevators and elevator lobbies must be provided and must comply with the provisions of Chapter 30 of the California Building Code and the following:

1. At least one elevator cab must be assigned for Fire Department use, which must serve all floors of the building. All provisions hereinafter are in reference to said elevator cab(s).
2. The size of the elevator cab must have dimensions as specified: The elevator cab must be provided with adequate dimensions to accommodate

1 an ambulance-type stretcher in accordance with the provisions of Chapter
2 30 of California Building Standards Code.

3
4 *450.7 Stairways.* Required exit stairways shall comply with this section.

5
6 *450.7.1 Stairway Enclosure.* Stairway enclosures must be continuous and must fully
7 enclose all portions of the stairway. Exit enclosure must exit directly to the exterior of
8 the building or include an exit passageway on the ground floor, leading to the exterior of
9 the building. Each exit enclosure must extend completely through the roof and be
10 provided with a door that leads onto the roof.

11
12 *450.7.2 Pressurized Enclosures and Stairways.* All required stairways and enclosures in
13 a mid-rise building must be pressurized as specified in the California Building Code;
14 Section 905 Pressurized Stairways will be designed to exhaust smoke manually when
15 needed.

16
17 *450.7.2.1 Vestibules.* Pressurized stairway enclosures serving mid-rise buildings must be
18 provided with a pressurized entrance vestibule on each floor, that complies with the
19 California Building Code, Section 1020.1.7.

20
21 *450.7.2.2 Pressure Differences.* The minimum pressure difference within a vestibule
22 must be in accordance with the California Building Code, Section 909.20.2.4

23
24 *450.7.3 Stairway door operation.* All stairway doors that are locked to prohibit access
25 from the interior of the stairway must have the capability of being unlocked
26 simultaneously, without unlatching, upon a signal from the fire control room. Upon
27 failure of normal electrical service, or activation of any fire alarm, the locking
28 mechanism must automatically retract to the unlocked position.

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450.7.3.1 Stairway communication system. A telephone or other two-way communication system connected to an approved emergency service which operates continuously must be provided at not less than every third floor in each required exit stairway vestibule.

450.7.3.2 Signage. Approved signage must be provided in each stairwell vestibule stating doors are locked, on which floor(s) entry may be made, and on which floor(s) a telephone is located. Hardware for locking of stairway vestibule doors must be State Fire Marshal listed and approved by the Chief by permit before installation. Stairway doors located between the vestibules and stairway shaft must not be locked.

Chapter 9 Fire Protection Systems is hereby amended by adding to (A), deleting from (D) or revising (R), the Building Code portion of the California Building Standards Code to read as follows:

(R) Section 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section. For the purpose of fire sprinkler systems, buildings separated by less than 10 feet from adjacent buildings shall be considered one building. Fire barriers, partitions, and walls, regardless of rating, shall not be considered as creating separate buildings for purposes of determining fire sprinkler requirements. Mezzanines shall be included in the total square-footage calculation.

(R) Section 903.2.1 Groups A, B, F, M and S Occupancies. An automatic sprinkler system shall be provided for Groups A, B, F, M and S occupancies where one of the following conditions exist:

- 1 1. The fire area exceeds 5,000 square feet (465 m²).
- 2 2. The height of the building as measured from the lowest point of fire e
- 3 quipment access exceeds 34 feet.
- 4 3. When a structure is in the direct urban wildland interface. (Refer to Urban
- 5 Wildland Interface map located at the Fire Department).
- 6 4. When the building is located on a dead-end access road or cul-de-sac
- 7 exceeding 500 feet. (Note: If a Fire Department-approved secondary access
- 8 is provided to the dead-end access road or cul-de-sac, this condition will
- 9 not apply)
- 10 5. When Fire Department travel time exceeds five (5) minutes from the
- 11 closest fire station to any building. (Time tests will be conducted by the
- 12 Fire Department based on established testing procedures).
- 13 6. When the building's calculated fire flow requirement, based on building
- 14 square-footage and construction type, exceeds 2500 gallons per minute
- 15 (G.P.M.).
- 16 7. Buildings with an assembly area above the first floor and with an occupant
- 17 load over 50.

18
19 Exception:

- 20 1. Group F1 Woodworking operations shall comply with section 903.2.3.1.
- 21 2. Greenhouses and buildings constructed for use as greenhouses are exempt
- 22 from fire sprinkler requirements unless physically connected to other
- 23 structures.

24
25 (D) Section 903.2.1.1 Group A-1 is deleted in its entirety.

26 (D) Section 903.2.1.2 Group A-2 is deleted in its entirety.

27 (D) Section 903.2.1.3 Group A-3 is deleted in its entirety.

28 (D) Section 903.2.1.4 Group A-4 is deleted in its entirety.

1 (D) Section 903.2.1.5 Group A-5 is deleted in its entirety.

2 (D) Section 903.2.3 Group F-1 is deleted in its entirety.

3 (D) Section 903.2.6 Group M is deleted in its entirety.

4 (R) Section 903.2.7 Group R: An approved automatic sprinkler system shall be provided
5 throughout residential occupancies when the following conditions exist:

6
7 3. Residential buildings containing two (2) or more dwelling units hereinafter
8 constructed exceeding 10,000 square feet, or exceeding 34 feet in height,
9 shall be protected with a fire sprinkler system meeting N.F.P.A. Standard
10 13 with life safety sprinkler heads in living areas.

11 4. Residential buildings containing two (2) or more dwelling units hereinafter
12 constructed exceeding 5,000 square feet, but less than 10,000 square feet
13 total area shall be protected with a fire sprinkler system meeting N.F.P.A.
14 Standard 13-R.

15 5. Residential buildings containing one or two family dwelling unit in excess
16 of 5000 square feet shall be protected by life safety fire sprinkler systems
17 meeting the NFPA standard 13-D. Residential buildings containing two or
18 more dwelling units shall be protected by life safety fire sprinkler systems
19 meeting the N.F.P.A. Standard 13.

20 6. When Fire Department travel time exceeds five (5) minutes from the
21 closest fire station to any building. (Time tests will be conducted by the
22 Fire Department based on established testing procedures).

23 7. When the structure is in the direct urban wildland interface. (Refer to
24 Urban Wildland Interface map located at the Fire Department).

25 8. When a dead-end access road or cul-de-sac exceeds 500 feet, all buildings
26 beyond 500 feet from the intersection will be equipped with automatic fire
27 sprinklers. (Note: If an approved secondary fire access is provided to the
28 dead-end, this condition shall not apply).

1 9. When required fire flow for the building is insufficient, as determined by
2 the Fire Authority having Jurisdiction (FAHJ).

3
4 An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not
5 be utilized in Group R-4.

6
7 (D) Section 903.2.8 Group S-1 is deleted in its entirety.

8 (D) Section 903.2.8.1 Repair garages are deleted in its entirety.

9 (D) Section 903.2.8.2 Bulk Storage of Tires is deleted in its entirety.

10 (R) Section 903.4 Sprinkler System Monitoring and Alarms. All valves
11 controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels
12 and temperatures, critical air pressures, and water flow switches on all sprinkler systems
13 shall be electrically supervised.

14
15 Exceptions:

- 16 1. Automatic sprinkler systems protecting one and two family
17 dwellings.
18 2. Underground supply valves.

19
20 (R) Section 903.4.2 Alarms. Approved horn strobe devices shall be
21 connected to every automatic sprinkler system. Such sprinkler water-flow
22 alarm devices shall be activated by water flow equivalent to the flow of a
23 single sprinkler of the smallest orifice size installed in the system. Alarm
24 devices shall be provided on the exterior of the building on the street
25 addressed side of the building.

26
27 (A) Section 903.4.2.1 Duct Detectors. Duct detectors shall be shown on
28 fire alarm plans and devices shall be tested by the Fire Department.

1 (A) Section 903.4.2.2 Automatic Telephone Dialing Devices. Automatic
2 telephone dialing devices shall be in accordance with NFPA 72. Two
3 separate telephone lines (numbers) shall be provided from the protected
4 premises to the central station, which use Digital Alarm Communicator
5 Transmitter, (DACT).

6
7 (A) Section 903.4.2.3 Signage. Any company providing monitoring for any
8 electronic monitoring system, fire suppression, or detection system shall
9 post an approved visible sign at all control valves, control panels and
10 monitoring panels. The sign shall state the name of the monitoring
11 company, the 24-hour phone number of the central station, and instructions
12 to call the central station before doing any work or testing on any system
13 being monitored.

14
15 (R) 907.2.10.2 Power Source. In new construction and in newly classified
16 Group R-3.1 occupancies, required smoke alarms shall receive their
17 primary power from the building wiring where such wiring is served from
18 a commercial source and shall be equipped with a battery backup. Smoke
19 alarms shall emit a signal when the batteries are low. Wiring shall be
20 permanent and without a disconnecting switch other than those required
21 for over current protection. Smoke alarms may be solely battery-operated
22 when installed in existing buildings; or in buildings without commercial
23 power; or in buildings that undergo alterations, repairs or additions
24 regulated by Section 907.2.10.6

25
26 (A) 907.2.10.6 Additions, Alterations or Repairs to Group R Occupancies.
27 When the valuation of an addition, alteration or repair to a Group R
28 occupancy exceeds \$1,000 and a permit is required, or when one or more

1 sleeping rooms are added or created in existing Group R occupancies,
2 smoke alarms shall be installed in accordance with Section 907.2.10.
3

4 (a) Section 1505.1 General, is revised as follows: Roof assemblies shall be divided
5 into the classes defined bellow. Class A and B assemblies shall be tested in accordance
6 with ASTM E 108 or UL 790. In addition, fire-retardant- treated wood roof coverings
7 shall be tested in accordance with ASTM D 2898. The minimum class of roof coverings
8 installed on buildings is Class B and shall comply with Table 1505.1 based upon the type
9 of construction of the building.

10 Exception: Skylights and sloped glazing that comply with Chapter 24 or Section 2610.
11

12 (b) Table 1505.1 is revised as follows:

13 TABLE 1505.1

14 MINIMUM ROOF COVERINGS CLASSIFICATION FOR TYPES OF
15 CONSTRUCTION

16 IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
17 B	B	B	B	B	B	B	B	B

18
19 (c) Section 1505.1.2 Roof Coverings within the Wildland Urban Interface Fire Area
20 is revised as follows. The entire roof covering of every existing structure where more
21 than 50 percent of the total roof area is replaced within any one (1) year period , the
22 entire roof covering of every new structure, and any roof covering applied in the
23 alteration, repair or replacement of the roof of every existing structure , shall be a Class
24 A roof covering. The Wildland Urban Interface Zone shall be as established and mapped
25 by the Oceanside Fire Department.

26 (d) Section 1505.1.3 Roof coverings within all other areas is revised as follows. The
27 entire roof covering of every existing structure where more than 50 percent of the total
28 roof area is replaced within any one (1) year period, the entire roof covering of every

1 new structure, and any roof covering applied in the alteration, repair or replacement of
2 the roof of every structure, shall be a fire-retardant roof covering that is at least Class B.

3 (e) Section 1505.5 Nonclassified roofing is deleted in its entirety.
4

5 ARTICLE III. PLUMBING CODE

6 Sec. 6.8. Adoption by reference.

7 (a) The Plumbing Code hereinafter referred to is the 2010 California Plumbing
8 Code including the appendices, published by order of the California legislature. One (1)
9 copy of the Plumbing Code shall be kept on file in the office of the City Clerk.
10

11 ARTICLE IV. MECHANICAL CODE

12 Sec. 6.10. Adoption by reference.

13 (a) The Mechanical Code hereinafter referred to is the 2010 California
14 Mechanical Code including the appendices, published by order of the California
15 legislature. One (1) copy of the Mechanical Code shall be kept on file in the office of
16 the City Clerk.

17 ARTICLE V. HOUSING CODE

18 Sec. 6.12. Adoption by reference.

19 (a) The Housing Code hereinafter referred to is the Uniform Housing Code,
20 1997 Edition, published by the International Conference of Chief Building
21 Officials. One copy of the Housing Code shall be kept on file in the office of the
22 City Clerk.
23

24 ARTICLE VI. ELECTRICAL CODE

25 Sec. 6.14. Adoption by reference.

26 (a) The Electrical Code hereinafter referred to is the 2010 California Electrical
27 Code, published by order of the California legislature. One copy of the Electrical Code
28 shall be kept on file in the office of the City Clerk.

1 **Sec. 6.15. – Modifications to the California Electrical Code.**

2 The California Electrical Code, 2010 edition, is hereby modified as follows:

3 (a) Article 90 of the California Electrical Code is modified by the
4 addition of section 90.10 as follows:

5 90.10 Power distribution panels. Each suite in a strip mall; each office
6 under one owner or one tenant in an office building; or each dwelling unit
7 in apartment buildings, duplexes, condominiums, and townhouses shall be
8 so wired that each suite, office, or dwelling unit is wired from separate
9 distribution panels. The wiring shall not be intermixed. Distribution panels
10 shall be readily accessible as required elsewhere in this code. Hotels and
11 motels may be wired from one or more central distribution panels.

12 (b) Section 408.3(E) Phase arrangement. The phase arrangement on three-
13 phase buses shall be A,B,C from front to back, top to bottom, or left to right,
14 as viewed from the front of the switchboard or panel board. The C phase shall
15 be that phase having the higher voltage to ground on the three-phase, four- wire
16 delta connected systems. Other bulbar arrangements may be permitted for
17 additions to existing installations.

18
19 **ARTICLE VII. DANGEROUS BUILDINGS CODE**

20 **Sec. 6.16. Adoption by reference.**

21 (a) The Dangerous Buildings Code hereinafter referred to is the Uniform Code
22 for the Abatement of Dangerous Buildings, 1997 Edition, published by the
23 International Conference of Chief Building Officials. One (1) copy of the
24 Dangerous Buildings Code shall be kept on file in the office of the City Clerk.

25 **SECTION 2.** Articles XII and XIII are hereby added to Chapter 6 of the
26 Oceanside City Code, as follows:

1 **ARTICLE XII. RESIDENTIAL CODE**

2

3 **Sec. 6.70. Adoption by reference.**

4 (a) The Residential Code hereinafter referred to is the California Residential
 5 Code, 2010 Edition, published by order of the California legislature. One (1)
 6 copy of the Residential Code shall be kept on file in the office of the City Clerk.

7

8 (b) All of the provisions of said Residential Code including such provisions as
 9 are hereinafter added, deleted, or amended, are hereby adopted by reference
 10 and shall constitute the Residential Code of the City of Oceanside, establishing
 11 rules and regulations covering the subjects and matters therein referred to.

12 **Sec. 6.71. Modifications to the Residential Code**

13 The 2010 California Residential Code is hereby modified in the following
 14 respects:

15 (a) TABLE R301.2(1) is filled in and footnote (g) is revised as required by the
 16 Residential Code for use in the City of Oceanside.

17 **TABLE R301.2(1)**

18 **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

19

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ⁱ	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^f	AIR FREEZING INDEX ^e	MEAN ANNUAL TEMP ^d
	Speed (mph)	Topographic effects ^k		Weathering	Frost line depth ^b	Termite ^c					
ZERO	85	NO	D ₁ or E	Neghligible	12" - 24"	Very Heavy	-43	NO	See revised footnote G	0	60

20

21

22

23

24 Footnote (g) The initial NFIP Map was an Index Map 060294A, Dated May 10, 1974. The
 25 map number was identified with the community number and suffix "A". The initial FIRM date
 26 was September 5, 1984 and 7 panels were issued for Oceanside. All panels had the same
 27 06029400 prefix and ended with the following suffixes 05B, 07B, 09B, 11B, 12B, 13B, and
 28 14B. There are 22 current FIRM panels with effective date of May 15, 2012.

The following are the list of current effective panels:

- 1 • Index Maps (3 sheets) 06073CIND1C, 06073CIND2C, 06073CIND3C.
2 • All FIRM panel numbers begin with prefix 06073C0 and continue with the following
3 suffixes: 464G, 468H, 469G, 488G, 490G, 734H, 742G, 751H, 752H, 753H, 754H, 756H,
4 757G, 758G, 759G, 761G, 762G, 766G, 767G, 769G, 776G, 786J.

5
6 (b) Section R403.1 is revised by deleting the exception allowing unreinforced
7 foundations.

8 (c) Section R902.1 Roof covering materials is revised as follows. Roofs shall be
9 covered with materials as set forth in sections R904 and R905. A minimum of
10 Class A or B roofing shall be installed in areas designated by this section. Classes
11 A or B roofing required by this section to be listed shall be tested in accordance
12 with UL 790 or ASTM E 108.

13 Exceptions:

- 14 1. Class A roof assemblies include those with coverings of brick,
15 masonry, and exposed concrete roof deck.
16 2. Class A roof assemblies also include ferrous or copper shingles or
17 sheets, metal sheets or shingles, clay or concrete roof tile, or slate
18 installed on noncombustible decks.

19 (d) Section R902.1.3 Roof coverings within all other areas, is revised as follows. The
20 entire roof covering of every existing structure where more than 50 percent of the
21 total roof area is replaced within any one (1) year period, the entire roof covering
22 of every new structure, and any roof covering applied in the alteration, repair or
23 replacement of the roof of every existing structure, shall be a fire-retardant roof
24 covering that is at least Class B.

25 (e) Section R902.2 Fire-retardant-treated shingles and shakes, is revised as follows.
26 Fire-retardant-treated wood shakes and shingles are wood shakes and shingles
27 which have been qualified for use on Class A or B roofs.
28

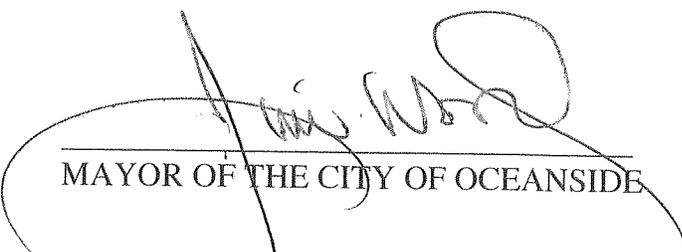
1 PASSED AND ADOPTED at a regular meeting of the City Council of the City of
2 Oceanside, California held on this 1st day of August, 2012, by the following vote
3

4 AYES: WOOD, FELIEN, FELLER, KERN, SANCHEZ

5 NAYS: NONE

6 ABSENT: NONE

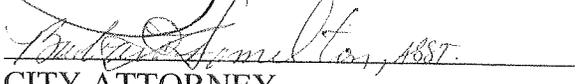
7 ABSTAIN: NONE

8
9 
MAYOR OF THE CITY OF OCEANSIDE

10 ATTEST:

11 
12 CITY CLERK

APPROVED AS TO FORM:

13 
14 CITY ATTORNEY

15
16
17
18
19
20 AN ORDINANCE OF THE CITY OF OCEANSIDE AMENDING CHAPTER 6 OF THE
21 OCEANSIDE CITY CODE BY THE ADOPTION OF THE 2010 EDITIONS OF THE
22 CALIFORNIA ADMINISTRATIVE, BUILDING, PLUMBING, MECHANICAL,
23 HOUSING, ELECTRICAL, DANGEROUS BUILDING, RESIDENTIAL AND GREEN
24 BUILDING CODES
25
26
27
28