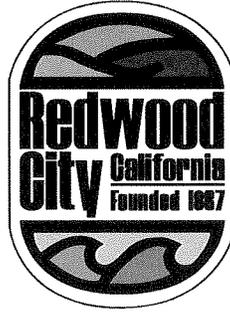


Office of the City Clerk Department



1017 Middlefield Road
P.O. Box 391
Redwood City, CA 94064-0391
Telephone (650) 780-7220
Fax (650) 261-9102

January 30, 2011

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

SUBJECT: City of Redwood City, Adoption of the Building Code Ordinance

To Whom It May Concern:

Please find certified copies of our City Council's adoption of the Building Code, Ordinance # 2360 and Resolutions #15084 on the Finding of Facts on the local conditions.

If you have any questions or concerns, please contact Mr. John La Torra at 650-780-7360 or the City Clerk Department at 650-780-7220. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Dora Wong".

Dora Wong, MPA
Acting City Clerk

Copy: Elaine Costello, CDS Manager – Building and Inspection
John LaTorra, Building Official

2011 FEB -2 A 11:00
CITY CLERK
BUILDING STANDARDS COMMISSION

ORIGINAL

ORDINANCE NO. 2360

ORDINANCE REPEALING ARTICLES IV, VI, VII, AND VIII OF CHAPTER 9 OF THE CODE OF THE CITY OF REDWOOD CITY; AMENDING ARTICLES II AND IX; AND ADDING ARTICLES IV, VI, VII, AND VIII OF CHAPTER 9 TO THE CODE OF THE CITY OF REDWOOD CITY RELATING TO THE ESTABLISHMENT OF REGULATIONS AND STANDARDS FOR BUILDINGS AND STRUCTURES IN THE CITY OF REDWOOD CITY AND ADOPTING BY REFERENCE THE FOLLOWING CODES: "THE CALIFORNIA BUILDING CODE, 2010 EDITION; THE CALIFORNIA RESIDENTIAL CODE, 2010 EDITION; THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION"; "THE CALIFORNIA MECHANICAL CODE, 2010 EDITION"; "THE CALIFORNIA PLUMBING CODE, 2010 EDITION"; AND "THE CALIFORNIA ELECTRICAL CODE, 2010 EDITION"

THE COUNCIL OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. Articles IV, VI, VII, and VIII of Chapter 9 of the Redwood City Municipal Code are hereby repealed.

SECTION 2. Sections 9.5(A)(12) and 9.15 of Article II of Chapter 9 of the Redwood City Municipal Code are hereby amended to read as follows:

"Sec. 9.5. DEFINITIONS: For purpose of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

12. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this City, as specified in the California Building Code, 2010 Edition, California Residential Code, 2010 Edition, International Property Maintenance Code, 2009 Edition, or of any law or ordinance of this State or City relating to the condition, location or structure of buildings.

Sec. 9.15. EFFECT ON BUILDING CODE: The provisions of this Article shall be construed as an alternative procedure to the procedure for the elimination of unsafe buildings set forth in Section 116 of the Building Code adopted by Section 9.40."

SECTION 3. Article IV of Chapter 9 of the Redwood City Municipal Code is hereby added to read as follows:

“ARTICLE IV. BUILDING CODES

Sec. 9.40. ADOPTION BY REFERENCE; CONFLICTING PROVISIONS:

A. Pursuant to Section 50022.1, *et seq.*, of the Government Code and Section 15 of the Charter of the City of Redwood City, the following codes, standards and regulations are hereby adopted and shall be in effect within the City to the same extent as if set out in full herein, except as expressly amended by the provisions of this Article:

(1) The California Building Code, 2010 Edition, as published by the International Code Council. Appendix Chapters I, J, and K are specifically adopted and shall be enforceable to the same extent as if contained in the body of this Code. The remainder of the Appendix is not adopted and shall not be a part of this Code.

(2) The California Residential Code, 2010 Edition, as published by the International Code Council. Chapters 1 through 10, and Appendix Chapters G and H are specifically adopted and shall be enforceable to the same extent as if contained in the body of this Code. The remainder of the California Residential Code and Appendix is not adopted and shall not be a part of this Code.

(3) The International Property Maintenance Code, 2009 Edition, as published by the International Code Council. The Appendix is not adopted and shall not be a part of this Code.

B. In the event of any conflict between the provisions of the California Building Code, 2010 Edition, hereinafter referred to as the Building Code, the California Residential Code, 2010 Edition, hereinafter referred to as the Residential Code, or the International Property Maintenance Code, 2009 Edition, hereinafter referred to as the Property Maintenance Code, and the provisions of this Chapter, the provisions of this Chapter shall apply.

Sec. 9.41. SECTION 101.4 OF THE BUILDING CODE DELETED: Section 101.4 of the Building Code is hereby deleted and shall have no force or effect in the City.

Sec. 9.42. SECTION 109.2 OF THE BUILDING CODE AMENDED: Section 109.2 of the Building Code is hereby amended to read as follows:

Section 109.2 Schedule of Fees. The Building Official shall charge a fee to the person filing an application or requesting services for such permit, such fee to be established by resolution of the Council.

Sec. 9.43. **SECTION 9.43 ADDED TO THE BUILDING CODE:** Section 9.43 is hereby added to the Building Code to read as follows:

Section 9.43. Very High Fire Hazard Severity Zone Map:

The City Council hereby adopts and designates Very High Fire Hazard Severity Zones as recommended by the Director of the California Department of Forestry and Fire Protection and as designated on a map titled, 'Redwood City – Fire Hazard Map,' dated February 3, 2009, and retained on file and made available at the offices of the Fire Chief and Building Official of the City of Redwood City. The 'Redwood City – Fire Hazard Map' is also adopted in Section 12.7.1 of Article II of Chapter 12 of the Redwood City Municipal Code."

Sec. 9.44. **SECTION 903.2 OF THE BUILDING CODE AMENDED:** Section 903.2 of the Building Code is hereby amended to read as follows:

Section 903.2 Where required. Approved automatic sprinkler systems shall be required in new buildings and structures and in existing buildings and structures which add 1,000 square feet or more floor area. Refer to Article II of Chapter 12 of the Redwood City Municipal Code for specific requirements. The sprinkler systems shall also be provided in the locations described in Sections 903.2.1 through 903.2.12 of the Building Code, whichever is more restrictive.

Sec. 9.45. **TABLE. 1505.1 OF THE BUILDING CODE AMENDED AND SECTION 905.1.1 OF THE RESIDENTIAL CODE ADDED:**

Table 1505.1 of the Building Code is hereby amended to read as follows:

TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPES OF CONSTRUCTION

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

Section 905.1.1 of the Residential Code is hereby added to read as follows:

Section 905.1.1. Minimum Class B Roof Covering. Roof coverings shall be either Class A or Class B roof assemblies.

Secs. 9.46 - 9.72. **RESERVED.**

Sec. 9.73. **SECTION 1910 OF THE BUILDING CODE AND SECTION R506 OF THE RESIDENTIAL CODE AMENDED:** Section 1910 of the Building Code and Section R506 of the Residential Code are hereby amended to read as follows:

Section 1910.1, R506.1. Concrete Slabs on Grade. This section shall apply to concrete slabs on grade in construction related to Groups R and U occupancies only.

Section 1910.2, R506.2. Concrete slab floors, garage slabs, and driveways shall have a minimum thickness of three and one-half (3 1/2) inches and shall be reinforced with a minimum six (6) inch by six (6) inch by six (6) gauge welded wire fabric or equivalent area of reinforcing. Welded wire fabric manufactured in mats shall be used. All reinforcement shall be appropriately supported in order to keep the reinforcement in the mid-depth of the slab until the completion of the concrete pour.

Section 1910.3, R506.3. Under habitable rooms of Groups R occupancies, a vapor barrier approved by the Building Official shall be installed beneath the concrete slab floor. Single-ply plastic vapor barriers shall not be used. An approved base material of suitable consistency, compaction, and thickness shall be provided directly under the concrete slab vapor barrier to retard capillary action. Two (2) inches of sand shall be provided between the vapor barrier and the concrete slab. The top of the concrete floor slab shall be a minimum six (6) inches above exterior finished grade.

Secs. 9.74 - 9.82. **RESERVED.**

Sec. 9.83. **SECTION 2308.9.3, ITEMS 5 AND 7 OF THE BUILDING CODE AND TABLE R602.10.2 OF THE RESIDENTIAL CODE AMENDED:** Section 2308.9.3, Items 5 and 7 of the Building Code and Table R602.10.2 of the Residential Code are hereby amended to read as follows:

Section 2308.9.3. Conventional Light-Frame Construction Provisions (Bracing) are amended as follows.

Item 5: Delete Section 2308.9.3, Item 5 which allows the use of gypsum board for bracing.

Item 7: Portland cement plaster on studs spaced 16 inches (406mm) on center installed in accordance with Section 2510. Limited to one-story structures of R and U occupancies.

Table R602.10.2

Item GB: Delete Item GB which allows the use of gypsum board for bracing.

Item PCP, Material Column: Portland cement plaster limited to one-story structures of R and U occupancies.

Sec. 9.84. **SECTION 2603.4.1.5 OF THE BUILDING CODE AMENDED:**
Section 2603.4.1.5 of the Building Code is hereby amended to read as follows:

Section 2603.4.1.5 Foam plastic insulation under a roof assembly or roof covering that is installed in accordance with the code and the manufacturer's instructions shall be separated from the interior of the building by wood structural panel sheathing not less than 0.47 inch (11.9 mm) in thickness bonded with exterior glue, with edges supported by blocking, tongue-and-groove joints or other approved type of edge support, or an equivalent material. A thermal barrier is not required for foam plastic insulation that is a part of a Class A or B roof-covering assembly, provided the assembly with the foam plastic insulation satisfactorily passes FM 4450 or UL 1256.

Sec. 9.85. **SECTION J102.1, APPENDIX J OF THE BUILDING CODE AMENDED:** Section J102.1, Appendix J of the Building Code is hereby amended to add the definition of Engineered Grading:

Section J102.1. Definitions. For the purpose of this appendix chapter, the terms, phrases and words listed in this section and their derivatives shall have the indicated meanings.

BENCH. A relatively level step excavated into earth material on which fill is to be placed.

COMPACTION. The densification of a fill by mechanical means.

CUT. See excavation

DOWN DRAIN. A device for collecting water from a swale or ditch located on or above a slope, and safely delivering it to an approved drainage facility.

ENGINEERED GRADING. An excavation greater than two (2) feet in depth; where cut slope is greater than five (5) feet in height; where fill is to be placed on natural grade steeper than 20% (1:5 ratio); where fill is greater than three (3) feet in height; where fill supports a structure; or which consist of more than 50 cubic yards.

EROSION. The wearing away of the ground surface as a result of the movement of wind, water or ice.

EXCAVATION. The removal of earth material by artificial means also referred to as a cut.

FILL. Deposition of earth materials by artificial means.

GRADE. The vertical location of the ground surface.

GRADE, EXISTING. The grade prior to grading.

GRADE, FINISHED. The grade of the site at the conclusion of all grading efforts.

GRADING. An excavation, fill, or combination thereof.

KEY. A compacted fill placed in a trench excavated in earth material beneath the toe of a slope.

SLOPE. An inclined surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

TERRACE. A relatively level step constructed in the face of a graded slope for drainage and maintenance purposes.

Sec. 9.86. **SECTION J103. APPENDIX J OF THE BUILDING CODED**

AMENDED: Section J103, Appendix J of the Building Code is hereby amended to read as follows:

J103.1 Permits required. Except as exempted in Section J103.2, no engineered grading shall be performed without first having obtained a permit therefor from the City Engineer. A grading permit does not include the construction of retaining walls or other structures.

J103.2 Exemptions. A grading permit shall not be required for the following:

1. Grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties and the amount of grading is less than 50 cubic yards.
2. Excavation for construction of a structure permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional.

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

J103.3. Grading Fees. At the time of filing for a grading permit, the applicant shall deposit funds to cover the costs of plan checking. Prior to plan approval, additional fees shall be deposited to cover the costs of inspection. The plan checking and inspection deposit amounts and City costs shall be established by resolution of the City Council. Separate plan review and permit fees shall apply to retaining walls or major drainage structures as required elsewhere in this code.

Sec. 9.87. **APPENDIX J OF THE BUILDING CODE AMENDED:** Appendix J of the Building Code is hereby amended to insert the words 'City Engineer' at all locations in this appendix chapter where the words 'Building Official' are found.

Secs. 9.88 - 9.89 **RESERVED.**

Sec. 9.90. **SECTION R110 OF THE RESIDENTIAL CODE DELETED:** Section R110 of the Residential Code is hereby deleted and shall have no force or effect in the City.

Sec. 9.91. **SECTION R112 OF THE RESIDENTIAL CODE DELETED:** Section R112 of the Residential Code is hereby deleted and shall have no force or effect in the City.

Sec. 9.92. **SECTIONS R313.1 AND R313.2 OF THE RESIDENTIAL CODE AMENDED:** Sections R313.1 and R313.2 of the Residential Code is hereby amended to read as follows:

R313.1 Automatic fire sprinkler systems. An approved automatic residential fire sprinkler system shall be installed in:

- (1) all new townhouses and one- and two-family dwelling units
- (2) all newly created dwelling units
- (3) existing dwelling units and structures which add 1,000 square feet or more floor area

R313.2 Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section R313.3 or NFPA 13D.

Sec. 9.93. **SECTION R313.3.1.1 OF THE RESIDENTIAL CODE AMENDED:** Section R313.3.1.1 of the Residential Code is hereby amended to read as follows:

R313.3.1.1 Required sprinkler locations. Sprinklers shall be installed to protect all areas of a dwelling unit, including attached garages and carports.

Exceptions:

1. Attics, and similar normally unoccupied concealed spaces require pilot sprinkler heads installed every 25 feet on center. An additional fire sprinkler shall be installed above fuel-fired equipment in these areas.
2. Clothes closets, linen closets and pantries not exceeding 24 square feet in area, with the smallest dimension not greater than 3 feet and having wall and ceiling surfaces of gypsum board.
3. Detached garages and carports with no habitable space above; open attached porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.

Secs. 9.94 - 9.103 **RESERVED.**”

SECTION 4. Article VI of Chapter 9 of the Redwood City Code is hereby added to read as follows:

“ARTICLE VI. MECHANICAL CODE

Sec. 9.104. **ADOPTION BY REFERENCE; CONFLICTING PROVISIONS:**

- A. Pursuant to Section 50022.1, et seq., of the Government Code and Section 15 of the Charter of the City of Redwood City, the California Mechanical Code, 2010 Edition, as published by the International Association of Plumbing and Mechanical Officials is hereby adopted and shall be in effect within the City of Redwood City to the same extent as if set out in full herein except as expressly amended by the provisions of this Article.
- B. In the event of any conflict between the provisions of the California Mechanical Code, 2010 Edition, hereinafter referred to as the Mechanical Code, and the provisions of this Chapter, the provisions of this Chapter shall apply.

Sec. 9.105. **SECTION 115.2 OF THE MECHANICAL CODE AMENDED:**
Section 115.2 of the Mechanical Code is hereby amended to read as follows:

Section 115.2. Permit Fees. Each applicant for a permit to do work regulated by this code shall pay to the Building Official for each permit at the time of issuance a fee established by resolution of the City Council.

Secs. 9.106 - 9.116. **RESERVED.**”

SECTION 5. Article VII of Chapter 9 of the Redwood City Code is hereby added to read as follows:

“ARTICLE VII. PLUMBING CODE

Sec. 9.117. **ADOPTION BY REFERENCE; CONFLICTING PROVISIONS:**

- A. Pursuant to Section 50022.1 et seq., of the Government Code and Section 15 of the Charter of the City of Redwood City, the California Plumbing Code, 2010 Edition, as published by the International Association of Plumbing and Mechanical Officials is hereby adopted and shall be in effect within the City of Redwood City to the same extent as if set out in full herein except as expressly amended by the provisions of this article. Appendices A, B, D, I, K, and L thereto are specifically adopted and shall be enforceable to the same extent as if contained in the body of said code.
- B. In the event of any conflict between the provisions of the California Plumbing Code, 2010 Edition, hereinafter referred to as the Plumbing Code, and the provisions of this Chapter, the provisions of this Chapter shall apply.

Sec. 9.118. **SECTION 103.4.1 OF THE PLUMBING CODE AMENDED:** Section 103.4.1 of the Plumbing Code is hereby amended to read as follows:

Section 103.4.1. Permit Fees. Every applicant for a permit to do work regulated by this Code, shall pay to the Building Official for each permit at the time of issuance, a fee established by resolution of the City Council.

Sec 9.119. **SECTION 604.15 OF THE PLUMBING CODE ADDED:** Section 604.15 of the Plumbing Code is hereby added as follows:

Section 604.15. Metallic water piping shall not be used underground in those areas underlain by Younger Bay Mud (see map published by Redwood City Building Division for approximate locations).

Sec. 9.120. **SECTION 701.1.7 OF THE PLUMBING CODE ADDED:** Section 701.1.7 of the Plumbing Code is hereby added as follows:

Section 701.1.7. Metallic drainage piping shall not be used underground in those areas underlain by Younger Bay Mud (see map published by Redwood City Building Division for approximate locations).

Sec. 9.121. **SECTION 715.1 OF THE PLUMBING CODE AMENDED:** Section 715.1 of the Plumbing Code is hereby amended to read as follows:

Section 715.1. The building sewer, beginning two (2) feet (.610mm) from any building or structure, shall be of such materials as prescribed in this Code. Metallic sewer piping shall not be used underground in those areas underlain by Younger Bay Mud (see map published by Redwood City Building Division for approximate locations).

Sec. 9.122. **SECTION 903.1.5 OF THE PLUMBING CODE ADDED:** Section 903.1.5 is hereby added to the Plumbing Code as follows:

Section 903.1.5. Metallic vent piping shall not be used underground in those areas underlain by Younger Bay Mud (see map published by Redwood City Building Division for approximate locations).

Sec. 9.123. **SECTION 1101.3.2 OF THE PLUMBING CODE ADDED:** Section 1101.3.2 is hereby added to the Plumbing Code as follows:

Section 1101.3.2. Metallic rainwater piping shall not be used underground in those areas underlain by Younger Bay Mud (see map published by Redwood City Building Division for approximate locations).

Sec. 9.124. **SECTION 1209.5.1.4 OF THE PLUMBING CODE ADDED:** Section 1209.5.1.4 is hereby added to the Plumbing Code as follows:

Section 1209.5.1.4. Metallic gas piping shall not be used underground in those areas underlain by Younger Bay Mud (see map published by Redwood City Building Division for approximate locations).

Secs. 9.125 – 9.137. **RESERVED.”**

SECTION 6. Article VIII of Chapter 9 of the Redwood City Code is hereby added to read as follows:

“ARTICLE VIII. ELECTRICAL CODE

Sec. 9.138. **ADOPTION BY REFERENCE; CONFLICTING PROVISIONS:**

A. Pursuant to Section 50022.1, et seq., of the Government Code and Section 15 of the Charter of the City of Redwood City, the California Electrical Code, 2010 Edition, as published by the National Fire Protection Association, is hereby adopted and shall be in effect within the City of Redwood City to the same extent as if set out in full herein except as expressly amended by the provisions of this Article.

B. In the event of any conflict or inconsistency between the provisions of the California Electrical Code, 2010 Edition, hereinafter referred to as the Electrical Code and the provisions of this Chapter, the requirement which prescribes and establishes the higher standard of safety shall apply unless otherwise stated in this Article.

Sec. 9.139. **SECTION 300.6 (A)(4) OF THE ELECTRICAL CODE ADDED:** Section 300.6 (A)(4) of the Electrical Code is hereby added to read as follows:

Section 300.6(A)(4)
Metallic conduit shall not be used underground in those areas underlain by Younger Bay Mud (see map published by Redwood City Building & Inspection for approximate locations).

Secs. 9.140- 9.148. **RESERVED**

01/24/2011

SECTION 7. Sections 9.152 and 9.153 of Article IX of Chapter 9 of the Redwood City Code are hereby amended to read as follows:

"ARTICLE IX. SEISMIC REQUIREMENTS

Sec. 9.152. **STRUCTURAL DESIGN:** All structural design shall be in accordance with the California Building Code, 2010 Edition, or the California Residential Code, 2010 edition, including lateral force provisions for wind and earthquake.

Sec. 9.153. **FOUNDATION SYSTEMS:** Foundation systems shall consist of mat, grill, piles or a similar system with a demonstrated ability to resist differential settlement and for tying the foundation elements together. Foundation design shall be in accordance with the California Building Code, 2010 edition, or the California Residential Code, 2010 edition.

SECTION 8. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the Code hereby adopted, are hereby repealed.

SECTION 9. If any section, paragraph, sentence or word of this ordinance or of the Code hereby adopted should for any reason, be found invalid, it is intended that all other portions of this ordinance independent of any such portion as may be declared invalid shall be valid.

SECTION 10. This Council finds and determines that pursuant to Section 50022.1 of the Government Code, the City is authorized to adopt the California Codes and Model Codes by reference and amend same by ordinance. Section 18941.5 of the Health and Safety Code provides in part that the ordinance adopted by local entities must take effect 180 days after the publication of the Model Ordinance published by the California Building Standards Commission ("Commission"). The date by which the ordinance must take effect is January 1, 2011. In the event that the Ordinance does not take effect by January 1, 2011, the Model Codes, as adopted by the Commission, will be in full force and effect in the City of Redwood City. As a consequence of the peculiar local climatic, geological and topographical conditions within the City, the public health and safety dictate that this Ordinance shall take effect on January 1, 2011 or 30 days after its adoption, whichever date is later; provided, however, that the construction of any building or structure lawfully commenced by the completion of its foundation structure may be completed in accordance with applicable provisions of the Redwood City Code repealed by this Ordinance provided that such construction is in strict compliance with such provisions.

* * *

-ORDINANCE NO. 2360

At a Joint City Council/Redevelopment Agency Board Meeting thereof held on
The 24th day of January, 2011 by the following votes:

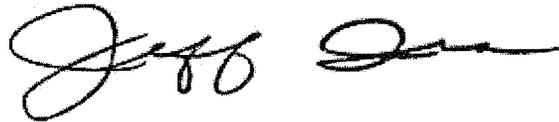
AYES, and in favor of the passage and adoption of the foregoing ordinance:

Council Members Aguirre, Bain, Foust, Gee, Pierce, Seybert and Mayor Ira

NOES: None

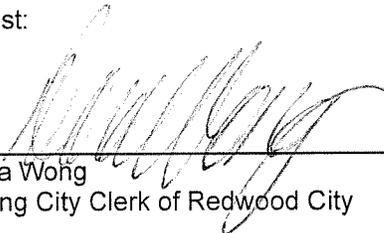
ABSTAIN: None

ABSENT: None



JEFF IRA
Mayor of the City of Redwood City

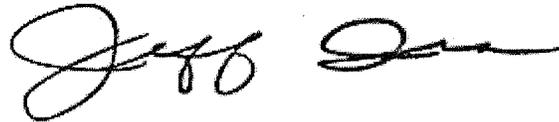
Attest:


Dora Wong
Acting City Clerk of Redwood City

I hereby approve the foregoing
Ordinance this 25th day of January 2011

CITY OF REDWOOD CITY
Dora Wong, Office of the City Clerk of the City of Redwood City
does hereby certify that the above and foregoing is a full true and
correct copy of Ordinance # 2360

In Witness Whereof, I have hereunto set my hand and the seal of
said City this 30 day of JANUARY 20 11
Dora Wong
Deputy City Clerk



JEFF IRA
Mayor of the City of Redwood City

ORIGINAL

RESOLUTION NO. 15084

RESOLUTION FINDING AND DETERMINING THAT, BECAUSE OF LOCAL CONDITIONS, THE PUBLIC HEALTH, SAFETY, WELFARE, AND NECESSITY, REQUIRE THE AMENDING OF ARTICLES II AND IX; AND THE ADDITION OF ARTICLES IV, VI, VII, AND VIII OF CHAPTER 9 OF THE MUNICIPAL CODE OF THE CITY OF REDWOOD CITY ADOPTING BUILDING CODES

WHEREAS, the City Council of the City of Redwood City proposes to enact an ordinance amending Articles II and IX and adding Articles IV, VI, VII, and VIII to Chapter 9 of the Redwood City Municipal Code, consisting of Building Codes, Mechanical Code, Plumbing Code, Electrical Code, Seismic Requirements, ("the Ordinance"); and

WHEREAS, California Health and Safety Code Sections 18938 and 17958 provide that the California Building Standards Code establishes building standards for certain occupancies throughout the State; and

WHEREAS, Sections 17958.5 and 17958.7 of the California Health and Safety Code enable a city to make changes and modifications to the California Building Standards, where the governing body makes express findings that such changes are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, in connection therewith, the Ordinance will result in certain modifications and changes to the substantive provisions of the California Building Standards, which changes or modifications are reasonably necessary due to local conditions (the "Local Amendments"); and

WHEREAS, this action is categorically exempt from CEQA pursuant to Section 15308 of the California Code of Regulations ("CEQA Guidelines"), which exempts actions taken by regulatory agencies for enhancement or protection of the environment and the proposed regulations are intended to protect and enhance the environment by encouraging the construction of buildings in a more environmentally-friendly manner.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

1. In connection with the adoption of that certain ordinance entitled, "ORDINANCE REPEALING ARTICLES IV, VI, VII, AND VIII OF CHAPTER 9 OF THE CODE OF THE CITY OF REDWOOD CITY; AMENDING ARTICLES II AND IX; AND ADDING ARTICLES IV, VI, VII, AND VIII OF CHAPTER 9 TO THE CODE OF THE CITY OF REDWOOD CITY RELATING TO THE ESTABLISHMENT OF REGULATIONS AND STANDARDS FOR BUILDINGS AND STRUCTURES IN THE CITY OF REDWOOD CITY AND ADOPTING BY REFERENCE THE FOLLOWING CODES: "THE CALIFORNIA BUILDING CODE, 2010 EDITION; THE CALIFORNIA RESIDENTIAL CODE, 2010 EDITION; THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION"; "THE CALIFORNIA MECHANICAL CODE, 2010 EDITION"; "THE CALIFORNIA PLUMBING CODE, 2010 EDITION"; AND "THE CALIFORNIA ELECTRICAL CODE, 2010 EDITION", consisting of Sections 9.5 -9.153, the "Ordinance", it is hereby expressly found and determined that modifications or changes made to the California Building Standards as set forth in the Ordinance are reasonably necessary to provide for a system of protection, and that modifications or changes are reasonably necessary because of local climatic, geologic or topographic conditions as fully set forth in the Finding of Facts attached hereto and incorporated herein by reference as Exhibit A.

2. The Local Amendments enacted pursuant to the authority of Sections 17958.5 and 17958.7 of the California Health and Safety Code, for the purposes of addressing and meeting certain "local conditions" unique and peculiar to the City of Redwood City, are more specifically described in Exhibit A.

3. The City Clerk is hereby authorized and directed to transmit a certified copy of this Resolution, together with a copy of the Ordinance referred to in paragraph 1 hereof to the California Building Standards Commission.

* * *

Exhibit A

Finding of Facts

Climatic 1 – Redwood City is in an area subject to drought and can temperatures can reach 100 degrees F. The proposed Building Codes and Plumbing Code will require the implementation of water conservation measures, reducing the effects of a drought. The proposed Building Codes will reduce the potential for spread of fire during these hot and dry periods.

Geological 1 - The region is located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. Recent earthquake activities have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants and increased the cost of rehabilitation of structures.

Geological 2 – Redwood City has an area underlain with Younger Bay Mud which is corrosive to metallic piping systems.

The City Council of the City of Redwood City hereby makes a finding of necessity as set forth in Section 1.1.8 of the California Building Code and California Health and Safety Code Sections 17958.5 and 17958.7 for the code amendments listed in Redwood City Code Sections 9.43, 9.44, 9.45, 9.73, 9.83, 9.84, 9.92, 9.93 (Climatic 1, Geological 1), Sections 9.119, 9.120, 9.121, 9.122, 9.123, 9.124, 9.139 (Geological 2), Sections 9.149, 9.153 (Geological 1).

* * *

Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Redevelopment Agency Board Meeting thereof
held on the 24TH day of January, 2011 by the following votes:

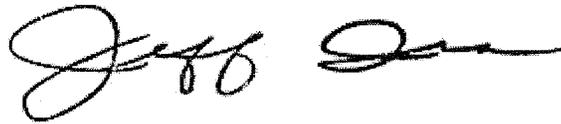
A YES, and in favor of the passage and adoption of the foregoing
resolution,

Council members: Aguirre, Bain, Foust, Gee, Pierce, Seybert, and Mayor Ira

NOES: None

ABSTAIN: None

ABSENT: None



JEFF IRA
Mayor of the City of Redwood City

Attest:

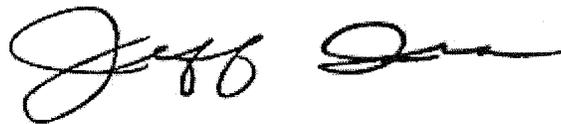


Dora Wong
Acting City Clerk of Redwood City

I hereby approve the foregoing
resolution this 25th day of January 2011.

CITY OF REDWOOD CITY
Dora Wong, Office of the City Clerk of the City of Redwood City
does hereby certify that the above and foregoing is a full true and
correct copy of Resolution

In Witness Whereof, I have hereunto set my hand and the seal of
said City this 30 day of January 2011
Dora Wong
Deputy City Clerk



JEFF IRA
Mayor of the City of Redwood City

BUILDING STANDARDS COMMISSION

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



March 23, 2011

Ms. Dora Wong, MPA, Acting City Clerk
Adoption of the Fire Code Ordinance
City of Redwood City
1017 Middleton Road, P.O.Box 391
Redwood City, California 94064-0391

Dear Ms. Dora Wong:

This letter is to acknowledge receipt on February 2, 2011 of the City of Redwood City submittal pertaining to Fire Code Ordinance No. 2361 with findings and is acceptable for filing. Per Health and Safety Code Section 17958.8 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

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

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

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

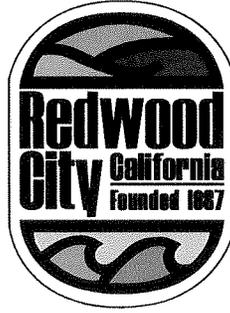
Sincerely,

A handwritten signature in black ink, appearing to read "Enrique M. Rodriguez", is written over a horizontal line.

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

Office of the City Clerk Department



1017 Middlefield Road
P.O. Box 391
Redwood City, CA 94064-0391
Telephone (650) 780-7220
Fax (650) 261-9102

January 30, 2011

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

SUBJECT: City of Redwood City, Adoption of the Fire Code Ordinance

To Whom It May Concern:

Please find certified copies of our City Council's adoption of the Fire Code, Ordinance # 2361 and Resolutions #15085 on the Finding of Facts on the local conditions.

If you have any questions or concerns, please contact Fire Marshall Jim Palisi at 650-780-7451 or the City Clerk Department at 650-780-7220. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dora Wong', is written over a faint, illegible stamp.

Dora Wong, MPA
Acting City Clerk

Copy: Jim Skinner, Fire Chief
Jim Palisi, Fire Marshall

2011 FEB -2 A 11:00
CITY OF REDWOOD CITY
BUILDING STANDARDS COMMISSION

ORIGINAL

ORDINANCE NO. 2361

AN ORDINANCE REPEALING ARTICLE II OF CHAPTER 12 OF THE CODE OF THE CITY OF REDWOOD CITY; ADDING ARTICLE II OF CHAPTER 12 TO THE CODE OF THE CITY OF REDWOOD CITY RELATING TO FIRE PREVENTION; AND ADOPTING BY REFERENCE THE "CALIFORNIA FIRE CODE, 2010 EDITION", AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL

THE COUNCIL OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. Article II (commencing at 12.7) of Chapter 12 of the Code of Redwood City is hereby repealed.

SECTION 2. Article II (commencing at 12.7) is hereby added to Chapter 12 of the Code of the City of Redwood City, to read as follows:

"ARTICLE II

FIRE PREVENTION CODE

"Section 12.7. ADOPTION; CONFLICTS.

- A. Pursuant to Sections 50022.1 et seq., of the California Government Code and Section 15 of the Charter of the City, the 'California Fire Code, 2010 Edition (including appendices divisions B, C, D, E, F, G, I, and J as published by the International Code Council, is hereby adopted and shall be in effect within the City to the same extent as set out in full herein, except as expressly amended by the provisions of this Article.
- B. In the event of any conflict between the provisions of the Fire Code and the provisions of this Article, the latter shall govern.

"Section 12.7.1. VERY HIGH FIRE HAZARD SEVERITY ZONE MAP.

The City Council hereby adopts and designates Very High Fire Hazard Severity Zones as recommended by the Director of the California Department of Forestry and Fire Protection and as designated on a map titled, 'Redwood City – Fire Hazard Map,' dated February 3, 2009, and retained on file and made available at the offices of the Fire Chief and Building Official of the City of

Redwood City. The 'Redwood City – Fire Hazard Map' is adopted in Section 9.43 of Article IV of Chapter 9 of the Redwood City Municipal Code.

"Section 12.8. DEFINITIONS.

The following words or terms as used in the Fire Code and herein shall be deemed to have the meanings respectively ascribed thereto:

APPROVED: Unless otherwise stated, shall mean approved by the Chief.

BOARD OF APPEALS: As used or appears in the Fire Code, means the City Council.

CODE: Means the California Fire Code, 2010 Edition, including Appendices B, C, D, E, F, and G.

COUNCIL: Means the elected City Council of Redwood City.

MUNICIPALITY: Means the City of Redwood City.

"Section 9. RESERVED.

"Section 12.10. SECTION 101.2 AMENDED.

Section 101.2 of the Fire Code is hereby amended to read as follows:

Section 101.2. Scope. This code prescribes regulations consistent with nationally recognized good practice for the safeguarding to a reasonable degree of life and property from the hazards of fire, explosion, and dangerous conditions arising from the storage, handling and use of hazardous materials and devices, and from conditions hazardous to life or property in the use or occupancy of buildings or premises and provisions to assist emergency response personnel.

The provisions of this Code shall supplement any and all laws of the State of California relating to fire safety and shall apply to all persons, firms, corporations or entity without restriction, unless specifically excepted.

The provisions of this Code do not apply to off-site transportation of hazardous materials in accordance with Department of Transportation requirements.

"Section 12.11. SECTION 102.1 AMENDED.

Section 102.1 of the Fire Code is hereby amended to read as follows:

Section 102.1. Construction and Design Provisions.

The provisions of this Code shall apply to the construction and design provisions as well as to conditions arising after the adoption thereof, except that the conditions legally in existence at the time of adoption of this Code and not in strict compliance therewith shall be permitted to continue only if, in the opinion of the Fire Chief, they do not constitute a distinct hazard to life or property.

Section 12.12.1. SECTION 102.10 AMENDED.

Section 102.10 of the Fire Code is hereby amended to read as follows:

Section 102.10. Conflicting Provisions.

The provisions of this Code shall be construed to be in addition to all other requirements and no permit or license granted hereunder shall be construed to permit a violation of any other ordinance or regulation of the City. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Section 12.12.2. SECTION 102.13 ADDED.

Section 102.13 is hereby added to the Fire Code to read as follows:

Section 102.13. Hazardous Materials Business Plans and Hazardous Materials Inventory Statement.

When the Fire Code refers to Hazardous Materials Management Plan (HMMP) or Hazardous Materials Inventory Statement (HMIS), these provisions shall apply to the Hazardous Materials Business Plan (HMBP) as utilized/specified by the San Mateo County Department of Environmental Health Services.

Section 12.13. SECTION 104.1.1 ADDED.

Section 104.1.1 is hereby added to the Fire Code to read as follows:

Section 104.1.1. Standards.

The fire code official is authorized to promulgate standards to clarify the application, intent, and purpose of this code.

Section 12.14. SECTION 108 DELETED.

Section 108 of the Fire Code is hereby deleted in its entirety and shall have no force and effect in the City.

Section 12.15. RESERVED.

“Section 12.16. SECTION 110 AMENDED.

Section 110 of the Fire Code is hereby amended to read as follows:

Section 110. Inspection and Unsafe Buildings.

110.1 Inspection. The fire code official, or his/her designee, shall inspect, as often as may be necessary, all buildings and premises (including such other hazards or appliances as the Fire Chief may designate) for the purposes of ascertaining and causing to be corrected, any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation or provisions of this Code and/or any other law or standard affecting fire safety.

110.2 Unsafe Buildings. All buildings or structures which are structurally unsafe or which do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which, in relation to existing use, constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this Code or any other ordinance of the City, are, for the purpose of this Section, unsafe buildings. All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in Article II of Chapter 9 of the Redwood City Municipal Code and implemented by the Fire Chief, or by any other procedure allowed by law.

“Section 12.17. RESERVED.

“Section 12.18. SECTION 507.1.1 ADDED.

Section 507.1.1 is hereby added to the Fire Code to read as follows:

Section 507.1.1. Fire Main, Hydrant Specifications.

Notwithstanding anything to the contrary contained in this Code, all water mains providing a water supply for fire protection, both to fire hydrants and to fire service systems, shall be not less than eight inches (8”) in diameter (inside measurement). Maintenance of privately-owned water mains, fire hydrants, or other fire service systems (collectively referred to as ‘Facilities’) shall be performed by, and be the responsibility of, the owners thereof, and the City shall assume no liability for damages to the Facilities in performing tests to, or in using, such Facilities.

"Section 12.19. SECTION 901.1.2 ADDED.

Section 901.1.2 is hereby added to the Fire Code to read as follows:

Section 901.1.2. Multiple Fire Alarm Systems.

Multiple fire alarm systems within a single protected premises are not permitted.

"Section 12.20. SECTION 901.4.3.1 ADDED.

Section 901.4.3.1 is hereby added to the Fire Code to read as follows:

Section 901.4.3.1. Multistoried, High Rise Safety Requirements.

(a) Firefighters Communications Systems: In buildings six (6) or more stories in height, firefighter's communication systems shall be installed in accordance with the following requirements:

(i) One access jack shall be provided at each stairwell landing and two (2) access jacks shall be provided in a lobby area of the building in plain view of elevator doors, and in any event at locations and according to specifications subject to the approval of the fire code official.

(ii) One telephone set shall be provided at each floor of the building; provided, that such telephone sets shall be located in the lobby area at a location and according to specifications subject to the approval of the fire code official.

(iii) One additional telephone set shall be provided with not less than five hundred feet (500') of telephone cord and shall be maintained on a roller device providing convenient portability. Said telephone set shall likewise be maintained at a location and according to specifications approved by the fire code official.

(b) Emergency Planning and Information: Buildings and occupancy groups specified in Title 19 of the California Code of Regulations, Section 3.09, and buildings with four (4) or more stories in height shall have posted a floor plan sign which shall provide emergency procedures at every stairway landing, elevator landing, and immediately inside all public entrances to the building. Information contained in the floor plan signs shall include, but shall not be limited to, the following:

1. Location of exits and fire alarm initiating stations;
2. Description of fire alarm sounds and appearance;

3. Fire Department emergency telephone number "911";
4. Prohibition of the use of elevators during emergencies;
5. Instructions to be followed by ambulatory, nonambulatory, and disabled persons in the event of an emergency;
6. Notation 'you are here' or other readily understandable marking specifying the location on the floor plan sign.

Floor plan signs shall be printed in a nondecorative lettering which shall not be less than three-sixteenths of an inch (3/16") in height and shall provide a sharp contrast with the background. The information shall accurately depict the layout of the floor where the sign is located.

(c) **Public Address System.** In buildings four (4) or more stories in height, a public address system shall be installed for the exclusive use of Fire Department personnel, peace officers, or other City enforcement personnel according to specifications approved by the Fire Prevention Bureau. Controls for, and access to, such system shall be installed on the ground floor of the building at a location subject to the approval of the fire code official.

(d) **Fire Equipment.** in buildings of four (4) or more stories in height, a cabinet or other enclosed facility shall be provided in every stairwell, smoke tower, or such similar structure on alternate floors, commencing with the third floor, for the storage of fire hose and related equipment. Said cabinets, devices, hoses and related equipment shall be furnished by the building owner or property developer who constructs such building. All such equipment and the specific location thereof shall be subject to the approval of the fire code official.

"Section 12.21. SECTION 901.7.7 ADDED

Section 901.7.7 is hereby added to the Fire Code to read as follows:

Section 901.7.7. Alarm Response, Violations.

- (a) In General. It shall be a violation of this Code to cause the fire department to respond to more than two (2) alarms in a sixty (60) day period at a business or residence.
- (b) Alarm System Testing, Maintenance or Repair. It is a violation of this Code to cause the fire department to respond to an alarm caused by alarm system testing, maintenance or repair.
- (c) As used in this section, "unintentional alarm" means an alarm caused by equipment malfunction, operator inadvertence or operator negligence. "Unintentional alarm" does not include an alarm caused by alarm testing, maintenance or repair.

Section 12.22. RESERVED.

Section 12.23. Section 903.2.13 added.

Section 903.2.13 is hereby added to the Fire Code to read as follows:

Section 903.2.13. Automatic Sprinkler Systems.

Notwithstanding the provisions of this Code or the provisions of any other Code of the City, approved automatic sprinkler systems shall be installed in the following buildings or structures:

- (a) New Buildings: (i) All new Group R-3 occupancy dwellings and structures; (ii) All new dwelling units; (iii) All other new buildings or structures with a total floor area of three thousand (3,000) square feet or more.
- (b) Existing Buildings: (i) Group R-3 occupancy dwellings and structures which add one thousand (1,000) square feet or more floor area; (ii) all other buildings or structures which add floor area so that the floor area of the existing building plus the floor area of the addition is three thousand (3,000) square feet or more.
- (c) Change in Occupancy Group: When there is a change in occupancy group or use from a less hazardous to a more hazardous occupancy group or use.
- (d) Limited area sprinkler systems: Existing Group R-2 occupancies, (apartment buildings) that have ground level, open parking garages, located below apartment units, and have direct access to a public way, will be required to install such a system as per section 903.3.5.1.1, when a permit for the installation of a new roof (re-roof), has been issued by the City of Redwood City. Limited area sprinkler systems are exempt from fire department fees and are permitted to be supplied off of the buildings domestic water system.

Section 12.24. SECTION 903.4.4 ADDED.

Section 903.4.4 is hereby added to the Fire Code to read as follows:

Section 903.4.4. Zone Transmittal.

Fire alarm signals shall be transmitted by zone to the central station and retransmitted by zone to the public fire service communications center.

Section 12.25. SECTION 903.4.5 ADDED.

Section 903.4.5 is hereby added to the Fire Code to read as follows:

Section 903.4.5. Service

All fire alarm systems shall be provided with central station service by the building owner.

Section 12.26. SECTION 903.4.6 ADDED.

Section 903.4.6 is hereby added to the Fire Code to read as follows:

Section 903.4.6. Certification.

All fire alarm systems shall be certificated by the Underwriters Laboratories.

Section 12.27. CHAPTER 17 DELETED.

Chapter 17 of the Fire Code is hereby deleted and shall have no force and effect in the City.

Section 12.28. ESTABLISHMENT OF GEOGRAPHICAL LIMITS IN WHICH THE STORAGE OF FLAMMABLE CRYOGENIC FLUIDS IN STATIONARY CONTAINERS IS PROHIBITED.

The limits referred to in Section 3204.3.1.1 of the 2010 California Fire Code, in which the storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as follows: RH (Residential – Hillside) District, R-1 (Residential – Single Family) District, R-2 (Residential – Duplex) District, RG (Garden Apartments) District, R-3 (Multi-Family – Low Density) District, R-4 (Multi-Family – Medium Density) District, R-5 (Multi-Family – High Density) District, PO (Professional Office) District, CN (Neighborhood Commercial) District, CB (Central Business) District, CG (General Commercial) District, TP (Tidal Plain) District, and MH (Mobile Home) District as defined by the Zoning Ordinance of the City.

Section 12.29. SECTION 3301.1.3.1 ADDED.

Section 3301.1.3.1 is hereby added to the Fire Code to read as follows:

Section 3301.1.3.1. Safe and Sane Fireworks.

The manufacture, storage, possession, offer to sell, sale, solicitation, solicitation for sale, transportation, ignition, use, or handling of “safe and sane” fireworks as defined by Section 12529 of the California Health and safety Code is prohibited.

Section 12.30. ESTABLISHMENT OF GEOGRAPHICAL LIMITS IN WHICH THE STORAGE OF CLASS I AND II LIQUIDS IN ABOVE-GROUND TANKS OUTSIDE OF BUILDINGS IS PROHIBITED.

The limits referred to in Section 3404.2.9.6.1 of the 2010 California Fire Code, in which the storage of Class I and II liquids in above-ground tanks outside buildings is prohibited are hereby established as follows: RH (Residential – Hillside) District, R-1 (Residential – Single Family) District, R-2 (Residential – Duplex) District, RG (Garden Apartments) District, R-3 (Multi-Family – Low Density) District, R-4 (Multi-Family – Medium Density) District, R-5 (Multi-Family – High Density) District, PO (Professional Office) District, CN (Neighborhood Commercial) District, CB (Central Business) District, CG (General Commercial) District, TP (Tidal Plain) District, and MH (Mobile Home) District as defined by the Zoning Ordinance of the City.

Section 12.31. SECTION 3404.3.7.6 ADDED.

Section 3404.3.7.6 is hereby added to the Fire Code to read as follows:

Section 3404.3.7.6. Basement Storage.

Class I liquids shall not be stored in basements.

Section 12.32. ESTABLISHMENT OF GEOGRAPHICAL LIMITS IN WHICH THE STORAGE OF CLASS I AND II LIQUIDS IN ABOVE-GROUND TANKS IS PROHIBITED.

The geographical limits referred to in Section 3406.2.4.4 of the 2010 California Fire Code, in which the storage of Class I and II liquids in above-ground tanks is prohibited are hereby established as follows: RH (Residential – Hillside) District, R-1 (Residential – Single Family) District, R-2 (Residential – Duplex) District, RG (Garden Apartments) District, R-3 (Multi-Family – Low Density) District, R-4 (Multi-Family – Medium Density) District, R-5 (Multi-Family – High Density) District, PO (Professional Office) District, CN (Neighborhood Commercial) District, CB (Central Business) District, CG (General Commercial) District, TP (Tidal Plain) District, and MH (Mobile Home) District as defined by the Zoning Ordinance of the City.

Section 12.33. ESTABLISHMENT OF GEOGRAPHICAL LIMITS IN WHICH THE STORAGE OF LIQUEFIED PETROLEUM GAS IS RESTRICTED.

The geographic limits referred to in Section 3804.2 of the 2010 California Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established as follows: RH (Residential – Hillside) District, R-1 (Residential – Single Family) District, R-2 (Residential – Duplex) District, RG (Garden Apartments) District, R-3 (Multi-Family – Low Density) District, R-4 (Multi-Family – Medium Density) District, R-5 (Multi-Family – High Density) District, PO (Professional Office) District, CN (Neighborhood Commercial) District, CB (Central Business) District, CG (General Commercial) District, TP (Tidal Plain)

District, and MH (Mobile Home) District as defined by the Zoning Ordinance of the City. The aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7505 L).

"Section 12.34. APPEAL TO COUNCIL.

Whenever the fire code official shall deny an application or refuse to grant a license or permit applied for under the provisions of this Code or revoke such license or permit after granting the same or when it is claimed that the provisions of the Fire Code do not apply or that the true intent and meaning of this Code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the fire code official to the Council within ten (10) days from the date of the decision of the fire code official. The decision of the Council on such appeal shall be final.

"Section 12.35. NEW MATERIALS, PROCESSES, OCCUPANCIES REQUIRING PERMITS.

The City Manager, Fire Chief and the fire code official shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies, which shall require permits, in addition to those now enumerated in the Fire Code.

"Section 12.36. VIOLATIONS; PENALTIES.

A. Any person, firm, corporation or entity whether as principal, agent, employee or otherwise, who shall violate or cause the violation of any of the Fire Code adopted by Section 12.7 and as amended by this Article, or shall fail to comply with any order, license, or permit made or issued thereunder, or who shall build any structure or improvement in violation of this Code or any detailed statement of specifications or plans submitted and approved thereunder, for each and every such violation and noncompliance, respectively, shall be guilty of an infraction and, shall be punishable by:

1. A fine not exceeding two hundred dollars (\$200.00) for a first violation; and
2. A fine not exceeding five hundred dollars (\$500.00) for a second violation of the same provision within one year from the date of the first violation; and
3. A fine not exceeding one thousand dollars (\$1,000.00) for each additional violation of the same provision within one year from the date of the first violation.

The imposition of any one penalty for any violation shall not excuse the violation or permit to continue. Each and every day a violation shall continue shall be deemed to be a separate violation.

B. The Fire Chief or his authorized representatives shall enforce the provisions of the Fire Code adopted by Section 12.7 and as amended by this Article and all orders, licenses, certificates, permits and plans and specifications issued or approved thereunder and shall have the authority to issue citations for violations thereof.”

SECTION 3. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the Code hereby adopted are hereby repealed.

SECTION 4. If any section, paragraph, sentence or word of this ordinance or of the Code hereby adopted should for any reason, be found invalid, it is intended that all other portions of this ordinance independent of any such portion as may be declared invalid shall be valid.

SECTION 5. This Council finds and determines that pursuant to Section 50022.1 of the Government Code, the City is authorized to adopt the California Fire Code 2010 by reference and amend same by ordinance. Section 18941.5 of the Health and Safety Code provides in part that the ordinance adopted by local entities must, at minimum, take effect 180 days after the publication of the California Building Standards Code by the California Building Standards Commission (“Commission”). The date by which the ordinance must take effect is January 1, 2011. In the event that the Ordinance does not take effect by January 1, 2011, the California Fire Code, as adopted by the Commission, will be in full force and effect in the City of Redwood City.

-ORDINANCE NO. 2361

At a Joint City Council/Redevelopment Agency Board Meeting thereof held on
The 24th day of January, 2011 by the following votes:

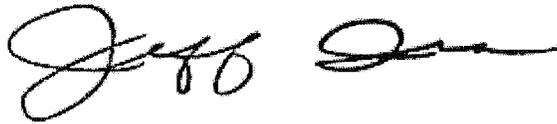
AYES, and in favor of the passage and adoption of the foregoing ordinance:

Council Members Aguirre, Bain, Foust, Gee, Pierce, Seybert and Mayor Ira

NOES: None

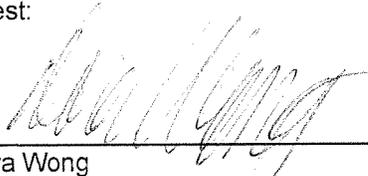
ABSTAIN: None

ABSENT: None



JEFF IRA
Mayor of the City of Redwood City

Attest:



Dora Wong
Acting City Clerk of Redwood City

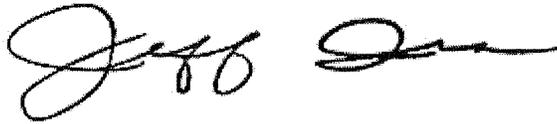
I hereby approve the foregoing
Ordinance this 25th day of January 2011

CITY OF REDWOOD CITY

Dora Wong, Office of the City Clerk of the City of Redwood City
does hereby certify that the above and foregoing is a full true and
correct copy of Ordinance

In Witness Whereof, I have hereunto set my hand and the seal of
said City this 30 day of January 2011

Dora Wong
Deputy City Clerk



JEFF IRA
Mayor of the City of Redwood City

ORIGINAL

RESOLUTION NO. 15085

RESOLUTION FINDING AND DETERMINING THAT, BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHICAL CONDITIONS, THE PUBLIC HEALTH, SAFETY, WELFARE, AND NECESSITY, REQUIRE CHANGES OR MODIFICATION TO CERTAIN PROVISIONS OF CHAPTER 12 OF THE REDWOOD CITY MUNICIPAL CODE RELATING TO THE ADOPTION BY REFERENCE OF THE CALIFORNIA FIRE CODE, 2010 EDITION; AS MODIFIED AND MADE APPLICABLE TO THE CITY OF REDWOOD CITY

WHEREAS, pursuant to the provisions of Section 50022.1, et seq., of the Government Code, and Section 15 of the Charter of the City of Redwood City, this Council proposes to adopt by reference the California Fire Code, 2010 Edition, (hereinafter referred to as the "Fire Code"); and

WHEREAS, in connection therewith, certain changes or modifications are proposed to be made to the substantive provisions of the Codes, which changes or modifications are reasonably necessary due to local climatic, geological and topographic conditions (the "Local Amendments"); and

WHEREAS, the Local Amendments, which are proposed to be made clarify the Fire Code and in certain instances, impose more stringent protection requirements than are required by the Fire Code; and

WHEREAS, The Local Amendments have been recognized by the City to address the fire problems, concerns, and future direction by which the City can establish and maintain an environment which will afford a level of fire and life safety to all who live and work within its boundaries; and

WHEREAS, the findings of fact contained in Exhibit A will address each of these situations and will present the local situation, which either singularly or in combination, cause the established amendments to be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

1. In connection with the adoption of that certain ordinance entitled, "An Ordinance Repealing Article II of Chapter 12 to the Code of the City of Redwood City; adding Article II of Chapter 12 to the Code of The City of Redwood City Relating to Fire Prevention; and Adopting By Reference The 'California Fire Code, 2010 Edition', As Published By The California Building Standards Commission" ("the Ordinance") it is hereby expressly found and determined that modifications, deletions, and additions made to the Fire Code as set forth in the Ordinance are reasonably necessary in order to protect the health, safety and welfare of the residents and that modifications or changes are reasonably necessary because of local climatic, geologic or topographic conditions as fully set forth in the Finding of Facts attached hereto and incorporated herein by reference as Exhibit A.

2. The Local Amendments are enacted pursuant to the authority of Section 17958.5 and Section 18941.5 of the California Health and Safety Code, for the purposes of addressing and meeting certain "local conditions" unique and peculiar to the City of Redwood City, which are more specifically described in Exhibit A.

3. The City Clerk is hereby authorized and directed to transmit a certified copy of this Resolution, together with a copy of the Ordinance to the California Building Standards Commission.

EXHIBIT A**FINDINGS OF FACT**

Pursuant to Section 17958.5 and Section 18941.5 of the California Health and Safety Code, the report contained herein is submitted as the "findings of fact" document with regard to the adopting ordinance of the City of Redwood City which would adopt the 2010 Edition of the California Fire Code with amendments. Under this adopting ordinance, specific amendments have been established which are more restrictive in nature than those adopted by the State of California commonly referred to as Title 19, 24, and 25 of the California Code of Regulations. These amendments have been recognized by the City of Redwood City to address the fire problems, concerns, and future direction by which the City can establish and maintain an environment which will afford a level of fire and life safety to all who live and work within its boundary. Under the provisions of Section 17958.5 and Section 18941.5 of the Health and Safety Code, local amendments will be based on climatic, geographic, and topographic conditions. Findings of fact contained herein will address each of these situations and will present the local situation, which either singularly or in combination, cause the established amendments to be adopted.

Finding 1: That the City of Redwood City lies on the San Francisco Peninsula towards the southern portion of the County of San Mateo. The city is connected to the City of San Carlos to the north, to the City of Menlo Park to the south, to the Town of Woodside and unincorporated portions of San Mateo County to the west, and San Francisco Bay to the east. The City of Redwood City is composed of a combination of flat and hilly areas. It rises from San Francisco Bay to nearly 900 feet in elevation. The city also has a deep-water port and channel, and a section of town referred to as Redwood Shores. These two areas are connected to the city proper by means of bridges, overcrossings, or single road connections which in case of an emergency such as an earthquake, could very easily be isolated and cut off from assistance. The limited number of response routes and the lack of feasible alternate routes subject responding fire department apparatus to significant delays in arriving at fires.

As the city and environs continue to grow without compensating increases in traffic arterials, traffic congestion becomes correspondingly worse. It is not uncommon for responding fire apparatus to come to a complete standstill in traffic when responding the entire length of El Camino Real (State Route 82), Middlefield Road, Woodside Road (State Route 84), Whipple Avenue, Jefferson Avenue, Marine Parkway, Oracle Parkway, and U.S. Highway 101 – when responding to parts of the city during various times of the day. Peak traffic volumes at these locations are as high as 46,000 vehicles per day on city arterials and in excess of 200,000 vehicles per day on freeways. Peak hour

delays along these roadway segments may be as long as 90 seconds.¹ These delays result in an insufficient number of fire department resources arriving sufficiently early to effectively control fires involving high-rise buildings, buildings with untreated wood shake and shingle exteriors, and large interior areas not having automatic fire-protection and life-safety systems.

Many of the new high-rise buildings and large building complexes have structural, landscaping features, and designs which preclude or greatly limit any approach or operational access to them by fire department apparatus. There are many buildings to which access is limited to all but one side due to slopes, canals and sloughs, levees, high-tension electrical transmission lines, fences, or other buildings. When fire department apparatus cannot gain access to high-rise buildings and large building complexes, it becomes necessary to conduct all extinguishing and ventilating operations from the interior. It also requires that much equipment must be carried for long distances from fire apparatus to the fire location, which may be many floors above the ground. Such operations quickly exhaust firefighters both in numbers and in stamina. This can result in delaying, misdirecting, or making impossible - fire and smoke control efforts.

The aforementioned conditions support the imposition of fire-protection and life-safety requirements greater than those set forth in the 2010 Edition of the California Fire Code.

Finding 2: The strongest ground shaking probably will derive from earthquake activity along the San Andreas, Hayward, or Calaveras fault. At least one earthquake of magnitude 7 to 8-1/4 can be expected during a one hundred year period. In addition, several earthquakes of magnitude 6 to 7 can be expected in the San Francisco Bay Region. Any of these earthquakes would cause moderate to severe shaking throughout this region. The City of Redwood City is particularly vulnerable to devastation should any such earthquake occur.

The potential effects of earthquake activity include isolating the City of Redwood City from the surrounding area and restricting or eliminating internal circulation due to the potential for collapse of highway overpasses and underpasses, along with other bridges in the city, or an earth slide, and the potential for vertical movement rendering surface travel unduly burdensome or impossible.

Earthquakes of the magnitude experienced locally can cause major damage to electrical transmission facilities which, in turn, cause power failures while at the same time starting fires throughout the city. The occurrence of multiple fires will quickly disperse existing fire department resources, thereby reducing and/or delaying their response to any given fire. Additionally, without electrical power, elevators, smoke management systems, lighting systems, alarm systems and other electrical equipment needed for building evacuation and fire

¹ Redwood City General Plan, Transportation and Circulation Technical Report, October 2008.

control in large buildings would be inoperative, thereby resulting in loss of life and/or major losses in such buildings.

Additional potential situations inherent in such an occurrence include loss of city water resources; Hetch-Hetchy Bay Division Pipelines No. 1 and 2, and Hetch-Hetchy Bay Division Pipelines No. 3 and 4 would be expected to suffer damage², along with inundated areas caused by the failure of earthen dams such as Lower Emerald Lake (Latitude 37° 28.0' N; Longitude 122° 23.2' W) and Bear Gulch (Latitude 37° 26.0' N; Longitude 122° 13.6' W)³; underground water main breaks due to soil movement; cylindrical water storage tank failures due to "elephant's foot" buckling, weakening from corrosion, or sloshing of contents; broken natural gas mains causing structure and other fires; leakage of hazardous materials; the need for rescue from collapsed structures; and the rendering of medical aid to large numbers of people.

The protection of human life and the preservation of property in the event of such occurrence support the imposition of fire-protection and life-safety requirements greater than those set forth in the 2010 Edition of the California Fire Code.

Finding 3: The seasonal climatic conditions during the late summer and fall create numerous serious difficulties regarding the control of and protection against fires in the City of Redwood City. Although the city has experienced an annual mean rainfall of 20.21 inches since 1948, one can anticipate no measurable precipitation at all during the summer months. The dry period average maximum temperature is 82.7 degrees Fahrenheit with an extreme maximum of 110 degrees Fahrenheit.⁴ These temperatures are often accompanied by light to gusty prevailing westerly to northwesterly winds. These dry winds, mixed with the natural vegetation which is predominant throughout the area, creates a hazardous fuel condition which has caused extensive grass and brushland fires. With more and more development encroaching into these wooded and grass covered areas, wind driven fires could have severe consequences as shown on many occasions in other areas of the state. Recorded weather patterns indicate that the average annual rainfall cannot be relied upon. Water shortages and water rationing may result as was experienced during recent drought years.

While some code requirements, such as fire-resistive roof classification, have a direct bearing on building survival in a wildland fire situation, others such

² San Francisco Public Utilities Commission: Its Slow Pace for Assessing Weaknesses in Its Water Delivery System and for Completing Capital Projects Increases the Risk of Service Disruptions and Water Shortages, California State Auditor / Bureau of State Audits, Report Number 99124.

³ Generalized from maps dam owners are required to prepare and file with the State Office of Emergency Services and available through the Association of Bay Area Governments (ABAG).

⁴ Source: National Weather Service, Western Regional Climate Center, Desert Research Institute, 2215 Raggio Parkway, Reno, Nevada 89512, (775) 674-7010.

as automatic fire sprinklers, may also have a positive effect. In dry climate on low humidity days, many materials are much more easily ignited. More fires are likely to occur and any fire, once started, can expand extremely rapidly. Automatic fire sprinkler systems can arrest a fire starting within a structure before it could spread to adjacent brush and structures.

The aforementioned problems support the imposition of fire-protection and life-safety requirements greater than those set forth in the 2010 Edition of the California Fire Code.

Finding 4: The City of Redwood City experiences water shortages from time to time. Those shortages can have a severe adverse effect on water availability for firefighting.

Fires starting in sprinklered buildings are typically controlled by one or two sprinkler heads, flowing as little as 13 gallons per minute each.

Hose streams used by engine companies on well-established structure fires operate at about 250 gallons per minute each. The estimated water need for a typical residential fire is 1250 to 1500 gallons per minute and upwards to 3500 gallons per minute for commercial buildings, according to the Insurance Services Office.⁵

Under circumstances such as earthquakes, when multiple fires can start within the city, the limited water demands of residential fire sprinklers would control and extinguish many fires before they spread from building to building. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

The aforementioned problems support the imposition of fire-protection and life-safety requirements greater than those set forth in the 2010 Edition of the California Fire Code.

Finding 5: The topography of the City of Redwood City presents problems in delivery of emergency services, including fire protection. Hilly terrain, winding roads with little circulation, preventing rapid access and orderly evacuation. Much of these hills are covered with nonfire-resistive natural vegetation. In addition, to access and evacuation problems, the terrain makes delivery of water extremely difficult. Much of the hill areas are served by water pump systems subject to failure in fire, high winds, earthquakes and other power failure situations.

The aforementioned problems support the imposition of fire protection and life-safety requirements greater than those set forth in the 2010 Edition of the California Fire Code.

⁵ Fire Suppression Rating Manual, Insurance Services Offices, New Jersey: 2003.

Finding 6: That the Port of Redwood City is a major transportation hub for highly toxic and hazardous materials by rail, highway, and water. U.S. Highway 101 is a major north-south traffic corridor through the city. It is a designated route for the transportation of hazardous materials and hazardous waste. In addition, the Union Pacific Railroad has a major north-south rail line traversing the city with a spur line to the port.

The potential for release or threatened release of a hazardous materials along one of these routes is highly probable given the volume transported daily. Incidents of this nature will normally require all available emergency response personnel to prevent injury and loss of life and to prevent, as far as practicable, property loss. Emergency personnel responding to such aforementioned incidents may be unduly impeded and delayed in accomplishing an emergency response as a result of this situation, with the potential result of undue and unnecessary risk to the protection of life and public safety and, in particular, endangering residents and occupants in buildings or structures without the protection of automatic fire sprinklers.

The aforementioned problems support the imposition of fire-protection and life-safety requirements greater than those set forth in the 2010 Edition of the California Fire Code.

SUMMARY: As a result of the finding of facts which identifies the various climatic, geographical, and topographical elements, those additional requirements as specified in the amendments to the adopting ordinance for the 2010 Edition of the California Fire Code by the City of Redwood City are considered reasonable and necessary modifications. While it is clearly understood that the adoption of such regulations may not prevent the incidents of fire, the implementation of these amendments to the code may reduce the severity and potential of loss of life and property.

<u>Section Number</u>	<u>Local Climatic, Geographical and Topographical Conditions</u>
507.1.1	Finding 1, Finding 2
901.1.2	Finding 1
901.4.3.1	Finding 1, Finding 2
901.7.7	Finding 1
903.2.13	Finding 3, Finding 4, Finding 5, Finding 6
903.4.4	Finding 1
903.4.5	Finding 1
903.4.6	Finding 1
3301.1.3.1	Finding 3, Finding 4, Finding 5, Finding 6
3404.3.7.6	Finding 2

Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Redevelopment Agency Board Meeting thereof
held on the 24TH day of January, 2011 by the following votes:

A YES, and in favor of the passage and adoption of the foregoing
resolution,

Council members: Aguirre, Bain, Foust, Gee, Pierce, Seybert, and Mayor Ira

NOES: None

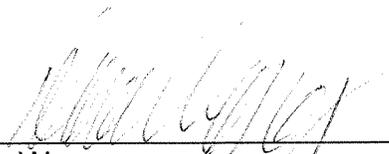
ABSTAIN: None

ABSENT: None



JEFF IRA
Mayor of the City of Redwood City

Attest:



Dora Wong
Acting City Clerk of Redwood City

I hereby approve the foregoing
resolution this 25th day of January 2011.

CITY OF REDWOOD CITY
Dora Wong, Office of the City Clerk of the City of Redwood City
does hereby certify that the above and foregoing is a full true and
correct copy of Resolution

In Witness Whereof, I have hereunto set my hand and the seal of
said City this 30 day of January, 2011

Dora Wong
Deputy City Clerk



JEFF IRA
Mayor of the City of Redwood City