

**BUILDING STANDARDS COMMISSION**

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



March 15, 2011

Ms. Maria D. Huizar, Clerk of the Council  
Office of the Clerk of the Council  
City of Santa Ana  
20 Civic Center Plaza M30, P.O.Box 1988  
Santa Ana, California 92702

Dear Ms. Maria D. Huizar:

This letter is to acknowledge receipt on February 14, 2011 of the City of Santa Ana submittal pertaining to Ordinance No. NS-2810 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.

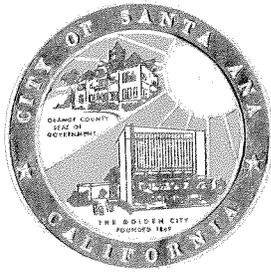
Sincerely,

A handwritten signature in black ink, appearing to read "Enrique M. Rodriguez".

Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings

MAYOR  
Miguel A. Pulido  
MAYOR PRO TEM  
Claudia C. Alvarez  
COUNCIL MEMBERS  
P. David Benavides  
Carlos Bustamante  
Michele Martinez  
Vincent F. Sarmiento  
Sal Tinajero



# CITY OF SANTA ANA

CITY MANAGER  
David N. Ream  
CITY ATTORNEY  
Joseph W. Fletcher  
CLERK OF THE COUNCIL  
Maria D. Huizar

VIA CERTIFIED AND FIRST CLASS MAIL

February 9, 2011

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

Re: California Health and Safety Code section 17958.7 Code Revisions Filing

Pursuant to the requirements of *California Health and Safety Code* section 17958.7, the City of Santa Ana hereby encloses a certified copy of Ordinance No. NS-2810 amending Chapters 8 and 14 of the Santa Ana Municipal Code to adopt and amend thereto the most recently enacted California Building Code, California Residential Code, California Green Building Standards Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Existing Building Code, International Property Maintenance Code, Uniform Swimming Pool, Spa and Hot Tub Code, and Uniform Solar Energy Code. In addition, the City of Santa Ana hereby encloses a certified copy of Resolution No. 2010-052 with findings to support these revisions and amendments.

Please do not hesitate to contact me directly at 714 647-5235 with any questions or comments regarding the adoption of said Ordinance.

Very truly yours,

  
Maria D. Huizar,  
Clerk of the Council

Enclosures

cc: Ryan Hodge, City Attorney's Office  
Fred Heidari, Planning & Building Agency

2011 FEB 14 10 28 AM PST  
CITY OF SANTA ANA  
CLERK OF THE COUNCIL



## RESOLUTION NO. 2010-052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA CALIFORNIA, SETTING FORTH FINDINGS WITH RESPECT TO LOCAL CONDITIONS WITHIN THE CITY OF SANTA ANA WHICH JUSTIFY CERTAIN MODIFICATIONS AND CHANGES TO THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA EXISTING BUILDING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, AND UNIFORM SOLAR ENERGY CODE AS AMENDED BY THE STATE OF CALIFORNIA

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The City Council hereby finds, determines, and declares as follows:

A. Health and Safety Code Section 17958 provides that the City of Santa Ana shall adopt Ordinances and regulations imposing the same or modified or changed requirements as are contained in the regulations adopted by the State pursuant to Health and Safety Code Section 17922.

B. The State of California is mandated by Health and Safety Code Section 17922 to impose the same requirements as are contained in the most recent edition of the California Building Code, California Existing Building Code, the California Plumbing Code, the California Mechanical Code, and the California Electrical Code (hereinafter referred to collectively as "Codes").

C. Health and Safety Code Section 17958.5(a) permits the City to make modifications or changes to the Codes, which are reasonably necessary because of local climatic, geographic or topographic conditions.

D. Health and Safety Code Section 17958.7 requires that the City Council, before making any modifications or changes to the Codes, shall make an express finding that such changes or modifications are reasonably necessary because of local climatic, geographic or topographic conditions.

Section 2: The Planning and Building Agency and the Fire Department have recommended that changes and modifications be made to the Codes and have advised that

certain said changes and modifications to the California Building Code, 2010 Edition, the California Plumbing Code, 2010 Edition, the California Mechanical Code, 2010 Edition, the California Electrical Code, 2010 Edition, the California Existing Building Code, 2010 Edition, and the California Fire Code, 2010 Edition, are reasonably necessary due to local conditions in the City of Santa Ana.

Section 3. Amendments to Section 602.1 of the 2010 Edition of the California Mechanical Code as recommended by the Planning and Building Agency are hereby found to be reasonably necessary because of corrosion related to the high seasonal humidity in this coastal area which prevents moisture collecting in flexible ducting of evaporative cooling systems from draining and evaporating, contributing to the deterioration of the ductwork thereby endangering a person's health and the environment.

Section 4. Amendments to Sections 110.5 and 334.12 of the 2010 Edition of the California Electrical Code as recommended by the Planning and Building Agency are hereby found to be reasonably necessary due to the following local conditions:

A. Earthquakes are a common occurrence in the local area; that earthquakes may cause electrical connections and screws to loosen, causing arcing problems especially in the smaller sizes of aluminum wire; and that the above amendment is necessary to address the risk of fire due to such causes.

B. Earthquakes are a common occurrence in the local area; that, unlike wire installed in conduit or raceways, non-metallic sheathed cable does not provide the degree of protection that is needed in the event of an earthquake; that exposed non-metallic sheathed cable is particularly hazardous; and that this amendment is necessary to assure that adequate protection is provided in the workplace and in other places of public gathering.

Section 5. Amendments to Sections 202, 507, 903, 907, 907.2.13, and 907.7.3.2 of the 2010 Edition of the California Fire Code as recommended by the Fire Department are hereby found to be reasonably necessary due to the following local conditions:

A. Climatic and geographic conditions of high winds and low humidity combine to create an environment that is conducive to rapidly spreading fire. Control of such fire requires rapid response. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Also the City is located in the middle of the seismically active area identified as Seismic Zone 4. The viability of the public water system would be questionable after a large earthquake leaving tall buildings vulnerable to uncontrolled fires and the inability to pump sufficient quantities of water to upper floors.

B. Climatic conditions of high winds and low humidity combined with high density city population conditions may be conducive to rapidly spreading fires. These

climatic conditions and winds contribute to the rapid spread of even small fires originating in high density housing therefore creating a need for increases fire protection. This amendment defines fire flow, fire sprinkler and fire hydrant placement requirements.

C. Artificially created topographic conditions. The City is 27 square miles with a population in excess of 350,000 with extensive traffic congestion. Depending on time of day and climatic conditions response times may be impacted. Therefore those occupancies that have the potential to large loss of life (Type "A") and those that have the highest potential for conflagration (Type "H") make it necessary to provide automatic on-site fire extinguishing systems in order to protect occupants and property.

Section 6. Amendments to the 2010 Edition of the California Codes are found reasonably necessary based on the climatic, topographical, and/or geographic conditions cited in the above sections of this Resolution and are listed as follows:

<u>Code Section</u>	<u>Findings in Section</u>
CMC 602.1	3
CEC 110.5	4A
CEC 334.12	4B
CFC 202	5A
CFC 507	5B
CFC 903	5C
CFC 907	5A
CFC 907.2.13	5A
CFC 907.7.3.2	5A

Section 7. The aforementioned amendments have been incorporated in detail in Ordinance NS-2810.

Section 8. Additional amendments have been made to the relevant California Building Code, Electrical Code, Mechanical Code, Plumbing Code, Existing Building Code, Residential Code, Green Building Standards Code, and Fire Code, and the relevant Uniform Swimming Pool, Spa and Hot Tub Code and Uniform Solar Energy Code, and International Property Maintenance Code. On the recommendation of the Planning and Building Agency and the Fire Department, such amendments are hereby found to be either administrative or procedural in nature or concern themselves with subjects not covered in the aforementioned Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City.

Section 9. The City Council of the City of Santa Ana hereby approves and authorizes the Planning and Building Agency and the Fire Department to file copies of Resolution 2010-052 and Ordinance NS-2810 with the California Building Standards Commission as required by Health and Safety Code Section 17958.7.

Section 10. This Resolution shall take effect from and after its adoption.

THE FOLLOWING DOCUMENT IS A FULL TRUE & CORRECT COPY OF THE ORIGINAL WITHIN THE CITY OF SANTA ANA

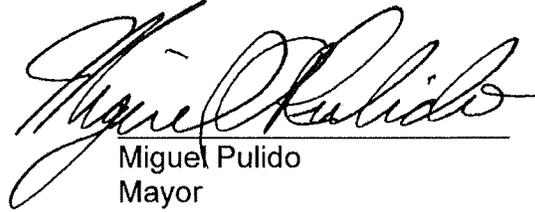
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BY

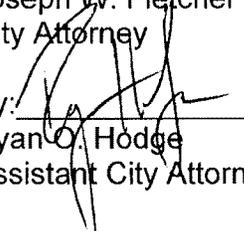
CLERK OF THE COUNCIL CITY OF SANTA ANA

ADOPTED this 18th day of October, 2010.

  
Miguel Pulido  
Mayor

APPROVED AS TO FORM:

Joseph W. Fletcher  
City Attorney

By:   
Ryan O. Hodge  
Assistant City Attorney

AYES: Councilmembers: Alvarez, Benavides, Bustamante, Martinez, Samiento, Tinajero, Pulido (7)

NOES: Councilmembers: None (0)

ABSTAIN: Councilmembers: None (0)

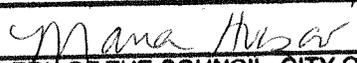
NOT PRESENT: Councilmembers: None (0)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, MARIA D. HUIZAR, Clerk of the Council, do hereby attest to and certify that Resolution No. 2010-052 to be the original resolution adopted by the City Council of the City of Santa Ana on October 18, 2010.

Date: 10/25/2010

  
Clerk of the Council  
City of Santa Ana

THE FOREGOING DOCUMENT IS A FULL, TRUE & CORRECT COPY OF  
 THE ORIGINAL ON FILE IN THIS OFFICE.  
 THE ORIGINAL ON FILE IN  
ATTEST: 02/09 20 11  
BY:   
CLERK OF THE COUNCIL, CITY OF SANTA ANA

ORDINANCE NO. NS-2810

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING CHAPTERS 8 AND 14 OF THE SANTA ANA MUNICIPAL CODE TO ADOPT AND AMEND THERETO THE MOST RECENTLY ENACTED CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA EXISTING BUILDING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, AND UNIFORM SOLAR ENERGY CODE

THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: That section 8-43 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-43. Adoption by reference.

There is adopted by the city that certain code known as the California Building Code, 2010 Edition, based on the 2009 International Building Code as published by the International Code Council, (hereinafter referred to in this article as the "Building Code," "building code," or "California Building Code"), consisting of "Volume 1", "Volume 2" and the 2010 California Existing Building Code (together with subsequent supplements or amendments to any volume, each of which shall become effective, adopted, and incorporated by reference into this Code on the date specified by the state building standards commission, unless otherwise specified), of which not less than one (1) copy of said Code has been and is now on file in the office of the clerk of the council of the city pursuant to Health and Safety Code Section 18942(d)(1) and are made available for public inspection. The building code is adopted and incorporated by reference as though fully set forth at length herein as provided for in section 419 of the Charter of the city, except for the changes to the building code set forth in this chapter that specifically amends the Building Code. Any previously enacted, unrepealed provision of the Santa Ana Municipal Code that amended a pre-2010 edition of the "Building Code" shall also be construed as amending the applicable provision of the 2010 or later edition of the building code. The building code, as thus amended, together with all other provisions of this article, shall be known as the city building code.

Appendices which are adopted pursuant to this section, are as follows:

Appendix I, Patio Covers

Appendix J, Grading

SECTION 2: That section 8-90 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-90. Board of appeals (Volume 1, Section 113).

Section 113 of Volume 1 of the building code is deleted.

SECTION 3: That section 8-94 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-94. Permits required (Appendix Chapter 1, Section 105).

Section 105.1 of Appendix Chapter 1 of the building code is amended to read as follows:

105.1 Permits required. No building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, demolished or maintained unless a separate permit for each building or structure has first been obtained from the building official.

SECTION 4: That section 8-95 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-95. Reserved.

SECTION 5: That section 8-96 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-96. Time Limitation of Application (Appendix Chapter 1, Section 105.3.2).

Section 105.3.2 is amended to read as a follows:

Sec. 105.3.2. Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless the permit has been issued; except that the Building Official may extend the time for action by the applicant for a period not exceeding one hundred and eighty (180) days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after

expiration, the applicant shall resubmit plans and pay a new plan review fee.

SECTION 6: That section 8-97 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-97. High Rise Buildings (Section 403).

Section 403 is amended to read as a follows:

Sec. 403. High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

SECTION 7: That section 8-98 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-98. Applicability (Section 403.1).

Section 403.1 is amended to read as a follows:

403.1 Applicability. New high-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and new Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access shall comply with Sections 403.2 through 403.6.

SECTION 8: That section 8-99 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-99. High-rise Structure (Section 403.1.1).

Section 403.1.1 is amended to read as a follows:

2. "High-rise structure" means every building of any type of construction or occupancy having floor used for human occupancy located above 55 feet above the lowest floor level having building access (see Section 403.1.2), except buildings used as hospitals as defined by the Health and Safety Code Section 1250.

SECTION 9: That section 8-100 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-100. Standby power loads (Section 403.4.7.2).

Section 403.4.7.2 is amended to read as a follows:

403.4.7.2 Standby power loads. The following are classified as standby power loads:

- a. Power and lighting for the fire command center required by Section 403.4.5; and
- b. Standby power shall be provided for elevators in accordance with Sections 1007.4, 3003, 3007, and 3008.

SECTION 10: That section 8-101 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-101. Emergency power loads (Section 403.4.8.1).

Section 403.4.8.1 is amended to read as a follows:

403.4.8.1 Emergency power loads. The following are classified as emergency power loads:

1. Exit signs and means of egress illumination required by Chapter 10;
2. Elevator car lighting;
3. Emergency voice/alarm communications systems;
4. Automatic fire detection systems;
5. Fire alarm systems;
6. Electrically powered fire pumps; and
7. Ventilation and automatic fire detection equipment for smokeproof enclosures.

SECTION 11: That section 8-102 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-102. Location of Class I standpipe hose connections (Section 905.4).

Section 905.4 is amended to read as a follows:

[F] 905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official. See Section 909.20.3.2 for additional provisions in smokeproof enclosures.

2. On each side of the wall adjacent to the exit opening of a horizontal exit.

Exception: Where floor areas adjacent to a horizontal exit are reachable from exit stairway hose connections by a nozzle attached to 100 feet (30 480 mm) of hose, as measured along the path of travel, a hose connection shall not be required at the horizontal exit.

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall.

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a hose connection located either on the roof or at the highest landing of a stairway with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

6. Where the most remote portion of a nonsprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations. The distance from a hose connection shall be measured along the patch of travel.

7. The centerline of the 2.5 inches (64 mm) outlet shall be no less than 18 inches (457 mm) above and no more than 24 inches (610 mm) above the finished floor.

8. Every new building with any horizontal dimensions greater than 300 feet (91 440 mm) shall be provided with either access doors or a 2.5 inch (64 mm) outlets so that all portions of the building can be reached with 150 feet (45 720 mm) of hose from an access door or hose outlet. Required access doors shall be located in the exterior of the building and shall be accessible without the use of a ladder. The door dimensions shall be not less than 3 feet (914 mm) in width, and not less than 6 feet 8 inches (2032 mm) in height. These doors are for fire department access only.

SECTION 12: That section 8-103 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-103. High-rise buildings (Section 907.2.13).

Section 907.2.13 is amended to read as follows:

[F] 907.2.13 High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access. High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412.
2. Open parking garages in accordance with Section 406.3.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1.
4. Low-hazard special occupancies in accordance with Section 503.1.1.
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and general occupant notification shall be broadcast by the emergency voice/alarm communication system.

SECTION 13: That section 8-104 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-104. Emergency voice/alarm communication system (Section 907.5.2.2).

Section 907.5.2.2 is amended to read as a follows:

[F] 907.5.2.2 Emergency voice/alarm communication system. Emergency voice/alarm communication system required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. Exit stairways.
3. Each floor.
4. Areas of refuge as defined in Section 1002.1.
5. Dwelling Units in apartment houses.
6. Hotel guest rooms or suites.

Exception: In Group I-1 and R-2.1 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

SECTION 14: That section 8-105 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-105. High-rise buildings (Section 907.6.3.2).

Section 907.6.3.2 is amended to read as a follows:

907.6.3.2 High-rise buildings. High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle

access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler waterflow devices.
3. Manual fire alarm boxes
4. Other approved types of automatic detection devices or suppression systems.

SECTION 15: That section 8-106 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-106. Sprinkler buildings (Section 910.3.2.2).

Section 910.3.2.2 is amended to read as follows:

[F] 910.3.2.2 Sprinkler buildings. Where installed in buildings provided with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically by actuation of a heat-responsive device rated at least 100° F above the operating temperature of the sprinkler, unless otherwise approved.

SECTION 16: That section 8-109 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-109. (Section 1505.5).

Section 1505.5 of the building code is deleted.

SECTION 17: That section 8-110 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-110. (Section 1505.7).

Section 1505.7 of the building code is deleted.

SECTION 18: That section 8-112 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-112. Certificate of occupancy (Section 110).

Section 110 of the building code is amended to read as follows:

Section 110--Certificate of Occupancy

(2) No alteration to an existing building which changes the floor area of the building or which changes the exits from the building shall be made until the building official has issued a certificate of occupancy therefor as provided herein.

(3) No change of occupant within a building or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.

EXCEPTION: Group R, Divisions 1 and 3, and Group U Occupancies.

(4) No building or structure shall be connected with utility services, nor shall a building or structure whose electrical service has been disconnected be reconnected with electrical service until an inspection has been made and the building official has determined that the building does not constitute an unsafe building.

SECTION 19: That section 8-113 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-113. Exception (Section 111.1).

Section 111.1 is hereby amended to read as follows:

Exception: Certificates of occupancy are not required for work exempt from permits under section 105.2 and Group R Division 3 and Group U Occupancies.

SECTION 20: That section 8-114 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-114. Posting (Section 111.5).

Section 111.5 is hereby added to read as follows:

111.5 Posting. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

SECTION 21: That section 8-115 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-115. Inspections (Section 111.6).

Section 111.6 is hereby added to read as follows:

111.6 Inspections. It shall be the responsibility of the owner or occupant whose action makes necessary the issuance of a certificate of occupancy pursuant to this section to apply to the building official for the inspection of the building or structure or portion thereof as necessary to obtain such certificate. Each application shall be accompanied by the payment of a nonrefundable application processing fee and an inspection fee, which shall be refunded if an inspection proves to be unnecessary, in such amounts as shall be established by resolution of the city council. The building official and the executive director of finance and management services shall establish procedures and forms to implement this subsection.

SECTION 22: That section 8-116 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-116. Prohibition against falsification (Section 111.7).

Section 111.7 is hereby added to read as follows:

111.7 Prohibition against falsification. No person shall alter or reproduce a certificate of occupancy for the purpose of circumventing the requirements of this section.

SECTION 23: That section 8-150 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-150. Fire protection requirements (Volume 2, Section 3403).

The first paragraph of Section 3403 of the building code is amended by adding thereto the following:

EXCEPTION: If additions, alterations or repairs made to any building constructed prior to January 1, 1946, other than an R-occupancy building, exceed fifty thousand dollars (\$50,000.00) in cost in any one-year period, then either (A) the entire building must be completely sprinklered in accordance with fire department standards, or (B) the building must comply with all the following requirements:

1. The ceiling of a roof system shall be of one-hour construction, and all ceiling or wall penetrations shall have approved fire dampers.
2. All stairways shall be completely enclosed with one-hour construction to exits; and enclosed stairways or required exits shall lead directly to the outside of the building.

3. Draft stops are required in floors in accordance with Section 717.3. In attic areas, one-hour walls shall be required for every one thousand (1,000) square feet of area.

4. Smoke detectors with an alarm system, receiving their primary power from the building wiring, shall be required throughout the building in accordance with NFPA standards.

5. Either (a) corridors, regardless of occupant load, shall be one-hour construction; or (b) a "life safety" sprinkler system, as approved by the fire department, shall be installed in all corridors.

SECTION 24: That section 8-151 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-151. Fire protection requirements (Volume 2, Section 3404)

The first paragraph of Section 3404 of the building code is amended by adding thereto the following:

EXCEPTION: If additions, alterations or repairs made to any building constructed prior to January 1, 1946, other than an R-occupancy building, exceed fifty thousand dollars (\$50,000.00) in cost in any one-year period, then either (A) the entire building must be completely sprinklered in accordance with fire department standards, or (B) the building must comply with all the following requirements:

1. The ceiling of a roof system shall be of one-hour construction, and all ceiling or wall penetrations shall have approved fire dampers.

2. All stairways shall be completely enclosed with one-hour construction to exits; and enclosed stairways or required exits shall lead directly to the outside of the building.

3. Draft stops are required in floors in accordance with Section 717.3. In attic areas, one-hour walls shall be required for every one thousand (1,000) square feet of area.

4. Smoke detectors with an alarm system, receiving their primary power from the building wiring, shall be required throughout the building in accordance with NFPA standards.

5. Either (a) corridors, regardless of occupant load, shall be one-hour construction; or (b) a "life safety" sprinkler system, as approved by the fire department, shall be installed in all corridors.

SECTION 25: That section 8-152 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-152. Fire protection requirements (Volume 2, Section 3405)

The first paragraph of Section 3405 of the building code is amended by adding thereto the following:

**EXCEPTION:** If additions, alterations or repairs made to any building constructed prior to January 1, 1946, other than an R-occupancy building, exceed fifty thousand dollars (\$50,000.00) in cost in any one-year period, then either (A) the entire building must be completely sprinklered in accordance with fire department standards, or (B) the building must comply with all the following requirements:

1. The ceiling of a roof system shall be of one-hour construction, and all ceiling or wall penetrations shall have approved fire dampers.
2. All stairways shall be completely enclosed with one-hour construction to exits; and enclosed stairways or required exits shall lead directly to the outside of the building.
3. Draft stops are required in floors in accordance with Section 717.3. In attic areas, one-hour walls shall be required for every one thousand (1,000) square feet of area.
4. Smoke detectors with an alarm system, receiving their primary power from the building wiring, shall be required throughout the building in accordance with NFPA standards.
5. Either (a) corridors, regardless of occupant load, shall be one-hour construction; or (b) a "life safety" sprinkler system, as approved by the fire department, shall be installed in all corridors.

SECTION 26: That section 8-184 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-184. Reserved.

SECTION 27: That section 8-290 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-290. Adoption by reference.

There is adopted by the city that certain code known as the California Plumbing Code, 2010 Edition, including the following appendices thereto: A, B, D, I and K, (hereinafter referred to in this article as the "Plumbing Code"), together with subsequent

supplements or amendments, which shall become effective, adopted and incorporated by reference into this Code on the date specified by the state building standards commission, unless otherwise specified. The plumbing code is adopted and incorporated by reference as fully set forth at length herein as provided for in section 419 of the Charter of the city, except for the changes to the plumbing code set forth in this chapter of this Code that specifically amend the plumbing code. Any previously enacted, unrepealed provision of this Code that amended a pre-2010 edition of the "Plumbing Code" shall also be construed as amending the applicable provision of the 2010 or later edition of the plumbing code. The plumbing code as amended, together with all other provisions of this article, shall be known as the city plumbing code.

SECTION 28: That section 8-301 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-301. Reserved.

SECTION 29: That section 8-308 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-308. Reserved.

SECTION 30: That section 8-340 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-340. Piping in the ground (California Plumbing Code Section 314.3).

Section 314.3 of the Plumbing Code is amended to read as follows:

314.3. Piping in the ground shall be laid on a firm bed for its entire length. Building drains, sewers and storm drain piping systems in the ground, and designed and approved at less than one (1) percent grade, shall be laid on a continuous firm bed, certified by a registered soils engineer as having a compaction level of not less than ninety (90) percent density. Where support is otherwise provided, it shall be approved per Section 301.0 of this code.

SECTION 31: That section 8-341 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-341. Reserved.

SECTION 32: That section 8-400 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-400. Reserved.

SECTION 33: That section 8-556 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-556. Adoption by reference.

There is adopted by the city that certain code known as the California Mechanical Code, 2010 edition and with appendices A and C and code standards therein (hereinafter referred to in this article as the "California Mechanical Code" "Mechanical Code" or "mechanical code"), together with subsequent supplements, amendments, or editions, which shall become effective, adopted, and incorporated by reference into this Code on the date specified by the state building standards commission, unless otherwise specified. The mechanical code is adopted and incorporated by reference as though fully set forth at length herein as provided for in section 419 of the Charter of the city, except for the changes to the mechanical code set forth in this chapter of this Code that specifically amend the mechanical code. Any previously enacted, unrepealed provision of this Code that amended a pre-2010 edition of the "Mechanical Code" shall also be construed as amending the applicable provision of the 2010 or later edition of the mechanical code. The mechanical code as amended, together with all other provisions of this article, shall be known as the city mechanical code.

SECTION 34: That section 8-557 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-557. Reserved.

SECTION 35: That section 8-558 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-558. Reserved.

SECTION 36: That section 8-559 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-559. Reserved.

SECTION 37: That section 8-560 of the Santa Ana Municipal Code is hereby deleted in its entirety:

Sec. 8-560. Reserved.

SECTION 38: The City Council of the City of Santa Ana hereby finds, determines and declares that adoption of section 8-570 amending California Mechanical Code Section 602.1 is necessary because of corrosion related to the high seasonal humidity in this coastal area which prevents moisture collecting in flexible ducting of evaporative cooling systems from draining and evaporating, contributing to the deterioration of the ductwork thereby endangering person's health and the environment.

SECTION 39: That section 8-570 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-570. Ducts--Material (Section 602.1).

Section 602.1 of the mechanical code is amended to read as follows:

602.1 General. Supply air, return air, and outside air for heating, cooling, or evaporative cooling systems shall be conducted through duct systems constructed of metal as set forth in the ANSI/SMACNA 006-2006 HVAC Duct Construction Standards - Metal and Flexible, or another approved duct construction standard. Rectangular ducts in excess of two (2) inches w.g. shall comply with the ANSI/SMACNA 006-2006 HVAC Duct Construction Standards - Metal and Flexible, or another approved duct construction standard. Ducts, plenums, and fittings may be constructed of concrete, clay, or ceramics when installed in the ground or in a concrete slab, provided the joints are tightly sealed.

In other than Group A, E, H, I, L, and R occupancies, high-rise buildings, and other applications listed in Section 1.11.0 regulated by the Office of the State Fire Marshal, corridors shall not be used to convey air to or from rooms if the corridor is required be of fire-resistive construction per the Building Code. In Group A, E, H, I, L, and R occupancies, high-rise buildings, and other applications listed in Section 1.11.0 regulated by the Office of the State Fire Marshal, corridors shall not be used to convey air to or from rooms except where permitted in accordance with Section 1018.5 of the California Building Code.

Exception: [OSHPD 1, 2, 3 & 4] (See Section 407.4.1.3).

Not permitted for [OSHPD 1, 2, 3 & 4] Concealed building spaces or independent construction within buildings may be used as ducts or plenums.

When gypsum products are exposed in ducts or plenums, the air temperature shall be restricted to a range from 50°F (10°C) to 125°F (52°C), and moisture content shall be controlled so that the material is not adversely affected. For the purpose of this section, gypsum products shall not be exposed in ducts serving as supply from evaporative coolers, and in other air-handling systems regulated by this chapter when the temperature of the gypsum product will be below the dew point temperature.

See Chapter 8 for limitations on combustion products venting systems extending into or through ducts or plenums.

See Chapter 5 for limitations on environmental air systems exhaust ducts extending into or through ducts or plenums.

Exhaust ducts under positive pressure and venting systems shall not extend into or pass through ducts or plenums. For appliance vents and chimneys, see Chapter 8.

EXCEPTION: Supply air duct, on the discharge side of an evaporative cooler, shall be conducted through rigid metal ducts constructed as set forth in the ANSI/SMACNA 006-2006 HVAC Duct Construction Standards - Metal and Flexible, or another approved duct construction standard, and unless prohibited by structural conditions shall be graded in the direction of the supply outlet. Factory-made air ducts complying with U.L. Standard No. 181 shall be limited to installation in a vertical position only.

Note: Vertical shall be defined as not more than forty-five (45) degrees from the vertical.

SECTION 40: That section 8-667 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-667. Adoption by reference.

There is adopted by the city that certain code known as the California Electrical Code 2010 Edition and the administrative provisions set forth herein, (hereinafter referred to in this article as the "Electrical Code") together with subsequent supplements, amendments, or editions, which shall become effective, adopted, and incorporated by reference into this Code on the date specified by the state building standards commission, unless specifically adopted prior to that date, of which not less than one (1) copy of said Code has been and is now on file in the office of the clerk of the council of the city pursuant to Health and Safety Code Section 18942(d)(1) and are made available for public inspection. The electrical code is adopted and incorporated by reference as though fully set forth at length herein as provided for in section 419 of the Charter of the city, except for the changes to the electrical code set forth in this chapter of this code that specifically amend the electrical code. Any previously enacted, unrepealed provision of this Code that amended a pre-2010 edition of the "Electrical Code" shall also be construed as amending the applicable provision of the 2010 or later edition of the electrical code. The electrical code as amended, together with all other provisions of this article, shall be known as the city electrical code.

SECTION 41: The City Council of the City of Santa Ana hereby finds, determines and declares that adoption of section 8-815 amending California Electrical Code Section 110.5 is necessary because earthquakes are a common occurrence in the local area; that earthquakes may cause electrical connections and screws to loosen, causing arcing

problems especially in the smaller sizes of aluminum wire; and that the above amendment is necessary to address the risk of fire due to such causes.

SECTION 42: That section 8-815 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-815. Conductors (Section 110.5).

Section 110.5 of the California Electrical Code is amended by adding a sentence to read as follows:

All sections of this California Electrical Code allowing the use of aluminum conductors are subject to the limitation that no aluminum conductor smaller than No. 4 AWG shall be used.

SECTION 43: The City Council of the City of Santa Ana hereby finds, determines and declares that adoption of section 8-942 amending California Electrical Code Section 334.12 is necessary because earthquakes are a common occurrence in the local area; that, unlike wire installed in conduit or raceways, non-metallic sheathed cable does not provide the degree of protection that is needed in the event of an earthquake; that exposed non-metallic sheathed cable is particularly hazardous; and that this amendment is necessary to assure that adequate protection is provided in the workplace and in other places of public gathering.

SECTION 44: That section 8-942 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-942. Uses not permitted (Section 334.12).

Section 334-12 334.12 of the California Electrical Code is amended to read as follows:

*Sec. 334.12. Uses Not Permitted.*

(A) Types NM, NMC and NMS. Types NM, NMC and NMS cables shall not be permitted as follows:

1. In any multifamily dwelling or other structure exceeding three floors above grade.

For the purpose of this section the first floor of a building shall be that floor that has 50 percent or more of the exterior wall surface area level with or above finished grade. One additional level that is the first level and not designed for human habitation and used only for vehicle parking, storage, or similar use shall be permitted.

Exception: An additional level shall be permitted where the renovation of attic, vehicle parking, or storage space creates a habitable floor level in an existing one-family dwelling.

2. Exposed in dropped or suspended ceilings in other than one- and two-family and multifamily dwellings
3. As service-entrance cable
4. In any nonresidential building or structure
5. In hoistways
6. Embedded in poured cement, concrete, or aggregate
7. In storage battery rooms
8. In hazardous (classified) locations

(B) Types NM and NMS. Types NM and NMS cables shall not be installed in the following:

1. Where exposed to corrosive fumes or vapors
2. Where embedded in masonry, concrete, adobe, fill, or plaster
3. In a shallow chase in masonry, concrete, or adobe and covered with plaster, adobe, or similar finish
4. In wet or damp locations

SECTION 45: That section 8-2000 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

#### **ARTICLE XI. PROPERTY MAINTENANCE CODE**

Sec. 8-2000. Adoption by reference.

There is adopted by the city that certain code known as the 2009 International Property Maintenance Code (hereinafter referred to as the "Property Maintenance Code"), together with subsequent supplements, amendments, or editions, which shall become effective, adopted, and incorporated by reference into this Code on each new official publication date of the International Property Maintenance Code, of which not less than one (1) copy of said Code has been and is now on file in the office of the clerk of the council of the city pursuant to Health and Safety Code Section 18942(d)(1) and are made available for public inspection. The said Code is adopted and incorporated as

fully as if set forth at length herein as provided for in section 419 of the Charter of the city, except for the changes to the property maintenance code set forth in this chapter of this Code that specifically amends the property maintenance code. Any previously enacted, unrepealed provision of this Code that amended a pre-2009 edition of the "Property Maintenance Code" shall also be construed as amending the applicable provision of the 2009 or later edition of the property maintenance code. The property maintenance code, as thus amended, together with all other provisions of this article, shall be known as the city property maintenance code.

(a) Section 302.8 of the Property Maintenance Code is amended to read as follows:

302.8 *Motor vehicles.* Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, unless within an enclosed structure, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Occupancy of any motor vehicle for the purpose of living, sleeping, eating or cooking shall only occur within an approved trailer park.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes. When auto repairs or maintenance occur on a property used for residential occupancy, only vehicles registered to the premises may undergo such repairs or maintenance.

(b) Section 304.3 of the Property Maintenance Code is amended to read as follows:

[F] 304.3 *Premises identification.* Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches (102 mm).

(c) Section 304.14 of the Property Maintenance Code is amended to read as follows:

304.14 *Insect screens.* Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used

for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

(d) Section 305.1.1 of the Property Maintenance Code is amended to read as follows:

305.1.1 *Unsafe conditions.* The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the California Building Code:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or loads effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

(e) Section 505.1 of the Property Maintenance Code is amended to read as follows:

505.1 *General.* Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the California Plumbing Code.

(f) Section 602 of the International Property Maintenance Code is amended to read as follows:

602.1 *Facilities required.* Heating facilities shall be provided in structures as required by this section.

602.2 *Residential occupancies.* Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the California Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.3 *Heat supply.* Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68 °F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the California Plumbing Code.

2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

602.4 *Occupiable work spaces.* Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 65 °F (18°C) during the period the spaces are occupied.

(g) Section 604.1 of the Property Maintenance Code is amended to read as follows:

604.1 *Facilities required.* Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605 of this Code.

*Service.* The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the California Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

SECTION 46: That section 8-2500 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-2500. Adoption by reference.

There is adopted by the city that certain code known as the Solar Energy Code, 2009 Edition, (hereinafter referred to in this article as the "Uniform Solar Energy Code" or "Solar Energy Code") save and except that portion entitled "Part I, Administrative," together with subsequent supplements, amendments, or editions, which upon the date of official publication, shall become effective, adopted, and incorporated by reference into this Code, unless otherwise specified, of which not less than one (1) copy of said Code has been and is now on file in the office of the clerk of the council of the city pursuant to Health and Safety Code Section 18942(d)(1) and are made available for public inspection. The solar energy code is adopted and incorporated by reference as though fully set forth at length herein as provided for in section 419 of the Charter of the city, except for the changes to the International Association of Plumbing and Mechanical Officials Uniform Solar Energy Code set forth in this chapter of this Code that specifically amend the International Association of Plumbing and Mechanical Officials Uniform Solar Energy Code. Any previously enacted, unrepealed provision of this Code that amended a pre-2009 edition of the "Solar Energy Code" shall also be construed as amending the applicable provision of the 2009 or later edition of the solar energy code. The solar energy code as amended, together with all other provisions of this article, shall be known as the city solar energy code.

SECTION 47: That section 8-2600 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-2600. Adoption by reference.

There is adopted by the city that certain code known as the Uniform Swimming Pool, Spa and Hot Tub Code, 2009 edition, save and except that portion entitled "Part I, Administrative" (hereinafter referred to in this article as the "Uniform Swimming Pool,

Spa and Hot Tub Code"), of which not less than one (1) copy of said Code has been and is now on file in the office of the clerk of the council of the city pursuant to Health and Safety Code Section 18942(d)(1) and are made available for public inspection. The uniform swimming pool, spa and hot tub code is adopted and incorporated by reference as though fully set forth at length herein as provided for in section 419 of the Charter of the city, except for the changes to the uniform swimming pool, spa and hot tub code set forth in this chapter of this Code that specifically amend the uniform swimming pool, spa and hot tub code. Any previously enacted, unrepealed provision of this Code that amended a pre-2009 edition of the uniform swimming pool, spa and hot tub code shall also be construed as amending the applicable provision of the 2009 or later edition of the uniform swimming pool, spa and hot tub code. The uniform swimming pool, spa and hot tub code, as amended, together with all other provisions of this article, shall be known as the city swimming pool, spa and hot tub code.

SECTION 48: That section 8-2800 is added to Chapter 8 of the Santa Ana Municipal code to read in full as follows:

## **ARTICLE XV. RESIDENTIAL CODE**

### **DIVISION 1. GENERALLY**

Sec. 8-2800. Adoption by reference.

There is adopted by the city that certain code known as the California Residential Code, 2010 Edition, based on the 2009 International Residential Code as published by the International Code Council, (hereinafter referred to in this article as the "Residential Code" or "California Residential Code"), (together with subsequent supplements or amendments shall become effective, adopted, and incorporated by reference into this Code on the date specified by the state building standards commission, unless otherwise specified), of which not less than one (1) copy of said Code has been and is now on file in the office of the clerk of the council of the city pursuant to Health and Safety Code Section 18942(d)(1) and are made available for public inspection. The Residential code is adopted and incorporated by reference as though fully set forth at length herein as provided for in section 419 of the Charter of the city, except for the changes to the Residential code set forth in this chapter that specifically amends the Residential Code. The Residential code, as thus amended, together with all other provisions of this article, shall be known as the city Residential code.

Appendices which are adopted pursuant to this section, are as follows:

Appendix H, Patio Covers

Appendix J, Existing Buildings and Structures

SECTION 49: That section 8-2600 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

DIVISION 2. AMENDMENTS.

Sec. 8-2810. Climatic and Geographic Design Criteria (Table R301.2(1)).

Table R301.2(1) is revised to read:

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP °	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>a</sup> (mph)	Topographic effects <sup>k</sup>		Weathering <sup>a</sup>	Frost line Depth <sup>b</sup>	Termite <sup>c</sup>					
Zero	85	No	D <sub>2</sub> or E	Negligible	12-24"	Very Heavy	43	No	See Exhibit B	0	60

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2( 4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard

areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.

h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

SECTION 50: That section 8-2811 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 8-2811. Masonry stem walls (Section R403.1.3).

Section R403.1.3 is amended to read as follows:

In Seismic Design Categories D0, D1 and D2 masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family dwellings which are three stories or less in height and constructed with stud bearing walls, plain concrete footings without longitudinal reinforcement supporting walls and isolated plain concrete footings supporting columns or pedestals are permitted.

SECTION 51: That section 8-2900 is added to Chapter 8 of the Santa Ana Municipal code to read in full as follows:

## ARTICLE XV. GREEN BUILDING STANDARDS CODE

Sec. 8-2900. Adoption by reference.

There is adopted by the city that certain code known as the California Green Building Standards Code, 2010 Edition, as published by the International Code Council, (hereinafter referred to in this article as the "California Green Building Standards Code"), (effective, adopted, and incorporated by reference into this Code on the date specified by the state building standards commission, unless otherwise specified), of which not less than one (1) copy of said Code has been and is now on file in the office of the clerk of the council of the city pursuant to Health and Safety Code Section 18942(d)(1) and are made available for public inspection. The Green Building Standards code is adopted and incorporated by reference as though fully set forth at length herein as provided for in section 419 of the Charter of the city. The California Green Building Standards code, as thus amended, together with all other provisions of this article, shall be known as the city Green Building Standards code.

SECTION 52: That section 14-1 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-1. Adoption of the International Fire Code, 2009 Edition, and the California Fire Code, 2010 Edition.

There is hereby adopted by the city that certain code known as the "International Fire Code, 2009 Edition and the California Fire Code 2010 Edition," and the whole thereof including the Appendices therein, errata issued during and after the publishing date, save and except such portions as are hereinafter deleted or amended, of which code not less than one (1) copy has been and is now on file in the office of the clerk of the council of the city pursuant to Health and Safety Code Section 18942(d)(1) and are made available for public inspection. The said code is adopted and incorporated as fully as if set forth at length herein and, subject to all amendments set forth in this article, shall be in effect within the city from the effective date of this article. Any provision of this article amending the above mentioned codes shall be construed as amending the 2009 and 2010 editions thereof including such provisions enacted prior to this adoption of the said 2009 and 2010 editions and not thereafter repealed. The said International Fire Code, 2009 edition and the California Fire Code 2010 edition, as thus amended, together with all other provisions of this article, shall be known as the "Fire Code of the City of Santa Ana."

SECTION 53: That section 14-10 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-10. Historical property.

(a) This section applies only to buildings, or portions thereof, which have been designated as historical property pursuant to section 30-1 of the Santa Ana Municipal Code, and which would require either the installation of an automatic sprinkler system, or the installation of one (1) or more fire hydrants with appurtenant water supply, or both, in order to comply with the California Fire Code as amended by this article, by reason of the additions, alterations or repairs or changes of occupancy proposed for such building.

(b) An automatic sprinkler system shall be installed in any portion of such building which is to be used as a place of public assemblage or a Group H occupancy, as defined in the building code of the City of Santa Ana.

(c) Subject to the overriding requirement of paragraph (b) of this subsection, changes to buildings within the scope of this section shall be subject to approval on the following standard: Installations of automatic sprinkler systems or fire hydrants shall be required only to the extent necessary to avoid an increase in the risk of fire occurring, the danger to life in the event of fire, or the difficulty of fire suppression or to avoid a prolongation of any especially hazardous situation. The need of such installations or alternative fire protection requirements shall be evaluated in view of any modifications in building safety standards due to application of the state historical buildings code, and the fire marshal shall coordinate his review with that of the building official in this regard. The fire marshal may impose alternative fire protection requirements on building changes within the scope of this section as appropriate to maintain this standard and shall waive any requirement of this section which is inconsistent therewith.

(d) The fire marshal shall give priority to building changes within the scope of this section which are submitted for his review by the community redevelopment agency.

**SECTION 54:** The City Council of the City of Santa Ana hereby finds, determines and declares that adoption of Section 14-21 amending California Fire Code section 202, Definition #2 is necessary due to the climatic and geographic conditions of high winds and low humidity. This combination of events creates an environment that is conducive to rapidly spreading fire. Control of such fire requires rapid response. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Also the City is located in the middle of the seismically active area identified as Seismic Zone 4. The viability of the public water system would be questionable after a large earthquake leaving tall buildings vulnerable to uncontrolled fires and the inability to pump sufficient quantities of water to upper floors.

**SECTION 55:** That section 14-21 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-21. Definitions (Section 202).

Section 202 of the California Fire Code is adopted in its entirety, except for the following amendment revising the definition of High-Rise and adding a definition for Planned Unit Development building as follows:

HIGH-RISE BUILDING. As used in this Code:

1. "Existing high-rise structure" means a high-rise structure, the construction of which is commenced or completed prior to July 1, 1974.
2. "High-rise structure" means every building of any type of construction or occupancy having floors used for human occupancy located more than 55 feet above the lowest floor level having building access (see California Building Code, Section 403.1.2), except buildings used as hospitals as defined in Health and Safety Code Section 1250.
3. "New high-rise structure" means a high-rise structure, the construction of which is commenced on or after July 1, 1974.

PLANNED UNIT DEVELOPMENT (PUD) or PLANNED RESIDENTIAL UNIT DEVELOPMENT. As used in this Code, is a private residential subdivision or partition of land resulting in three or more dwelling units; as approved and recorded in accordance with local planning and zoning regulations.

SECTION 56: That section 14-23 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-23. Accidental alarms (Section 401).

Section 401.9 is added to the California Fire Code, to read as follows:

#### 401.9 Accidental Alarms

(a) As used herein, the following terms shall have the following meanings:

"Accidental alarm" means an alarm, message, signal, or notice received by the fire department as a result of the failure of a fire alarm system to function properly.

"Manually activated alarm system" means a nonresidential alarm system which is activated while the business is open and/or occupied and activated by the deliberate acts of an employee, or a residential alarm system designed to be activated by a tenant from within a residential unit. It does not include manual pull stations activated from areas accessible to the public.

"Automatic alarm system" means an alarm system other than a manually activated alarm system. It does not include manual pull stations activated from areas accessible to the public.

(b) When accidental alarms are received by the fire department, the fire chief is authorized to demand that the user of the responsible fire alarm system correct, replace, or disconnect such system.

(c) Except as otherwise provided in subsection (d) of this section, any person having an alarm system which results in a fire department response in which the alarm proves to be an accidental alarm shall pay a penalty assessment fee to the city as follows:

(1) Accidental alarms received by the city fire department from automatic alarm systems which are in excess of the maximum allowable number, as set forth in paragraph (3) of this subsection, shall result in an automatic alarm penalty assessment in such amount as shall be set by resolution of the city council.

(2) Alarms from manually activated alarm systems which are in excess of the maximum allowable number of false alarms, as set forth in paragraph (3) of this subsection, shall result in a manually activated alarm penalty assessment in such amount as shall be set by resolution of the city council.

(3) Penalty assessments shall be made for accidental alarms which number more than one (1) in any thirty-day period; or more than two (2) within any ninety-day period; or more than three (3) within any one-year period.

(d) Commencing with the date of a new alarm installation and continuing until the date six (6) months thereafter, or until there have been three (3) accidental alarms from such new alarm installation, whichever first occurs, subsection (c) of this section shall not apply to accidental alarms from such new alarm installation.

(e) The fire chief reserves the right to discontinue response by fire department personnel to any location of a silent or audible alarm when:

(1) The alarm user has been given written notice and assessed six (6) penalty assessments within a one-year period; or

(2) The alarm user has failed to pay any such penalty assessment.

Reinstatement may occur when the alarm user has taken steps to eliminate or correct the problem(s) and has documented the corrective action in writing to the fire chief.

SECTION 57: That section 14-25 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-25. Access roadways for apparatus (Section 503).

(a) Subsection 503.1.1 of the California Fire Code is amended to read as follows:

(a) *Required construction.* Every building or portions of buildings hereafter constructed shall have fire apparatus access roadways. Such access roadways shall provide two (2) separate but interconnected means of ingress and egress. Access shall be at least twenty (20) feet in clear width. A forty-foot outside and twenty-foot inside radius shall be provided wherever they make a turn. The total width shall be continuously paved to accommodate sixty thousand (60,000) pounds and shall not exceed the angle of departure (eight (8) degrees or fourteen (14) percent) for fire apparatus on any slope. Access roadways shall have a vertical clearance of not less than thirteen (13) feet six (6) inches above the finished driveway surface.

EXCEPTIONS:

1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.
2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 901.4.3.
3. When there are not more than two (2) Group R, Division 3 or Group U Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, firefighting or rescue operations would not be impaired.
4. When access roadways cannot be installed in accordance to the ordinance due to in fill projects, and land or parcel constraints, the Chief may require enhanced fire protection by method of construction, compartmentalization and or fire separation construction.

(b) *Extent.* The access roadway shall be extended to within one hundred fifty (150) feet of all portions of the exterior walls of the first story of any building. Where the access roadway cannot be provided, approved fire protection system or systems shall be provided as required and approved by the fire marshal.

(c) *Fire protection alternate.* Where fire protection systems approved by the fire marshal are provided, the above required clearance may be modified.

(d) *Oversizing.* The fire marshal shall have the authority to require an increase in the minimum access width where such width is not adequate for fire or rescue operations.

(b) Subsection 503.7 is added to the California Fire Code to read as follows:

503.7 Planned Unit Development Access.

(a) Road widths. Access roadways or streets in a PUD shall comply with the provisions of Santa Ana Municipal Code Sections 14-24 and 14-25 as well as the road widths as follows:

28 feet wide when parking is not allowed on either side of the roadway.

32 feet wide when parking is not allowed on only one side of the roadway and,

36 feet wide when parking is not restricted.

(b) Dead Ends. Dead end fire department access roads shall be in accordance with Santa Ana Municipal Code Section 14-25.

(c) Cul-de-sacs. Cul-de-sacs shall be maintained clear and unobstructed as required by Santa Ana Municipal Code Section 14-25.

(c) Subsections 503.2, 503.2.1, 503.2.2, 503.2.3, 503.2.4 of the California Fire Code are deleted.

(d) Subsection 503.4 of the California Fire Code is amended to read as follows:

503.4 Obstruction of emergency access lanes.

(a) Obstructing emergency access lane.

(1) The required width of any fire apparatus access road shall not be obstructed in any manner. Minimum required widths and clearances established under this section shall be maintained at all times.

(2) No person shall cause or permit any vehicle, including, but not limited to, automobile, motorcycle, truck, bicycle or any other vehicle in his control or ownership, to be stopped in an area designated for emergency vehicles.

(3) This section applies to all non-emergency vehicles whatsoever, attended or unattended, stopped for any length of time except when necessary to avoid conflict with other traffic or in compliance with directions of a police officer or fireman.

(4) Any vehicle found in violation of this section may be towed at the owner's or operator's expense at the request of any Santa Ana police officer, parking control officer, California Highway Patrol officer, Orange County deputy sheriff or any fire department personnel described in section 1-18 of this Code.

(b) Infraction violations. Any violation of this subsection 503.4 shall be deemed an infraction.

SECTION 58: The City Council of the City of Santa Ana hereby finds, determines and declares that adoption of Section 14-27 amending California Fire Code section 507 is necessary due to climatic conditions of high winds and low humidity. Combined with high density city population conditions may be conducive to rapidly spreading fires. These climatic conditions and winds contribute to the rapid spread of even small fires originating in high density housing therefore creating a need for increases fire protection. This amendment defines fire flow, fire sprinkler and fire hydrant placement requirements.

SECTION 59: That section 14-27 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-27. Fire flow requirements (Section 507).

(a) Subsection 507.1 of the California Fire Code is amended to read as follows:

507.1. Required water supply for fire protection.

No building shall hereafter be constructed which would require a fire flow of more than five thousand five hundred (5,500) gallons per minute. No existing building shall be added to, altered, or changed in the character of

its occupancy so as to increase its required fire flow above five thousand five hundred (5,500) gallons per minute. No existing building which currently requires a fire flow of more than five thousand five hundred (5,500) gallons per minute shall be added to, altered, or changed in the character of its occupancy if such addition, alteration or change would increase the fire flow required for such building.

No building shall hereafter be constructed, and no additions, alterations, or repairs shall be made to an existing building within any twelve-month period which exceed twenty-five (25) percent of its value, and no existing building shall be changed in the character of its occupancy so as to increase the fire flow required for such building, unless fire hydrants and appurtenant water supply capable of delivering the fire flow that will be required for such building, with a residual pressure measured at the hydrant outlet of not less than twenty (20) pounds per square inch during times of average daily consumption, are located in accordance with the following distance limitations:

1. In any case where this requirement applies solely by reason of additions, alterations, or repairs to an existing building; and in the case of new construction of a building designed for Group R, Division 3 occupancy, as defined in the building code of the City of Santa Ana, or building or structure accessory thereto: the required hydrant or hydrants must be located within five hundred (500) feet of all portions of the exterior walls of the building or be protected. Such required hydrant or hydrants may be located either on a public street or on the site of the premises to be protected.
2. In all other cases: the required hydrant or hydrants shall be located on the site of the premises to be protected, except that any required hydrant may be located on a public street if such location is within one hundred fifty (150) feet of all portions of the exterior walls of the building to be protected.

Where more than one (1) fire hydrant is located on the site of the premises to be protected, or where a combination of hydrants located on such site and a public street are used to meet the distance requirements, the required fire flow in gallons per minute may be divided between such hydrants provided:

1. That the combination of hydrants will deliver the required flow, and
2. That no single hydrant has a flow of less than one thousand five hundred (1,500) gallons per minute with a residual pressure

measured at the hydrant outlet of not less than twenty (20) pounds per square inch during times of average daily consumption.

Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains, or other fixed system capable of supplying the required fire flow, subject to the approval of the fire marshal. The precise location, number and type of fire hydrants connected to a water supply to be provided in accordance with this subsection shall be subject to the approval of the fire marshal. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 503.

No use of an existing building, or any portion thereof, for either a place of assemblage or a Group H occupancy, as defined in subsections 903.2.1 and 903.2.5, shall be initiated or expanded unless the building as a whole will comply with the requirements of this subsection 507.1 such as would apply to the new construction of such building for the same uses.

For purposes of this section, an existing building or structure shall be deemed to have a value equal to the current cost of construction of a building or structure of the same size and type of construction. In determining such value, the fire marshal shall be guided by the most recent building valuation data published by the International Conference of Building Officials.

In determining the fire flow requirements for any building, structure, or fire area, the fire marshal shall proceed in accordance with the standards set forth in that certain "Santa Ana Fire Department Guide for Determination of Fire Flows," of which not less than one (1) copy is on file in the office of the clerk of the council of the City of Santa Ana.

(b) Subsection 507.3 of the California Fire Code is amended to read as follows:

#### 507.3. Fire Flow Methods.

An automatic sprinkler system must be installed in buildings hereafter constructed, or when additions, alterations, or repairs are such as to require the building to comply with all the requirements of the building code of the City of Santa Ana for new buildings, in either of the following circumstances:

- The building would require a fire flow of more than two thousand five hundred (2,500) gallons per minute if such system were not installed;

- The building exceeds two stories in height.

EXCEPTIONS:

1. Group R occupancies as defined in California Fire Code Section 903.2.8.

2. Open free standing parking structures, whether or not such structures exceed two (2) stories in height, constructed of noncombustible materials above grade, and meeting all of the provisions of the building code of the City of Santa Ana and National Fire Protection Association Standard 88A, need not be provided with automatic fire sprinkler unless such sprinklers would be required due to the area and height limitations of the building code of the City of Santa Ana or the estimated fire flow exceeds five thousand five hundred (5,500) gallons per minute. Where a conflict exists between the building code of the City of Santa Ana and National Fire Protection Association Standard 88A, the more restrictive requirement shall apply.

(c) Subsections 507.5 and 507.5.1 of the California Fire Code are deleted.

(d) Subsection 507.5.2 of the California Fire Code is amended to read as follows:

507.5.2 Private Hydrant Testing.

Private hydrant systems shall be inspected and serviced annually, and the owner shall correct any deficiencies immediately. Hydrants shall be flushed, valves operated and caskets and caps inspected. Hydrant paint shall be maintained in good conditions.

SECTION 60: That section 14-28 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-28. Parade floats (Section 315.5).

Section 315.5 is added to the California Fire Code to read as follows:

Section 315.5 Parade Floats.

Section 315.5.1 Decorative Materials. Decorative materials on parade floats shall be non-combustible or flame retardant.

Section 315.5.2 Fire Protection. Motorized parade floats and towing apparatus shall be provided with a minimum 2A10BC rated portable extinguisher readily accessible to the operator.

SECTION 61: That section 14-29 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-29. Emergency and Standby Power Systems (Section 604).

Subsection 604.2.14 of the CFC is amended as follows:

High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access. Standby power, lights and emergency systems in high-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department access shall comply with the requirements of Sections 604.2.14.1 through 604.2.14.3.

SECTION 62: The City Council of the City of Santa Ana hereby finds, determines and declares that adoption of Section 14-30 amending the California Fire Code section 903 is necessary due to artificially created topographic conditions. The City is 27 square miles with a population in excess of 350,000 with extensive traffic congestion. Depending on time of day and climatic conditions response times may be impacted. Therefore those occupancies that have the potential to large loss of life (Type "A") and those that have the highest potential for conflagration (Type "H") make it necessary to provide automatic on-site fire extinguishing systems in order to protect occupants and property.

SECTION 63: That section 14-30 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-30. Installation of automatic sprinkler systems (Section 903).

(a) Subsection 903.2.1 of the California Fire Code is amended as follows:

903.2.1 Places of Public Assemblage

An automatic sprinkler system must be installed in any portion of a building whether newly constructed or preexisting, in or into which the following use is initiated or expanded. A place of public assemblage which provides for the gathering together of one hundred (100) or more persons, for such purposes of deliberation, education, instruction, worship activities, entertainment, amusement, or the awaiting of transportation, or in a dining or drinking establishment. The nearest level of exit discharge, regardless of occupancy classification must be provided with automatic sprinklers.

(b) Subsection 903.2.5.1 of the California Fire Code is amended as follows:

903.2.5.1 Group H Occupancies.

An automatic sprinkler system must be installed in any portion of a building, whether newly constructed or preexisting, in or into all H occupancies as defined by the City of Santa Ana building code.

(c) Subsections 903.2.4, 903.2.6, 903.2.7, 903.2.8, 903.2.9.1, 903.2.9.2, 903.2.10 and 903.2.9 of the California Fire Code are subject to sprinkler requirements stated in City of Santa Ana Municipal code section 14-30 subsection 507.3 or the California Fire Code; whichever is more restrictive.

(d) Subsection 903.3.7 of the California Fire Code is amended as follows:

903.3.7 Fire department connections.

All sprinkler systems shall have the Fire Department pumper connection located at the property line, on the address side of the building as close as practical to the public hydrant.

(e) Subsections 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5 of the California Fire Code are deleted.

SECTION 64: The City Council of the City of Santa Ana hereby finds, determines and declares that adoption of Section 14-31 amending California Fire Code section 907 sections 907.2.13 and 907.7.3.2 is necessary due to the climatic and geographic conditions of high winds and low humidity. This combination of events creates an environment that is conducive to rapidly spreading fire. Control of such fire requires rapid response. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Also the City is located in the middle of the seismically active area identified as Seismic Zone 4. The viability of the public water system would be questionable after a large earthquake leaving tall buildings vulnerable to uncontrolled fires and the inability to pump sufficient quantities of water to upper floors.

SECTION 65: That section 14-31 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-31. High rise amendments (Section 907).

(a) Subsection 907.2.13 of the California Fire Code is amended as follows:

907.2.13 High-rise buildings and Group I-2 occupancies.

Buildings with a floor used for human occupancy located more than 55 feet above the lowest level of fire department vehicle access shall be provided with an automatic fire alarm system and an emergency voice/alarm communication system in accordance with 907.6.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412 of the California Building Code.
2. Open parking garages in accordance with Section 406.3 of the California Building Code.
3. Low-hazard special occupancies in accordance with Section 503.1.1 of the California Building Code.

(b) Subsection 907.7.3.2 of the California Fire Code is amended as follows:

907.7.3.2 High-rise buildings and Group I-2 occupancies.

In buildings with a floor used for human occupancy that is located more than 55 feet above the lowest level of fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes.
4. Other approved types of automatic fire detection or suppression systems.

SECTION 66: That section 14-49 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-49. Deletions from the California Fire Code.

The following parts of the California Fire Code are hereby deleted:

Appendix A - Board of Appeals

Appendix B - Fire Flow Requirements for Buildings

Appendix C - Fire Hydrant Locations and Distribution

Appendix D - Fire Apparatus Access Roads

Chapter 4 in its entirety Exceptions: Sections 401, 402, 403 and 407 as adopted by SFM.

SECTION 67: That section 14-55 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-55. Sale of safe and sane fireworks; hours of sale.

No person shall display, sell, or engage in the business of selling safe and sane fireworks without first having obtained a permit to do so as hereinafter provided. No person shall sell any type of fireworks at any time except from 12:00 noon through 10:00 p.m. on July 1st; from 10:00 a.m. through 10:00 p.m. on July 2nd and 3rd; and from 10:00 a.m. through 8:00 p.m. on July 4th of any year.

SECTION 68: That section 14-56 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-56. Permits, issuance.

(a) Permits for the sale of safe and sane fireworks shall be issued only to bona fide nonprofit organizations as recognized by the State of California organized for charitable, fraternal, patriotic service or religious purposes with their principal and permanent meeting place within the City of Santa Ana, and at least fifty (50) per cent of the members residing within the city limits.

(b) Permits for the sale of safe and sane fireworks shall limit each sponsoring organization to a single location in any given year.

(c) Such permits shall expire on July 4th at 8:00 p.m. of the year of issuance.

SECTION 69: That section 14-57 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-57. Application for permit.

The number of fireworks booths allowed to operate in the City of Santa Ana will be limited to a maximum of 85 booths. Organizations that received a permit to operate a firework booth in the previous year will have their operational permit automatically renewed as long as the organization still meets the requirements listed in section 14-56, and have not had any violations of these regulations during the past operational season.

If the number of returning organizations is less than 85 the open fireworks booth operation positions shall be filled by lottery during the following year fireworks season.

Lottery applications for a permit to operate a fireworks booth in the City of Santa Ana must be received at Santa Ana Fire headquarters no later than 5:00 pm on April 15th of the year the permit is to be issued. Lottery applications must be complete and all supporting documents included with the application. Lottery applications need not have the booth location, State Fire Marshal permit, or insurance documents submitted until after the lottery is drawn.

If the Fire Chief determines that a lottery is to be run the lottery will be drawn on the first working day after April 20th.

Returning organization applications and the remaining documentation for selected lottery groups must be received at Santa Ana Fire headquarters no later than 5:00 pm on May 1st of the year the permit is to be issued.

All fireworks booth permit applications submitted with insufficient information or missing documentation must be corrected before May 31st of the same year, or the first working day after May 31st if May 31st lands on a weekend.

SECTION 70: That section 14-58 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-58. Fee.

The fee for such permit shall be established by resolution of the city council.

SECTION 71: That section 14-61 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-61. Clean premises deposit.

(a) Prior to erecting any such stand, the permittee shall deposit an amount to be set by resolution of the city council, or post a bond in such amount, with the City of Santa Ana to assure the city that the permittee will remove the stand, equipment, materials, and all rubbish from the premises upon which the stand is located, to the satisfaction of the fire chief, before midnight, July 11th, of the year for which such permit is granted.

(b) If the stand, equipment, materials, and rubbish are removed within the said period of time to the satisfaction of the fire chief, its City or its agents or employees, the said cash or bond shall be returned to the permittee.

(c) If the premises are not put in proper order, as determined by the fire chief, the city or its agents or employees may enter upon the property to do everything necessary to clear the premises, and said cash or bond shall be forfeited as liquidated damages for breach of condition subsequent to the permit. As a condition to the

permittee's acceptance of the permit, it is expressly agreed that the city or its agents shall have authority to enter upon the premises to carry out the provisions of this section.

SECTION 72: That section 14-70 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-70. Electric circuits.

Electrical circuits, wiring, devices and lighting are prohibited in temporary stands unless such installation has been made under a valid electrical permit obtained at the city's department of planning and building. No permit shall be required for battery-operated portable lighting devices.

SECTION 73: That section 14-72 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-72. Trash removal.

All trash shall be removed from the premises and the fireworks stand each evening at the close of business and at regular intervals during hours of operation.

SECTION 74: That section 14-74 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-74. Fireworks; public display.

Notwithstanding any other provisions of this article, the fire chief at his discretion may grant permits for public displays of fireworks under his supervision. Applications for such public display permits shall be filed with the fire chief not less than fifteen (15) days before the public display and shall be accompanied by a detailed statement of the pyrotechnic devices to be used in display. If such permit is granted, no pyrotechnic devices shall be discharged except as listed in the statement and the fire chief may, in granting such permit, eliminate from said statement of pyrotechnic devices, any items as he deems hazardous or an unacceptable risk to public safety. Such public display shall be under the supervision of the fire chief or such persons as he shall designate. The fee for the public pyrotechnic display permit shall be established by resolution of the city council. Such display shall be held at the place and time as designated in the permit. The application for such permit shall comply with the provisions of Title 19 California Code of Regulations, Chapter 6; Fireworks. The denial of an application may be appealed to the uniform code appeals board.

SECTION 75: That section 14-76 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

Sec. 14-76. Exceptions.

Nothing in this article shall be construed to prohibit the use of fireworks by railroads or other transportation agencies for signal purposes or illumination or the sale or use of blank cartridges for a show or theater performance, or for signal purposes in athletics or sports, or for use by military organizations.

SECTION 76: That section 14-78 of the Santa Ana Municipal Code is hereby amended such that it reads as follows:

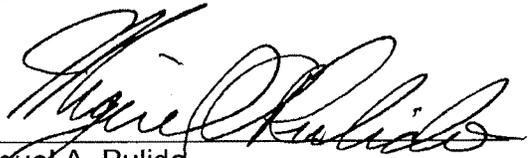
Sec. 14-78. Prohibited areas.

No persons shall sell, store, display, or discharge any fireworks of any type in any public oil or gasoline station, or on any premises where gasoline or other inflammable liquids are stored or dispensed. No person shall sell, store, display, or discharge any fireworks of any type in any permanent structure, nor within forty (40) feet of the same, except that any purchaser may discharge fireworks in conformance with these regulations in front of his own residence.

SECTION 77: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Santa Ana hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 78: Neither the adoption of this ordinance nor the repeal hereby of any ordinance shall in any manner affect the prosecution for violation or ordinances, which violations were committed prior to the effective date hereof, nor be construed as affecting any of the provisions of such ordinance relating to the collection of any such license or penalty or the penal provision applicable to any violation thereof, nor to affect the validity of any bond or cash deposit in lieu thereof, required to be posted, filed or deposited pursuant to any ordinance and all rights and obligations there under appertaining shall continue in full force and effect.

ADOPTED this 15th day of November, 2010

  
Miguel A. Pulido  
Mayor

APPROVED AS TO FORM:  
Joseph W. Fletcher, City Attorney

By:   
Ryan O. Hodge  
Assistant City Attorney

YES: Councilmembers: Alvarez, Benavides, Bustamante, Martinez, Pulido  
Tinajero, Sarmiento (7)

NOES: Councilmembers: None (0)

ABSTAIN: Councilmembers: None (0)

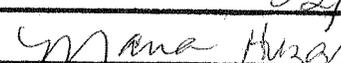
NOT PRESENT: Councilmembers: None (0)

**CERTIFICATE OF ATTESTATION AND ORIGINALITY**

I, MARIA D. HUIZAR, Clerk of the Council, do hereby attest to and certify that the attached Ordinance No. NS-2810 to be the original ordinance adopted by the City Council of the City of Santa Ana on November 15, 2010 and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: 11/18/2010

  
Clerk of the Council  
City of Santa Ana

THE FOREGOING DOCUMENT IS A FULL, TRUE & CORRECT COPY OF	
<input checked="" type="checkbox"/>	THE ORIGINAL ON FILE IN THIS OFFICE.
<input type="checkbox"/>	THE ORIGINAL ON FILE IN _____
ATTEST:	<u>02/09</u> 20 <u>11</u>
BY:	<u></u>
CLERK OF THE COUNCIL, CITY OF SANTA ANA	

THE COUNCIL OF THE CITY OF SANTA ANA  
BY \_\_\_\_\_  
ATTEST \_\_\_\_\_  
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