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

March 3, 2011

Jim Miller, Director of Building and Planning
Building and Safety Division
City of Big Bear Lake
P.O. Box 10000
Big Bear Lake, CA 92315-8900

Dear Mr. Miller:

This letter is to acknowledge receipt on January 10, 2011 of the City of Big Bear Lake submittal pertaining to Ordinance No. 2010-411with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

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

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

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

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

City of Big Bear Lake

BUILDING AND SAFETY DIVISION

January 6, 2011

Mr. David Walls, Executive Director
California Building Standards Commission
2525 Natomas Park Dr., Suite 120
Sacramento CA 95833

RE: CITY OF BIG BEAR LAKE, BUILDING/CALIFORNIA CODES ORDINANCE

Dear Mr. Walls:

The City of Big Bear Lake has adopted the current 2010 Editions of the California Building Codes.

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

I am hereby transmitting one certified copy of the City Ordinance which amends the Codes, including the findings justifying the amendments expressly marked and identified to which amendment each finding refers.

Please provide confirmation that such materials have been received and filed by your office. The local amendments were adopted by the Big Bear Lake City Council on November 22, 2010 and took effect January 1, 2011.

If additional information is desired, please telephone this office at 909-866-5831.

Sincerely,

Jim Miller, Director of Building and Planning

Attachments: City of Big Bear Lake Ordinance No. 2010-411

City of Big Bear Lake Civic Center
39707 Big Bear Boulevard, P.O. Box 10000, Big Bear Lake CA 92315-8900
909/866-5831 • Fax 909/878-4511

ORDINANCE NO. 2010-411

AN ORDINANCE OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ADDING AND AMENDING TITLE 15 OF THE BIG BEAR LAKE MUNICIPAL CODE PERTAINING TO THE CONSTRUCTION AND MAINTENANCE OF BUILDINGS, HOUSING, AND FIRE PREVENTION BY ADOPTING THE 2010 CALIFORNIA BUILDING STANDARDS CODE AS FOUND IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS COMPRISING THE CALIFORNIA ADMINISTRATIVE CODE, 2010 EDITION; CALIFORNIA BUILDING CODE, VOLUMES 1 & 2 AND APPENDICES B, H,& J OF VOLUME 2, 2010 EDITION;THE CALIFORNIA RESIDENTIAL CODE AND APPENDICES G, H, J & O, 2010 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2010 EDITION; THE CALIFORNIA MECHANICAL CODE, 2010 EDITION; THE CALIFORNIA PLUMBING CODE, 2010 EDITION; THE CALIFORNIA ENERGY CODE, 2010 EDITION; THE CALIFORNIA HISTORICAL BUILDING CODE, 2010 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2010 EDITION; THE CALIFORNIA FIRE CODE AND APPENDICES CHAPTER 4A, A, B, BB, CC, D, H, I & J AND ERRATA, 2010 EDITION; THE CALIFORNIA EXISTING BUILDING CODE, 2010 EDITION; THE CALIFORNIA REFERENCE STANDARDS CODE, 2010 EDITION; AND ADOPTING BY REFERENCE TABLES 3A THROUGH 3H OF THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION; AND THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; AND REPEALING ORDINANCE 2008-376

WHEREAS, Government Code Sections 50022, et seq. and California Health & Safety Code Section 17922 empowers the City of Big Bear Lake ("City") to adopt by reference the California Building Standards Code as found in Title 24 of the California Code of Regulations; and

WHEREAS, in 2008 the City Council adopted Ordinance 2008-376 adopting the 2007 California Building Standards Code with certain amendments; and

WHEREAS, in 2008 the City Council adopted Ordinance 2008-376 amending the 2007 California Building Standards Code to require fire-resistive construction; and

WHEREAS, in 2008 the City Council adopted Ordinance 2008-376 amending the 2007 California Building Standards Code to require additional snow load requirements; and

WHEREAS, the California Building Standards Commission recently adopted new amendments to the California Building Standards Code; and

WHEREAS, California Health & Safety Code, Section 17958.5 authorizes cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City Council finds and determines that certain local climatic, geological or topographical conditions applicable to the City include, but are not limited to, the following:

(a) The City has a rural setting with many structures located on parcels such that their distance from the public right-of-way make it difficult for the address of the posted premises to be visible from the public right-of-way. Additionally, the absence of street lighting within

significant portions of the City makes it difficult for emergency personnel to identify premises address numbers posted on structures. Therefore, it is reasonable to require the posting of an additional street address number sign adjacent to the property entrance when structures on the property are long distances from the public right-of-way. It is also reasonable to require internally illuminated street address number signs on structures located within the City and therefore amend Section 501 of the 2010 California Building Code and Section R319 to the California Residential Code to require illuminated street addressing.

(b) The City is located in an area, which due to its topography is highly susceptible to fires, strong winds and extreme weather conditions such as wind driven rain and snow. In other communities these similar climatic and vegetation conditions have contributed to the loss of or injury or damage to life and property, including 450 homes in the Bellaire fire of 1961, 187 homes in the Chatsworth fire of 1970, 50 homes in the Mandeville Canyon fire of 1978, 262 homes in the Anaheim fire of 1982, 71 homes in the Baldwin Hills fire in 1985, 33 homes in the Porter Ranch/Granada Hills fire of 1988, 420 homes in the Santa Barbara fire of 1990, 3,300 homes in the Oakland fire of 1991, and 135 homes in the 2003 Grand Prix Fire . Since 2003, 1435 homes have been destroyed in the foothills and mountains of San Bernardino County; 993 in the Old Fire and most recently 262 in the Slide Fire and 175 in the Grass Valley Fire. It is reasonable to require exterior walls, roof eaves, exterior decks, roof ventilators, attics and under-floor areas of residential construction to meet a higher level of fire-resistive construction standards than the fire-resistive construction standards applied to residential construction elsewhere in California. Therefore it is reasonable to amend Chapter 7A of the 2010 California Building Code and add the amended Chapter 7A to the 2010 California Residential Code to require fire-resistive construction in all new buildings, additions and remodels for exterior walls, roof eaves, exterior decks, roof ventilators, attics and under floor areas.

(c) According to the Big Bear Lake Fire Protection District, based on the California Building Code Standards 2010 edition, Standard 15-2, Class "A" roofing affords a much greater degree of fire protection which is more appropriate than Class "B" roofing for the peculiar weather conditions of the City. Fires occurring in homes with Class "B" roofing place a greater demand on District Firefighters than fires occurring in homes with Class roofing and as such, diminish the District's ability to control and prevent the spread of fire to surrounding property and residents. Therefore, based on the City's climatic, geology and topographic conditions, it is reasonable to require all occupancies to be constructed with "Class A" roofing material and therefore amend Section 1505 of the 2010 California Building Code and Section R905 of the California Residential Code.

(d) Existing wood shingle and wood shake roofs were installed prior to the implementation of requirements for installations within severe climate areas. Additionally, existing wood shingle and wood shake roofs provide for poor anchorage of fasteners intended to anchor new roof materials, as the fasteners split the weathered and brittle wood shingles and shakes. Therefore, it is reasonable to prohibit the installation of new roofing over existing wood shingle or wood shake roofs even though this practice is permitted elsewhere in California and therefore amend Section 1510 of the 2010 California Building Code and Section R907 of the 2010 California Residential Code.

(e) The City is located in an area, which due to its climate is susceptible to variable rates of snowfall during the year. The climatic conditions of the City require that the Building Official establish snow load requirements for buildings constructed within the City as specified in the California Building Code. Therefore, the Building Official has determined on the basis of the review of empirical data related to snow fall levels in the area, contacts with local engineering and architectural firms that perform construction design within the City, and the Contractor's Advisory Board, and there is a consensus, that in order to ensure the public safety, requirements within the City should be a minimum roof snow load of 100 pounds per square foot or a ground snow load of 85 pounds per square foot in accordance with the provisions of Section 1608 of the 2010 California Building Code and Table R301.2(1) Climatic and Geographic Design Criteria of the 2010 California Residential Code.

(f) The City being in an area subject to high fire hazard and substantial snow accumulation has a need to insure that all structures exempt from building permits are constructed to reduce the spread of wildfires and withstand increased roof loads. Therefore to insure that these exempt structures meet minimum fire resistive design standards and snow accumulation conditions it is reasonable to amend Chapter 1 Section 105 of the 2010 California Building Code and Chapter 1 Division II Section R105 of the 2010 California Residential Code.

NOW, THEREFORE, the City Council of the City of Big Bear Lake does ordain as follows:

Section 1. Findings. To the extent that the following changes and modifications to the Codes are deemed more restrictive that the standards contained in the California Building Codes thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological and topographical conditions.

Section 2. Section 15.04.010 of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read as follows:

15.04.10 Adoption of the Uniform Codes.

The City adopts by reference and makes part of this Chapter by reference, subject to those certain amendments set forth in Section 15.04.020, the following California Building Codes and uniform codes (one copy of each is on file for use and examination by the public in the Office of the City Clerk):

A. California Building Code Volumes 1&2 and Appendices Chapter B, H, & J of Volume 2, 2010 edition;
B. California Residential Code and Appendices Chapter G, H, J & O, 2010 edition;
C. California Electrical Code 2010 edition;
D. California Mechanical Code 2010 edition;
E. California Plumbing Code 2010 edition;
F. California Energy Code 2010 edition;
G. California Historical Building Code 2010 edition;
H. California Fire Code and Appendices Chapter 4A, A, B, BB, C, CC, D, H, I & J and errata, 2010 edition;

I. California Existing Building Code 2010 edition;
J. California Green Building Standards Code 2010 edition;
K. California Reference Standards Code 2010 edition;
L. Uniform Administrative Code Tables 3A through 3H, 1997 edition;
M. Uniform Code for the Abatement of Dangerous Buildings 1997 edition.

Section 3. Section 15.04.020 of the City of Big Bear lake Municipal Code is hereby amended to read in its entirety as follows:

15.04.20 Amendments to the California Building Standards Code.

The following amendments to the 2010 California Buildings Standards Code are adopted to read as follows:

A. Chapter 1 Section 105.2 of the California Building Code and Chapter 1, Division II Section R105.2 of the 2010 California Residential Code is amended to read as follows:

"**105.2 Work exempt from permit.** Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction including but not limited to the City of Big Bear Lake Development Code."

A Building Permit is not required for the following:

1. One story detached accessory structures to a Group R-3 occupancy used as tool and storage sheds, playhouses, gazebos and other similar non-habitable structures, provided the floor area does not exceed 120 square feet (18.58 m^2).
2. Non-masonry fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge, impounding Class I, II or IIIA liquids or retaining soils greater than 18 inches (457 mm) in depth at greater than a 2:1cut slope.
5. Water tanks supported directly on level compacted grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways, not more than 30 inches (762 mm) above adjacent grade not exceeding a 1 in 8 slope (12.5 percent grade), not adjacent to a slope greater than 1 in 2, not located over any basement or story below and not part of an accessible means of egress or an accessible route as defined by Chapter 11A and 11B of the California Building Code 2010 edition.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work that does not alter an accessible means of egress or an accessible route as defined by Chapter 11A and 11B of the California Building Code 2010 edition.

8. Temporary motion picture, television, and theater stage sets and scenery.
9. Shed cloth structures constructed for agricultural purposes, not including service systems.
10. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
11. Swings and other playground equipment accessory to a Group R-3 occupancy.
12. Window awnings supported by an exterior wall which do not project more than 24 inches (609.6 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Decks accessory to a Group R-3 occupancy not exceeding 200 square feet (18.58 m^2) in area, that are not more than 30 inches (762 mm) above natural grade at any point, are not within 10 feet (9.29m) of a dwelling, and do not serve the exit door required by Section R311.4 of the California Residential Code 2010 editon.
14. Non-fixed and movable fixtures, cases, racks, counters and partitions, not over five feet nine inches (1753 m) in height and not placed in the accessible means of egress or an accessible route as defined by Chapter 11A and 11B of California Building Code 2010 editon.

An Electrical Permit is not required for the following:

1. Listed cord-and-plug connected temporary decorative lighting installed for a period of less than 90 consecutive days or as approved by the Building Official.
2. Reinstallation of attachment plug receptacles and lighting devices but not the outlets therefore.
3. Replacement of branch circuit over current devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
6. Temporary installations of systems required for testing or servicing of electrical equipment or apparatus.
7. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
8. The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

A Mechanical Permit is not required for the following:

1. Portable heating and cooking or clothes drying appliances.
2. Portable ventilation appliances.
3 Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8 Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

A Plumbing Permit is not required for the following:

1 The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures."

B. Section 501 of the 2010 California Building Code is amended by adding Section 501.2.1 and Section R319 of the 2010 California Residential Code is amended by adding section R319.1. 2 to read as follows:

"Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

The addresses for new dwellings shall be posted with a minimum of four inch (4") high numbers with proportionate width that are plainly visible from the street. During hours of darkness, the numbers shall be internally illuminated. Posted numbers shall be placed on a contrasting background. Where building setbacks exceed one hundred feet (100') from the street or road fronting the property, additional contrasting four inch (4") high numbers shall be displayed at the property entrance.

The addresses for new multi-family, new commercial and new industrial buildings shall be posted with a minimum of six inch (6") high by three-quarters inch (3/4") stroke numbers. During the hours of darkness, the numbers shall be electrically illuminated. Where the building setback exceeds 200 feet from the roadway, additional non-illuminated contrasting six inch (6") high by three-quarters inch (3/4") stroke numbers shall be displayed at the property entrance. New multi-family, new commercial and new industrial buildings shall display address/suite numbers or letters six inch (6") high by

three-quarters inch (3/4") stroke placed on a contrasting background on the front and rear doors of each suite/unit."

C. Chapter 7A of the 2010 California Building Code is amended to read as follows:

BUILDING CODE CHAPTER 7A
MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

SECTION 701A
SCOPE, PURPOSE AND APPLICATION

701A.1 Scope. This chapter applies to building materials, systems and or assemblies used in the exterior design and construction of new buildings, additions and exterior remodels located within a Wildland-Urban Interface Fire Area as defined in Section 702A.

701A.2 Purpose. The purpose of this Chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area to resist the intrusion of flame or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

701A.3 Application. New Buildings, additions and exterior remodels located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this chapter.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area.
2. Interior remodels.

701A.3.1 Application date and where required. New buildings, additions and exterior remodels for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Hazard Severity Zone or Wildland Interface Fire Area shall comply with all sections of this chapter, including all of the following areas:

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:
   - 1.1. Moderate Fire Hazard Severity Zones
   - 1.2. High Fire Hazard Severity Zones
   - 1.3. Very-High Fire Hazard Severity Zones
2. Land designated as Very-High Fire Hazard Severity Zone by cities and other local agencies.

3. Land designated as Wildland Interface Fire Area by cities and other local agencies.

Exceptions:

1. New Buildings, additions and exterior remodels located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.
2. New Buildings, additions and exterior remodels located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland Interface Fire Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005 but prior to July 1, 2008, shall only comply with the following sections of this chapter:

   2.1. 704A.1 – Roofing

   2.2. 704A.2 – Attic Ventilation

701A.4 Inspection and certification. Building permit applications and final completion approvals for buildings within the scope and application of this chapter shall comply with the following:

1. Building permit issuance. The local building official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this Chapter. Issuance of a building permit by the local building official for the proposed building shall be considered as complying with this section.
2. Building permit final. The local building official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this Chapter. Issuance of a certificate of occupancy by the local building official for the proposed building shall be considered as complying with this section.

701A.5 Vegetation management compliance. Prior to building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code Section 51182 or the City of Big Bear Lake Ordinance 2008-379 Native Brush and Shrub. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and may include any of the following:

1. Local, state, or federal fire authority or designee authorized to enforce vegetation management requirements.
2. Enforcing agency.
3. Third party inspection and certification authorized to enforce vegetation management requirements.
4. Property owner certification authorized by the enforcing agency.

SECTION 702A – DEFINITIONS

For the purposes of this chapter, certain terms are defined below:

CDF DIRECTOR means the Director of the California Department of Forestry and Fire Protection.

EXTERIOR COVERING. The exposed siding or cladding material applied to the exterior side of an exterior wall, roof eave soffit, floor projection or exposed under floor framing.

FIRE PROTECTION PLAN is a document prepared for a specific project or development proposed for a Wildland-Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

The Fire Protection Plan shall be in accordance with this chapter and the California Fire Code, Chapter 49. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and Community Development in accordance with Section 101.8 shall apply.

FIRE HAZARD SEVERITY ZONES are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code Sections 51175 through 51189. See California Fire Code Article 86.

The California Code of Regulations, Title 14, Section 1280 entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

HEAVY TIMBER. A type of construction classification specified in Section 602. For use in this chapter, heavy timber shall be sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Heavy timber walls or floors shall be sawn or glue-laminated planks splined, tongue-and-grove, or set close together and well spiked.

IGNITION-RESISTANT MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildland-urban interface conflagrations under worst-case weather and fuel conditions with wildfire exposure of burning embers and small flames, as prescribed in Section 703A and SFM 12-7A-5, Ignition-resistant Material.

LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE means an area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code Sections 51177(c) 51178 and 5118 that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

RAFTER TAIL. The portion of a roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall.

ROOF EAVE. The lower portion of a sloping roof assembly that projects beyond and overhangs an exterior wall at the lower end of the rafter tails. Roof eaves may be either "open" or "enclosed." Open roof eaves have exposed rafter tails and an unenclosed space on the underside of the roof deck. Enclosed roof eaves have a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails.

ROOF EAVE SOFFIT. An enclosed boxed-in soffit under a roof eave with exterior covering material applied to the soffit framing creating a horizontal surface on the exposed underside.

STATE RESPONSIBILITY AREA means lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.

WILDFIRE is any uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.

WILDFIRE EXPOSURE is one or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.

WILDLAND-URBAN INTERFACE FIRE AREA is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

SECTION 703A – STANDARDS OF QUALITY

703A.1 General. Building material, systems, assemblies and methods of construction used in this Chapter shall be in accordance with Section 703A.

703A.2 Qualification by testing. Material and material assemblies tested in accordance with the requirements of Section 703A shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshall, or identified in a current report issued by an approved agency.

703A.3 Approved agency. Product evaluation testing shall be performed by an approved agency as defined in Section 1702. The scope of accreditation for the approved agency shall include building product compliance with this code.

703A.4 Labeling. Material and material assemblies tested in accordance with the requirements of Section 703A shall bear an identification label showing the fire test results. That identification label shall be issued by a testing and/or inspecting agency approved by the State Fire Marshal.

1. Identification mark of the approved testing and/or inspecting agency.
2. Contact and identification information of the manufacturer.
3. Model number or identification of the product or material.
4. Pre-test weathering specified in this chapter.
5. Compliance standard as described under Section 703A.7.

703A.5 – WEATHERING AND SURFACE TREATMENT PROTECTION.

703A.5.1 General. Material and material assemblies tested in accordance with the requirements of section 703A shall maintain their fire test performance under conditions of use, when installed in accordance with manufacturer's instructions.

703A.5.2 Weathering. Fire-retardant-treated wood and fire-retardant-treated wood shingles and shakes shall meet the fire test performance requirements of this Chapter after being subjected to the weathering conditions contained in the following standards, as applicable to the materials and the conditions of use.

703A.5.2.1 Fire-retardant-treated wood. Fire-retardant-treated wood shall be tested in accordance with ASTM D 2898, "Standard Practice for Accelerated Weathering of Fire- Retardant Treated Wood for Fire Testing (Method A)" and the requirements of section 2303.2.

703A.5.2.2 Fire-retardant-treated wood shingles and shakes. Fire-retardant-treated wood shingles and shakes shall be approved and listed by the State Fire Marshal in accordance with Section 208(c), Title 19 California Code of Regulations.

703A.5.3 Surface treatment protection. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection as required in this Chapter.

703A.6 Alternates for materials, design, tests, and methods of construction. The enforcing agency is permitted to modify the provisions of this chapter for site-specific conditions in accordance with Section 111.2.4 §. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.

703A.7 Standards of quality. The State Fire Marshal standards for exterior wildfire exposure protection listed below and as referenced in this chapter are located in the California Referenced Standards Code, Part 12 and Chapter 35 of this code.

SFM 12-7A-1 Exterior Wall Siding and Sheathing. A fire resistance test standard consisting of a 150 kW intensity direct flame exposure for 10- minute duration.

SFM 12-7A-2 Exterior Windows. A fire resistance test standard consisting of a 150 kW intensity direct flame exposure for an 8-minute duration.

SFM 12-7A-3 Horizontal Projection Underside. A fire resistance test standard consisting of a 300 kW intensity direct flame exposure for a 10-minute duration.

SFM Standard 12-7A- 4 Decking. A two-part test consisting of a heat release rate (Part A) deck assembly combustion test with an under deck exposure of 80 kW intensity direct flame of a 3-minute duration, and a (part B) sustained deck assembly combustion test consisting of a deck upper surface burning ember exposure with a 12 mph wind for 40 minutes using a 2.2lb (1kg) burning "Class A" size 12"x12'x2.25" (300mm x 300mm x 57mm) roof test brand.

SFM 12-7A-4A Decking Alternate Method A. A heat release rate deck assembly combustion test with an under deck exposure of 80 kW intensity direct flame for 3-minute duration.

SFM 12-7A-5 Ignition-resistant Material. A generic building material surface burning flame spread test standard consisting if an extended 30 minute ASTM E84 or UL 723 test method as is used for fire-retardant-treated wood.

SECTION 704A – IGNITION-RESISTANT CONSTRUCTION

704A.1 General. The materials prescribed herein for ignition resistance shall conform to the requirements of this chapter.

704A.2 Ignition-resistant Material. Ignition-resistant material shall be determined in accordance with the test procedures set forth in SFM 12-7A-5 "Ignition-resistant material" or in accordance with this section.

704A.3 Alternative methods for determining Ignition-resistant material. Any one of the following shall be accepted as meeting the definition of ignition-resistant material:

1. Noncombustible material. Material that complies with the definition for noncombustible materials in section 202
2. Fire-retardant-treated wood. Fire-retardant-treated wood identified for exterior use that complies with the requirements of section 2303.2.

SECTION 705A – ROOFING

705A.1 General. Roofs shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

705A.2 Roof coverings. Where the roof profile allows for a space between the roof covering and a combustible roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM E D 3909 installed over the combustible decking.

705A.3 Roof valleys. Where valley flashings is installed, the flashing shall be not less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than layer of minimum 72 pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM E D 3909, at least 36 inch wide (9914 mm) running the full length of the valley.

705A.4 Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. Vinyl rain gutters shall have a Class 1 (0-25) flame spread classification.

SECTION 706A – VENTS

706A.1 General. When provided, vents for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and under floor ventilation shall be in accordance with section 1203 and Sections 706A.1 through 706A.3 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

706A.2 Requirements. Ventilation openings for enclosed attic spaces, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and under floor ventilation openings shall be fully covered with metal wire mesh, vents, or other materials that meet the following requirements:

1. The size of openings therein shall be a minimum of $1/16^{th}$ inch (1.6 mm) and shall not exceed 1/8th inch (3.2mm).
2. The material used shall be noncombustible.

706A.3 Ventilation openings on the Underside of Eaves and Cornices: Vents shall not be installed on the underside of eaves and cornices.

Exceptions:

1. The enforcing agency may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
2. Vents complying with the requirements of Section 706A.2 may be installed on the underside of eaves and cornices in accordance with either one of the following conditions:
   - 2.1 The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with section 903.3.1.1.
   - 2.2 The exterior wall covering and exposed underside if the eave are of noncombustible material, or ignition-resistant material as determined in

accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio or similar surface.

707A – EXTERIOR COVERING

707A.1 Scope. The provisions of this section shall govern the materials and construction methods used to resist building ignition and/or safeguard against the intrusion of flames resulting from small ember and short-term direct flame contact exposure.

707A.2. General. The following exterior covering materials and/or assemblies shall comply with this section:

1. Exterior wall covering material.
2. Exterior wall assembly.
3. Exterior exposed underside of roof eave overhangs,
4. Exterior exposed underside of roof eave soffits,
5. Exposed underside of exterior porches.
6. Exterior exposed underside of floor projections.
7. Exterior under floor areas.

Exceptions:

1. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch (50.8 mm) nominal.
2. Deck walking surfaces shall comply with Section 709A.3 only.

707A.3. Exterior Walls. The exterior wall covering or wall assemblies shall comply with one of the following requirements:

1. Non-combustible material.
2. Ignition-resistant material.
3. Heavy timber exterior wall assembly.
4. Log wall construction assembly.
5. Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.

Exception: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section:

1. One layer of 5/8-inch type X gypsum sheathing applied behind the exterior covering or ladding on the exterior side of the framing.
2. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

707A.3.1 Extent of exterior wall covering. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs and all edges of the blocking between the roof rafter tails shall be sealed with an approved fire resistive caulking, or in the case of enclosed eaves, terminate at the enclosure.

707A.4 Open roof eaves. The exposed roof deck on the underside of unenclosed roof eaves shall consist of on e of the following:

1. Non-combustible material.
2. Ignition-resistant material.
3. One layer of 5/8-inch type X gypsum sheathing applied behind the exterior covering on the underside exterior of the roof deck.
4. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

Exceptions:

1. Solid wood rafter tails on the exposed underside of open roof eaves having minimum 2 inch (50.8 mm) nominal dimension.
2. Solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having minimum 2 inch (50.8 mm) nominal dimension.
3. Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
4. Fascia having a minimum 2 inch (50.8 mm) nominal dimension.

707A.5 Enclosed roof eaves and roof eave soffits. The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by one of the following:

1. Noncombustible material.
2. Ignition-resistant material.
3. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit.

4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design manual.

5. Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

707A.6 Exterior porch ceilings. The exposed underside of exterior porch ceilings shall be protected by one of the following:

1. Noncombustible material.

2. Ignition-resistant material.

3. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.

4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

5. Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

707A.7 Floor projections. The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following:

1. Noncombustible material.

2. Ignition-resistant material.

3. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.

4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

5. The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

6. Made entirely of heavy timber construction as defined in this Chapter.

707A.8 Under floor protection. The under floor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed under floor shall consist of one of the following:

1. Noncombustible material.

2. Ignition-resistant material.

3. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.

4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

5. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exception: Heavy timber structural columns and beams do not require protection.

707A.9 Underside of appendages. When required by the enforcing agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed under floor shall consist of one of the following:

1. Noncombustible material.

2. Ignition-resistant material.

3. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.

4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

5. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Exception: Heavy timber structural columns and beams do not require protection.

SECTION 708A –EXTERIOR WINDOWS AND DOORS

708A.1 General

708A.2 Exterior glazing. The following exterior glazing materials and/or assemblies shall comply with this section:

1. Exterior windows.

2. Exterior glazed doors.

3. Glazed openings within exterior doors.

4. Glazed openings within exterior garage doors.

5. Exterior structural glass veneer.

708A.2.1 Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:

1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or

   Exception: Window and door replacements when the existing framed opening is not altered or enlarged.

2. Be constructed of glass block units, or
3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
4. Be tested to meet the performance requirements of SFM 12-7A-2.

708A.2.2 Structural glass veneer. The wall assembly behind structural glass veneer shall comply with section 707A.3.

708A.3 Exterior doors. Exterior doors shall comply with one of the following:

1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
2. Shall be constructed of solid core wood that complies with the following requirements:

   2.1. Stiles and rails shall not be less than 1 3/8 inches thick.

   2.2. Raised panels shall not be less than 1 ¼ inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick.

3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
4. Shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

708A.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section 708A.2.1.

SECTION 709A – DECKS

709A.1 General. The material of decks, porches, balconies and stairs shall comply with the requirements of this section.

709A.2 Where required. The material of decks, porches, balconies and stairs shall comply with the requirements of this section.

709A.3 Decks. The material of decks, porches, balconies and stairs shall be constructed with one of the following materials:

1. Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 127A-5.

2. Exterior fire retardant treated wood.

3. Noncombustible material.

4. Any material that complies with the performance requirements of SFM Standard 12- 7A-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material.

5. Heavy Timber construction consisting of the following:

   5.1. Posts shall be a minimum of 6"X6" nominal dimension;

   5.2. Beams shall be a minimum 6"X8" nominal dimension;

   5.3. Joists shall be a minimum 4"X8" nominal dimension spaced at no greater than 24 inches on center;

   5.4. Composite decking shall be listed by W.U.I. Products published by Cal-Fire;

   5.5. Natural wood decking products shall be:

      5.5.1. 2"X nominal lumber; or;
      5.5.2. 5/4" Hardwood (i.e. teak, mahogany or other approved hardwood).

709A.4 Clearance. Decks with less than 48 inches of clearance from finished grade to deck joists shall be enclosed with screen material with openings no greater ¼" maximum to prevent accumulation of trash, pine needles, and other debris.

SECTION 710A – ACCESSORY STRUCTURES

710A.1 General. Accessory and miscellaneous structures, other than buildings covered by Section 701A.3, which pose a significant exterior exposure hazard to applicable buildings during wildfires, shall be constructed to conform to the ignition resistance requirements of this section.

710A.2 Applicability. The provisions of this section shall apply to trellises, arbors, patio covers, carports, gazebos and similar structures of an accessory or miscellaneous character.

Exceptions:

1. Decks shall comply with the requirements of Section 709A.

2. Awnings and canopies shall comply with the requirements of Section 2105.

710A.3 Where required. Accessory structures shall comply with the requirements of this section.

710A.4 Requirements. When required by the enforcing agency accessory structures shall be constructed of noncombustible or ignition-resistant materials.

D. Section R302 of the 2010 California Residential Code is amended by adding to Section R302.14 Chapter 7A of the 2010 California Building Code with City of Big Bear Lake amendments as adopted in Section 3C of this ordinance.

E. Section 1510.3 of the 2010 California Building Code is amended by adding Section 1510.3.4 and Section R907.3 of the 2010 California Residential Code is amended by adding Section R907.3.5 to read as follows:

"Re-roofing over existing wood shingle or wood shake roofing is not permitted".

Section 4. Section 15.34.020 of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read in as follows:

1534.020 Design Requirements.

A. Section 1608 of the 2010 California Building Code is amended to by adding Section 1608.1.1 to read as follows:

"The following roof design requirements for snow load shall apply within the City of Big Bear Lake: Buildings and other structures and all portions thereof that are subject to snow loading shall be designed to resist a one-hundred (100) pounds square foot snow load."

B. Section 1608 of the 2010 California Building Code is amended by adding Section 1608.2.1 to read as follows:

"The following roof design requirements for snow loads shall apply within the City of Big Bear Lake: The ground snow load design per square foot shall not be less than eight-five (85) pounds."

C. Table R301.2 (1) Climatic and Geographic Design Criteria of the 2010 California Residential Code by adding the following design criteria values as listed below in items 1 through 12 to read as follows:

1. Ground Snow Load: 85psf; Roof Snow Load: 100psf;
2. Wind Design Speed: 85 mph
3. Wind Design Topographic Effects: None;
4. Seismic Design Category: D2;
5. Subject to Weathering from Weathering: Negligible;
6. Subject to Weathering from Frost Line Depth: 18 inches;
7. Subject to Weathering from Termites: Yes;
8. Winter Design Temperature (Zone): 16;
9. Ice Barrier Underlayment Required: Yes;
10. Flood Hazards: Flood Damage Prevention Ordinance No. 89-201 adopted October 19, 1991; FIRMs No. 8005, 8010, 8030, 7315, 7295, 7290 published March 18, 1996;
11. Air Freezing Index: 1500;
12. Mean Annual Temperature: 60 degrees and adding footnote L. to read as follows:

"May be reduced based on roof slope and roof covering in accordance with ASCE Chapter 7."

Section 5. Section 15.36.020, subsection (A), of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read as follows:

A. Section 1505 of the 2010 California Building Code is amended by adding Section 1505.1.5 and Section R902.1 of the California Residential Code is amended by adding Section R902.1.5 to read as follows::

"The entire roof covering of any building hereafter constructed, including re-roofing of existing buildings exceeding ten percent (10%) or more of the existing roof, shall be Class "A" covering as defined in Chapter 15 of the 2010 California Building Code. The removal of more than 25 per cent of the roof sheathing and or supporting structural components shall constitute a new roof thereby requiring the entire roof structure that is under repair to be in compliance with the 2010 California Building Code".

Section 6. Section 15.40 of the City of Big Bear Lake Municipal Code is hereby amended in its entirety to read as follows:

15.40 Amendments to California Fire Code.

I. Chapter 1, Section 101.1 of the 2010 California Fire Code is hereby amended to read as follows:
Change language: "[name of jurisdiction]" to "Big Bear Lake Fire Protection District."

II. Chapter 1, Section 105.6.30 of the 2010 California Fire Code is hereby amended to read as follows:

Open burning. An operational permit is required for the kindling or maintaining of an open fire, bonfire, or recreational fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to.

Delete: "EXCEPTION: Recreational fires."

III. Chapter 1, Section 105.6.31 of the 2010 California Fire Code is hereby amended to read as follows:

Open flames and torches. An operational permit is required to remove paint with a torch, or to use a torch or open flame device.

EXCEPTION: The use of decorative torches on the property of one- and two-family dwellings shall not be permitted.

IV. Chapter 1, Section 101.4 of the 2010 California Fire Code is hereby amended to read as follows:

Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the

remaining portions of this ordinance. The Board of Directors declares that it would have adopted this ordinance, and each section, subsection, clause, sentence, and phrase thereof, irrespective of the fact that any one or more sections, subsections, clauses, sentences, or phrases is declared unconstitutional.

V. Chapter 1, Section 104.1 of the 2010 California Fire Code is hereby amended to read as follows:

Responsibility for enforcement. The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules, and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules, and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

Under the direction of the fire code official, the District shall enforce all ordinances of the jurisdiction, regulations, and laws of the state pertaining to the prevention of fires; the suppression or extinguishment of dangerous or hazardous fires; the storage, use, and handling of hazardous materials; the installation and maintenance of automatic, manual, and other fire alarm systems and fire-extinguishing equipment; the maintenance of means of egress; the maintenance and regulation of fire escapes; the maintenance of fire protection systems; and the elimination of fire/life safety hazards on land and in buildings, structures, and other property, including those under construction.

VI. Section 104.1.1 is hereby added to Chapter 1 of the 2010 California Fire Code to read as follows:

Persons responsible for enforcement. The following persons are hereby authorized to enforce the provisions of this code:

a. The officers of any fire department, any fire district, or other district with fire prevention powers

b. The Unit Chief and peace officers of CAL FIRE (California Department of Forestry and Fire Protection and California State Fire Marshal's Office)

c. Officers of the United States Forest Service

d. The Sheriff or any deputy sheriff

e. Officers of the California Highway Patrol

f. Officers of the California Department of Fish and Game

g. Such other officers or employees of the Governing Authority as may be approved by the Board of Directors

VII. Section 105.6.15.1 of the 2010 California Fire Code is hereby added to Chapter 1 to read as follows:

Fixed hood and duct extinguishing systems. An operational permit is required to utilize commercial cooking appliances, as defined in Section 602, with a fixed hood and duct fire extinguishing system.

VIII. Chapter 1, Section 109.3 of the 2010 California Fire Code is hereby amended to read as follows:

Violation penalties. The fire code official or designated representative is authorized to issue a citation to persons operating or maintaining an occupancy, premises, or vehicle subject to this code, who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises, or vehicle when ordered or notified to do so.

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, convert, demolish, use, occupy, or maintain any real or personal property or portion thereof in the District or cause the same to be done contrary to, or in violation of a specific provision of this ordinance and the California Fire Code adopted herein. Any such violation constitutes a misdemeanor or an infraction at the option of the City Attorney or citing officer. The District may elect to file civil actions instead of, or in addition to any other penalties.

IX. The 2010 California Fire Code is hereby amended by adding the following to Section 202 [C] to read as follows:

General definitions. DISTRICT is the Big Bear Lake Fire Protection District.

X. The 2010 California Fire Code is hereby amended by adding the following to Section 202 [D] to read as follows:

General definitions. DISTRICT OR FIRE PROTECTION DISTRICT is the Big Bear Lake Fire Protection District.

XI. The 2010 California Fire Code is hereby amended by adding Section 301.3 to Chapter 3 to read as follows:

Abatement of Fire Hazards. In the event that a fire hazard exists, as determined by the fire code official and in accordance with this chapter, the fire code official may give notice to the owner of the property upon which a hazardous condition exists to abate such condition. In the event that abatement is not performed within the timeframes granted by such notices or other written documentation, the fire code official may cause abatement to be done in accordance with public nuisance abatement procedures and make the expense of such abatement a lien upon the property at which such condition exists.

XII. The 2010 California Fire Code is hereby amended by adding the following to Section 302.1 of the 2010 California Fire Code to read as follows:

Definitions. HAZARDOUS FIRE AREAS are lands which are covered with grass, grain, brush, or forest, whether privately or publicly owned, which are so situated or are of such inaccessible location that a fire originating upon such land would present an abnormally

difficult job of suppression or would result in great and unusual damage through fire or resulting erosion. Such areas shall be designated by the fire code official on a map maintained in the office of the fire code official.

XIII. The 2010 California Fire Code is hereby amended by adding Section 305.5 to Chapter 3 to read as follows:

Spark arresters. Chimneys used in conjunction with fireplaces, barbecues, incinerators or heating appliances in which solid or liquid fuel is used, upon buildings, structures or premises located within 200 feet (60 960 mm) of hazardous fire areas, shall be provided with a spark arrester constructed of heavy wire mesh or other noncombustible material with openings not to exceed ½ inch (12.7 mm).

XIV. Section 307.2 of the 2010 California Fire Code is hereby amended to read as follows:

Open burning and recreational fires. A permit shall be obtained from the fire code official in accordance with Appendix Chapter 1, Section 105.6 prior to kindling an outdoor fire, including open burning, bonfires, and recreational fires. A permit shall incorporate such terms and conditions, which will reasonably safeguard public safety and property. Outdoor fires shall not be kindled under the following conditions:

a. Red Flag Alerts and/or periods with a combination of low fuel moisture, low relative humidity and strong winds.

b. A capable and responsible person age 18 or older is not present at all times to watch and tend to such fire, or

c. A public announcement is made that open burning, bonfires, and recreational fires are not permitted.

The use of solid fuels, that emit airborne producing embers, shall not be used in outdoor fireplaces, fire pits, chimineas, externally-heated saunas, or other similar heating appliances or for burning, bonfires, or recreational fires on the property of one- or two-family dwelling occupancies.

XV. Section 315.3.3 is hereby added to the 2010 California Fire Code to read as follows:

Storage of processed wood products. Firewood, wood rounds, wood biscuits, or other similar processed wood products, including lumber, shall be stacked and maintained in a neat and orderly manner.

XVI. Section 315.3.3.1 is hereby added to the California Fire Code to read as follows:

Quantity. The maximum storage quantity of firewood, wood rounds, wood biscuits, or other similar processed wood products on residential properties shall not exceed 5 cords or 640 cubic feet (195 072 cubic mm).

XVII. Section 316 is hereby added to the 2010 California Fire Code to read as follows:

Combustible vegetation. Cut or uncut weeds, grass, vines, and other vegetation shall be removed when determined by the fire code official to be a fire hazard. When the fire code official determines that total removal of growth is impractical due to size or environmental factors, approved fuel breaks shall be established. Designated areas shall be cleared of combustible vegetation to establish the fuel breaks. In the event that abatement is not performed, the fire code official may give notice to the owner of the property upon which such condition exists to correct such condition. The fire code official may cause the same to be done, and in accordance with public nuisance abatement procedures, make the expense of such correction a lien upon the property, upon which such condition exists.

XVIII. Section 502.1 of the 2010 California Fire Code is hereby amended by adding the following:

Definitions. ALL WEATHER DRIVING SURFACE. An approved concrete or asphalt covering of sufficient thickness to support the imposed loads of fire apparatus. Where road grades do not exceed 8%, the fire code official may approve fire apparatus access roads compacted of approved native materials or gravel when compacted to at least 85%.

XIX. Section 503.1.1 of the 2010 California Fire Code is hereby amended to read as follows:

Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus roads shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

EXCEPTIONS:

1. When the facility, building, or structure is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. When fire apparatus access roads cannot be installed because of location on property, topography, waterways, non-negotiable grades, or other similar conditions, and an alternative means of fire protection is provided as approved by the fire code official.

3. Where there are not more than two Group R-3 or Group U occupancies, the requirements of Section 503.1.1 may be modified by the fire code official.

The District shall review all building permit applications and apply fire apparatus access road requirements in accordance with the California Fire Code as amended in Section 503.1.1. However, if an approved automatic fire sprinkler system has been installed in lieu of required fire-flow under Appendix B, only an approved monitored fire alarm system may be installed in lieu of the required access under 503.1.1. If an approved central station monitored fire alarm system has been installed in lieu of required fire-flow

under Appendix B, only an approved automatic fire sprinkler system may be installed in lieu of required access under Section 503.1.1. It shall be the responsibility of the property owner to maintain the automatic fire sprinkler system or central station monitored fire alarm system for the life of the building or structure, or until such time the issue is mitigated. To ensure that all future property owners are aware of their responsibility to maintain the installed system, a notice will be filed on the property title with the San Bernardino County Recorder.

XX. Section 503.2.1 of the 2010 California Fire Code is hereby amended to read as follows:

Dimensions. Fire apparatus access roads shall have a minimum width of not less than 24 feet (7315 mm) when there is at least 24 feet (7315 mm) of clear space on the parcel, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet 6 inches (4420 mm).

XXI. Section 503.2.7 of the 2010 California Fire Code is hereby amended to read as follows:

Grade. The grade of the fire apparatus access roads shall not exceed 12.5%, unless mitigating protection measures are applied and approved by the fire code official.

XXII. Section 503.4 of the 2010 California Fire Code is hereby amended to read as follows:

Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Any obstruction or impedance to reasonable access may be removed at the owner's expense, forthwith by any public safety agency, and the expense of the removal shall be borne by the owner of the obstructing property. "NO PARKING" signs, complying with Appendix D, Section D103.6, and/or other appropriate notice prohibiting obstructions may be required and shall be maintained.

XXIII. Section 503.6.1 is hereby added to the 2010 California Fire Code to read as follows:

GATES AND BARRIERS – is a gate, crossbar, door, or other obstructive device that is utilized for the purpose of restricting, controlling, or obstructing entry or exit by motor vehicles or pedestrians to or from a private roadway, and that is not staffed on a twenty-four hour, seven day per week basis by a person capable of providing immediate access to a law enforcement or fire safety vehicle or person.

PRIVATE STREET OR ROADWAY – is any roadway (not dedicated as public right-of-way) that is owned and maintained by abutting property owners, or association of property owners, that is utilized for the purpose of providing vehicular or pedestrian access to a subdivision, apartment complex, condominiums or other residential development, or wild land, excluding off-street parking areas, driveways, and driveways to off-street parking areas.

PRIVATE DRIVEWAY – is a private way for vehicular travel that provides access from an off-street parking area to a public or private drive.

ULTIMATE EDGE OF RIGHT-OF-WAY - is the line furthest from the centerline of the street that has been approved by the City of Big Bear Lake and recorded on the parcel map for existing or future street improvements.

XXIV. Section 503.6.2 is hereby added to the 2010 California Fire Code to read as follows:

Permits. A permit issued by the District to design and install any secured access gate system shall be obtained and approved in writing prior to installation.

XXV. Section 503.6.3 is hereby added to the 2010 California Fire Code to read as follows:

Submittals. Construction documents shall be in accordance with Section 503.6.3 and Appendix Chapter 1, Section 105.4.1 and shall include, but not be limited to, the following:

1. A site plan of the property and a site detail of each gate location, drawn to scale (1"=10', 1"=20', or 1"=40'), indicating or showing:
    a. Physical address.
    b. Assessor's Parcel Number.
    c. Property lines.
    d. Construction plan legend.
    e. Contractor's company name, address, phone number.
    f. C-10 electrical contractor's stamp on the construction plans for the electrical installation.
    g. C-13 fence contractor's stamp on the plans for the installation of the gate.
    h. Construction plans for gates greater than 6 feet (1829 mm) in height shall bear the stamp of an architect or engineer.
    i. Exact location(s) of the entry to the property.
    j. Location of fire hydrants and fire department connections.
    k. Location of the "ultimate edge of right-of-way."
    l. Location of the existing edge of pavement or gutter line.
    m. Building/structural footprints, including doors, walkways, fire control room doors, parking spaces, and landscape affected.
    n. Proposed fencing, pedestrian gate(s), and vehicle gate location(s).
    o. Existing vehicular access.
    p. Proposed location(s) of key switch(es), key box(es), and/or punch pad(s).

2. Product specifications shall be provided that include:

   a. Method of operation.

   b. A nationally recognized listing number [such as Underwriters Laboratories (UL) or Factory Mutual (FM)] for the equipment used.

   c. Complete manufacturer's specification sheets for the electrical gate controller.

3. A maintenance schedule shall be provided and as applicable may include:

   a. Batteries/battery replacement required for operation of the system during power failure.

   b. Lubrication of moving parts and hinges per manufacturer's specifications.

   c. Any subsequent attention required to maintain the original list of frequencies for emergency operation of the gate and controller.

4. Plan review and inspection fees are to be submitted to the District.

XXVI. Section 503.6.4 is hereby added to the 2010 California Fire Code to read as follows:

Minimum Requirements for vehicle access gates.

a. All gates shall be UL 325 compliant.

b. Gates shall not be installed within a required turning radius of a fire apparatus roadway.

c. Access for single direction traffic shall be unobstructed 12' (3657 mm) wide and 14' 6" (4419 mm) high.

d. Access for bi-directional traffic shall be unobstructed 24' (7315 mm) wide and 14' 6" (4419 mm) high.

e. Swinging gates for single direction traffic shall swing in the direction of vehicle travel.

f. Swinging gates for bi-directional traffic shall swing into the property being entered.

g. All gates shall be accessible from the driving lane nearest the edge of the street by turning radii of at least 38' (11 582 mm) inside and 58' (17 678 mm) outside.

h. After passing through a gate, the nearest curb of any cross street shall be no less than 40' (12 192 mm).

XXVII. Section 503.6.4.1 is hereby added to the 2010 California Fire Code to read as follows:

Operation of Gates.

a. All electrically powered gates shall be operated for entry and exit by a method approved by the fire code official:

1. Punch pad capable of accepting a separate access code, approved by the fire code official and;

2. Radio operated controller approved by the fire code official.

EXCEPTION: Radio controlled exit may be waived by the installation of a "free exit" loop.

b. Gates requiring radio-controlled exit shall be provided with an approved 2" by 2" (51 mm x 51 mm) blue reflective marker, visible to the exiting traffic. The marker shall be located in the center of the exit gate.

c. Wiring for electrical gates shall be provided by an underground AC current installation. An electrical permit shall be obtained from the Building and Safety Division for said work.

d. Electrically powered gates shall fail to the open position when the power is off. The gates shall remain open until power is restored.

XXVIII. Section 503.6.4.2 is hereby added to the 2010 California Fire Code to read as follows:

Manual gates and barriers. Manual gates or barriers may be approved on a case-by case basis by the fire code official for nighttime security of commercial property or access to wild lands.

a. The gates shall be constructed in a manner that reflects good construction practices, acceptable to the fire code official.

b. The gates shall be accessible by means of an approved chain, lock or by the installation of an approved key box in accordance with Section 506.

c. Approved manual gates or barriers across fire apparatus access roads shall be provided with NO PARKING-FIRE LANE signs, complying with Appendix D, Section D103.6.

d. Gates installed to restrict access on a fire apparatus access road behind a strip mall/store for the prevention of illegal dumping and vandalism shall be secured with an approved lock in accordance with Section 506.

XXIX. Section 503.6.4.3 is hereby added to the 2010 California Fire Code to read as follows:

Prohibitions.

a. No gate shall be installed where access requires the use of a proximity reader or card, unless a turn-out is provided for its use.

b. Direction-limiting devices, such as fixed tire spikes shall not be installed.

c. The total number of vehicle access control devices or systems, through which emergency vehicles must pass to reach any address shall not exceed one.

d. No commercial property owner shall install fences or gates where more than one gate must be opened in order to reach within 150' (45720 mm) of the rear portion of any building.

XXX. Section 503.6.4.4 is hereby added to the 2010 California Fire Code to read as follows:

Pedestrian Gates.

a. All vehicle gates obstructing pedestrian access to a public way shall have an approved pedestrian gate installed with 10' (3048 mm) of the vehicle gate.

b. Gates shall be handicap accessible and comply with exit door requirements as set forth in the California Building Code.

c. No pedestrian gate shall be located in the median between two vehicle gates.

EXCEPTION: Private driveways serving one single-family dwelling are exempt from this requirement.

XXXI. Section 503.6.4.4 is hereby added to the 2010 California Fire Code to read as follows:

Installation Approval. The fire code official shall inspect all gates to verify proper installation and operation prior to activation or use.

XXXII. Section 505.1 of the 2010 California Fire Code is hereby amended to read as follows:

Address numbers. Approved numbers or addresses shall be provided for all new and existing buildings in such a way as to be plainly visible and legible from the street or road fronting the property. Said address numbers shall contrast with their background.

Numbers or addresses, for new one- and two-family dwellings, shall be a minimum of 4 inches (102 mm) high with a minimum stroke of 0.5 inch (12.7 mm) and shall be internally illuminated by means of a low voltage power source during the hours of darkness.

Where building setbacks exceed 100 feet (30 480 mm) from the named roadway or street, for new one- and two-family dwellings, additional non-illuminated numbers or addresses, 4 inches (102 mm) high with a minimum stroke of 0.5 inch (12.7 mm), shall be displayed in a visible location at the property entrance.

Where building setbacks exceed 100 feet (30 480 mm) from the named roadway or street, for existing one- and two-family dwellings, additional non-illuminated numbers or addresses, 3 inches (72 mm) high with a minimum stroke of 0.5 inch (12.7 mm), shall be displayed in a visible location at the property entrance.

Numbers or addresses, for new multi-family residential dwellings, commercial, and industrial use buildings, shall be a minimum of 12 inches (304.8 mm) high and with a minimum stroke of .75 inch (19 mm). Numbers or addresses, for new multi-family

residential dwellings, commercial, and industrial use buildings, shall be electrically illuminated by an internal or external source during the hours of darkness.

Where building setbacks exceed 200 feet (61 m) from the named roadway or street, additional non-illuminated 6 inch (152.4 mm) high numbers or addresses shall be displayed in a visible location at the property entrance for new multi-family residential, commercial, and industrial use buildings.

In addition, minimum 4 inch (102 mm) high with a minimum stroke of 0.5 inch (12.7 mm) contrasting suite address numbers or letters shall be placed on the front and rear doors of tenant areas of new dwellings that contain more than two dwelling units, commercial, and industrial use buildings.

Numbers or addresses, for existing one- and two-family residential dwellings, multi-family residential dwellings, commercial, and industrial use buildings, shall be maintained as was required at the time of initial construction.

XXXIII. Section 506.1 of the 2010 California Fire Code is hereby amended to read as follows:

Where required. Where access to or within a building or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. Key boxes shall be located adjacent to the main building entrance or site entrance, as required by the fire code official. Key boxes shall be installed between 4 feet (1219 mm) and 6 ½ feet (1981 mm) from finish grade, as measured from the top of the key box.

XXXIV. Section 901.8.2 of the 2010 California Fire Code is hereby added to read as follows:

Theft deterrents. The fire code official is authorized to require installation methods, mechanisms, or other technology that will serve to deter theft or tampering with fire protection appliances.

XXXV. Section 903.2 of the 2010 California Fire Code is amended to read as follows:

Where required. An approved automatic fire sprinkler system shall be provided throughout in all newly constructed buildings and structures of any occupancy group when the gross floor area is equal to or exceeds 5,000 square feet (1524 m), regardless of fire-resistive separation walls. In addition, automatic sprinkler systems shall be provided in the locations described in this section. In existing structures not equipped with an automatic fire sprinkler system, the following requirements shall apply:

a. For existing buildings smaller than 5,000 square feet (1524 m) in gross floor area, when an addition causes the structure to exceed 5,000 square feet (1524 m) and such addition is equal to or greater than 50% of the existing square footage, the entire structure shall be provided with an automatic sprinkler system.

b. For existing buildings larger than 5,000 square feet (1524 m) in gross floor area, when an addition is equal to or greater than 10% of the existing square footage, the entire structure shall be provided with an automatic sprinkler system.

c. For existing buildings larger than 5,000 square feet (1524 m) in gross floor area, when extensive renovation or remodeling is done to more than 50% of the gross floor area, and when a change of use that, in the opinion of the fire code official using the guidance of the California Building Code, increases the likelihood of, or increases the danger to occupants in a fire incident, the entire fire area shall be provided with an automatic sprinkler system.

To ensure that all future property owners are aware of their responsibility to maintain the installed system, a notice will be filed on the property title with the San Bernardino County Recorder.

XXXVI. Section 903.2.7 of the 2010 California Fire Code is hereby amended to read as follows:

Delete "EXCEPTION 1. Detached one- and two-family dwellings and multiple single family dwellings (town houses) not more than three stories above grade plane in height with a separate means of egress, unless specifically required by other sections of this code or classified as Group R-4."

Delete "EXCEPTION 2. Group U private garages accessory to a Group R-3 occupancy."

XXXVII. Section 903.3.1.1.1 of the 2010 California Fire Code is hereby amended to read as follows:

Delete "EXCEPTION 4. In rooms or areas that are of noncombustible construction with wholly noncombustible contents."

XXXVIII. Chapter 903.4 of the 2010 California Fire Code is hereby amended to read as follows:

Delete "EXCEPTION 3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided."

XXXIX. Chapter 905.4 of the 2010 California Fire Code is hereby amended to read as follows:

7. When required by other provisions of this code, 2.5 inch (63.5 mm) valved hose connections, meeting the requirements of this section and District Standards, shall be located at every other exterior fire department access door as defined by Section 2306.6.1 of this code, and arranged so that every portion of the building and its contents can be reached with 150 feet (45 720 mm) of hose.

XL. Section 3404.2.9.5.1 of the 2010 California Fire Code is hereby added to read as follows:

Locations where above-ground tanks are prohibited. Tanks containing Class I or II liquids shall be kept outside of and at least 50 feet (15 240 mm) from buildings, property lines, and combustible storage. Additional distance shall be provided when necessary to ensure that vehicles, equipment, and containers being filled directly from such tanks will be not less than 50 feet (15 240 mm) from structures, haystacks, or other combustible storage.

XLI. Appendix B, Section B101.1 of the 2010 California Fire Code is hereby amended to read as follows:

Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings, or structures with a covered floor area, hereafter constructed, shall be in accordance with this appendix. The District shall review all building permits for dwellings, including one- and two-family dwellings and multi-family dwellings, commercial, and industrial construction, and apply fire-flow requirements in accordance with Appendix B.

XLII. Appendix B, Section B103.1 of the 2010 California Fire Code is hereby amended to read as follows:

General. The fire code official is authorized to reduce the fire-flow requirements for isolated buildings or structures, or a group of buildings or structures, where the development of full fire-flow is impractical and the building or structure is provided with:

(A) An approved automatic fire sprinkler system, with an adequate water supply, as approved by the fire code official.

XLIII. Appendix B, Section B105.2 of the 2010 California Fire Code is hereby amended to read as follows:

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

EXCEPTION: A reduction in required fire-flow of up to 50 percent, as approved by the fire code official, is allowed when the building is provided with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

XLIV. Appendix C, Section C105.1.1 is hereby added to the 2010 California Fire Code to read as follows:

A. Public hydrant spacing.

1. Fire hydrants shall be installed at intersections and along fire apparatus access roads according to the spacing requirements in Appendix C, Section 105 or as required by the fire code official.

2. When cul-de-sac depth exceeds 450 feet (137 160 mm) in one- and two-family dwelling occupancies, or 200 feet (60 960 mm) in all other developed uses, fire hydrants shall be required mid-block. Additional fire hydrants shall be required pursuant to the fire hydrant spacing requirements imposed herein.

3. The following fire hydrant spacing requirements shall apply:

   a. One- and two-family dwellings

      (i) Public fire hydrant spacing shall not exceed 600 feet (182 880 mm).

      EXCEPTION: The fire code official is authorized to modify spacing requirements by up to 10 percent.

      (ii) No portion of lot frontage shall be more than 450 feet (137 160 mm) via vehicular access from a public hydrant.

      (iii) No portion of a building or structure shall be placed on a lot where it exceeds 750 feet (228 600 mm) from a properly spaced public fire hydrant, which satisfies the above-listed 450 foot (137 160 mm) requirements. If the building or structure is in excess of 750 feet (228 600 mm), the private on-site requirements as set forth in Appendix C, Section C105.1.1, B shall apply.

   b. All other developed uses

      (i) Public fire hydrant spacing for all other developed uses shall not exceed 300 feet (91 440 mm).

      EXCEPTION: The fire code official is authorized to modify spacing requirements by up to 10 percent.

      (ii) No portion of lot frontage shall be more than 200 feet (60 960 mm) from a public fire hydrant and no portion of the structure shall be more than 400 feet (121 920 mm) from a fire hydrant.

4. Miscellaneous:

   Fire hydrants may be required on both sides of the street whenever any of the following exists:

   a. Street widths are 80 feet (24 384 mm) or greater when measured from curb face to curb face.

   b. A center island exists.

B. On-site hydrant requirements.

1. When any portion of a proposed building or structure exceeds specified distances from public fire hydrants, on-site fire hydrants shall be required with

the following spacing requirements:

a. One- and two-family dwellings

(i) The maximum distance to all portions of the structure from a fire hydrant shall not exceed 750 feet (228 600 mm).

(ii) Spacing between fire hydrants shall not exceed 600 feet (182 880 mm).

EXCEPTION: The fire code official is authorized to modify spacing requirements by up to 10 percent.

b. All other developed uses of land

(i) The maximum distance from a fire hydrant to all portions of a building or structure shall not exceed 400 feet (121 920 mm).

(ii) Spacing between fire hydrants shall not exceed 300 feet (91 440 mm).

EXCEPTION: The fire code official is authorized to modify spacing requirements by up to 10 percent.

2. Private on-site fire hydrants shall be capable of flowing at the fire-flow required for public fire hydrants, except that where only one private fire hydrant is required, and that fire hydrant meets the specified spacing requirements from a public fire hydrant, the minimum fire-flow shall be at least 1,000 GPM (3785 L/m).

3. All private on-site fire hydrants shall be installed in accordance with Appendix C, Section C106.1, Fire Hydrant Specifications, and shall be a minimum of 25 feet (7620 mm) from a structure or protected by a two-hour fire wall.

C. Hydrant Flow.

1. Minimum flow acceptable from any one hydrant shall be 1,000 GPM (3785 L/m). Fire hydrants used to satisfy fire-flow requirements shall be determined by the following items in succession:

a. Fire hydrants are not acceptable in meeting flow requirements unless they satisfy spacing requirements.

b. If multiple fire hydrants are required to meet fire-flow requirements, the closest fire hydrant to serve the property will be flowed first, then next closest fire hydrants in succession.

c. If more than one fire hydrant is to be flowed to satisfy fire-flow, the Table C105.1, C, 1, c shall be followed:

XLV. Appendix C is hereby amended by adding Section C105.2 to the 2010 California Fire Code to read as follows:

Subdivision requirements. The procedure for determining requirements for subdivisions hereafter constructed shall be in accordance with Section C105.2.

XLVI. Appendix C is hereby amended by adding Section C105.2.1 to the 2010 California Fire Code to read as follows:

New tract maps and parcel maps. The District shall review all tract map and parcel map applications located within the District to ensure fire and life safety requirements are met. The following requirements and specifications shall apply to fire protection, water facilities, and fire hydrants, for all new tract maps and parcel maps, depending on the zoning or approved land use in effect at the time of construction of the facilities.

XLVII. Appendix C is hereby amended by adding Section C105.2.2 to the 2010 California Fire Code to read as follows:

Subdivisions for one- and two-family dwellings. The required fire-flow, fire-flow duration, and public system fire hydrant spacing in subdivisions for one- and two-family dwellings shall be in accordance with Table C105.2.2:

Table C105.2.2

Zoning Or Allowed Land Use Classifications	Fire-Flow Required	Duration	Public System Fire Hydrant Spacing
One-family dwelling	1,000 GPM	2 hrs.	600 feet
Two-family dwellings	1,500 GPM	2 hrs.	600 feet
Two-family dwelling units (duplex)	1,500 GPM	2 hrs.	600 feet

(Fire-flow measured at 20 PSI residual)
For SI 1foot = 304.8, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa

EXCEPTION: The fire code official may accept a deficiency of up to 10 percent in hydrant spacing.

XLVIII. Appendix C is hereby amended by adding Section C105.2.3 to the 2010 California Fire Code to read as follows:

Subdivisions for all other developed uses. The required fire-flow, fire-flow duration, and public system fire hydrant spacing in subdivisions for subdivisions of multi-family residential (other than two-family dwellings), apartments, hotels, high-rise, commercial, industrial, and other developed uses not described in Section 105.2.2 , shall be in accordance with Table C105.2.3:

Table C105.2.3

Lot Size	Fire Flow Required	Duration Required	Public System Fire Hydrant Spacing
Less than 10,000 sq. ft.	1,500 GPM	2 hours	300 feet
10,000 to 19,999 sq. ft.	2,000 GPM	2 hours	300 feet
20,000 to 29,999 sq. ft.	2,500 GPM	2 hours	300 feet
30,000 to 39,999 sq. ft.	3,000 GPM	3 hours	300 feet
40,000 to 49,999 sq. ft.	3,500 GPM	3 hours	300 feet
50,000 to 59,999 sq. ft.	4,000 GPM	4 hours	300 feet
60,000 to 69,999 sq. ft.	4,500 GPM	4 hours	300 feet
70,000 sq. ft. or greater	5,000 GPM	5 hours	300 feet

(Fire-flow measured at 20 PSI residual)
For SI 1foot = 304.8, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa

EXCEPTION: The fire code official may accept a deficiency of up to 10 percent in hydrant spacing.

IL. Appendix C is hereby amended by adding Section C105.2.4 to the 2010 California Fire Code to read as follows:

Looping and gridding. All new water systems or extensions to existing systems shall comply with the looping and gridding requirements of California Code of Regulations, Title 22, Section 64626. Water mains shall be laid out only in segmented grids and loops meeting the City of Big Bear Lake Department of Water & Power standards, acceptable to the fire code official and shall be located within streets. Dead-end water mains shall not be installed.

EXCEPTIONS: 1. Looping or gridding is, in the opinion of the fire code official, impractical due to topography, geology, pressure zone boundaries, unavailability of easements, or location of users; or

2. The City of Big Bear Lake Department of Water & Power plans to complete the extension and eliminate the dead-end condition within a period not to exceed three years.

L. Appendix C of the 2010 California Fire Code is hereby amended by adding Section C106 to read as follows:

FIRE HYDRANT INSTALLATION SPECIFICATIONS

LI. Appendix C of the 2010 California Fire Code is hereby amended by adding Section C106.1 to read as follows:

Fire Hydrant Specifications. All required public and private fire hydrants shall be installed to the following specifications prior to fire-flow testing and acceptance of the system:

1. Fire hydrants shall be:
   a. Dry barrel type, 2-1/2" x 2-1/2" x 4" (63.5 mm x 63.5 mm x 102 mm), approved by the fire code official and the City of Big Bear Lake Department of Water & Power
   b. Installed so that the centerlines of the lowest outlet are between 18 to 24 inches (457 mm to 610 mm) above finished grade
   c. Installed so that the front of the riser is between 18 inches (457 mm) to 72 inches (1829 mm) behind curb face. Placement shall be coordinated with the City of Big Bear Lake Department of Water & Power and the District.
   d. Positioned so that the four-inch (101.60 mm) outlet faces the fire apparatus access roadway
   e. Provided with three-foot (914.40 mm) unobstructed clearance on all sides (See section 508.5.4.)
   f. Provided with approved caps
   g. Painted, with exception of the threads, with two coats of primer and one coat of traffic signal yellow

2. Underground shut-off valves shall be located:
   a. A minimum of 5 feet (1524 mm) from the hydrant, unless the location of the water main is already installed and the five foot (1524 mm) minimum distance cannot be satisfied, and
   b. A maximum of 25 feet (7620 mm) from the hydrant

3. All new water mains, laterals, gate valves, buried devices, and risers shall be a minimum of 6 inches (152 mm) inside diameter.

4. When sidewalks are contiguous with a curb and are 5 feet (1524 mm) wide or less, fire hydrants shall be placed immediately behind the sidewalk. In no case shall fire hydrants be more than 6 feet (1829 mm) from curb line.

5. Before trenches are back-filled, a representative from the District shall inspect all required installations of private on-site fire hydrants and witness adequate flushing.

6. The owner/developer shall be responsible for making the necessary arrangements with the City of Big Bear Lake Department of Water & Power for the installation and/or connection to all public facilities. This shall include the furnishing of the hydrant heads.

7. If curbs are not provided, approved fire hydrant barricades shall be installed hydrants per City of Big Bear Lake Department of Water & Power, Standard Drawing No. 10.

8. Snow poles and/or barricades of an approved height shall be provided on all newly installed fire hydrants per City of Big Bear Lake Department of Water & Power, Standard Drawing No. 10.

LII. Appendix C of the 2010 California Fire Code is hereby amended by adding Section C107 to read as follows:

MAINTENANCE OF PRIVATE ON-SITE FIRE HYDRANTS

LIII. Appendix C of the 2010 California Fire Code is hereby amended by adding Section C107.1 to read as follows:

Private hydrant maintenance. It shall be the responsibility of the property management company, the homeowner's association, or the property owner, to maintain private on-site fire hydrants. No barricades, walls, fences, landscaping, or other similar obstruction, shall be installed, planted, or placed within three feet (914 mm) of any fire hydrant.

LIV. Appendix D, Section D103.2 of the 2010 California Fire Code is hereby amended to read as follows:

Grade. The grade of the fire apparatus access road shall not exceed 12%, unless mitigating protection measures are applied and approved by the fire code official.

LV. Appendix D, Section D103.4 of the 2010 California Fire Code is hereby amended to read as follows:

Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

Length (feet)	Width (feet)	Turnaround Required
1-150	24	None required
151-500	24	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	24	120-foot Hammerhead, 60-foot "Y" or 90-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

LVI. Appendix D of the 2010 California Fire Code is hereby amended by adding Section D103.6.3 to read as follows:

Fire lane striping. Where required by the fire code official, fire apparatus access roads, including curbs, shall be striped and/or painted in accordance with District standards.

Section 7. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or any other ordinances in conflict herewith are hereby repealed.

Section 8. If any provisions of this Ordinance or application thereof to any person or circumstances are held invalid, this invalidity shall not affect other applications of this Ordinance which can be given effect without the invalid provision or applications, and to this end, the provisions of this Ordinance are declared to be severable. This Ordinance shall be liberally construed to achieve the purposes of this Ordinance and to preserve its validity.

Section 9. The City Council hereby finds and determines that it can be seen with certainty that there is not possibility that this Ordinance may have a significant adverse effect on the environment, since it adopts updated building and safety standards which the City had previously adopted in substantial form. Thus, the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) of the CEQA Guidelines. Staff is directed to file a Notice of Exemption.

Section 10. This Ordinance shall take effect thirty (30) days after the date of its adoption, and prior to the expiration of the fifteen (15) days from the passage thereof, the Ordinance or a summary of the Ordinance shall be published at least once in a local newspaper of general circulation in the City. Thereafter, the Ordinance shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 22nd day of November, 2010.

AYES: Harris, Herrick, Jahn, Mulvihill
NOES: None
ABSENT: None
ABSTAIN: None

Elizabeth Harris, Mayor

ATTEST:

Jeff Mathieu, City Clerk

November 22, 2010
Date

REVIEWED AND APPROVED:

Best Best & Krieger LLP
City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF BIG BEAR LAKE)

I, Jeff Mathieu, City Clerk of the City of Big Bear Lake do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 2010-411 is a full, true and correct original of Ordinance No. 2010-411 of the said City of Big Bear Lake, California, entitled:

> AN ORDINANCE OF THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ADDING AND AMENDING TITLE 15 OF THE BIG BEAR LAKE MUNICIPAL CODE PERTAINING TO THE CONSTRUCTION AND MAINTENANCE OF BUILDINGS, HOUSING, AND FIRE PREVENTION BY ADOPTING THE 2010 CALIFORNIA BUILDING STANDARDS CODE AS FOUND IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS COMPRISING THE CALIFORNIA ADMINISTRATIVE CODE, 2010 EDITION; CALIFORNIA BUILDING CODE, VOLUMES 1 & 2 AND APPENDICES B, H,& J OF VOLUME 2, 2010 EDITION;THE CALIFORNIA RESIDENTIAL CODE AND APPENDICES G, H, J & O, 2010 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2010 EDITION; THE CALIFORNIA MECHANICAL CODE, 2010 EDITION; THE CALIFORNIA PLUMBING CODE, 2010 EDITION; THE CALIFORNIA ENERGY CODE, 2010 EDITION; THE CALIFORNIA HISTORICAL BUILDING CODE, 2010 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2010 EDITION; THE CALIFORNIA FIRE CODE AND APPENDICES CHAPTER 4A, A, B, BB, CC, D, H, I & J AND ERRATA, 2010 EDITION; THE CALIFORNIA EXISTING BUILDING CODE, 2010 EDITION; THE CALIFORNIA REFERENCE STANDARDS CODE, 2010 EDITION; AND ADOPTING BY REFERENCE TABLES 3A THROUGH 3H OF THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION; AND THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; AND REPEALING ORDINANCE 2008-376

was duly passed and adopted by the said City Council, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of the said Council on the 22nd day of November, 2010, and that the same was so passed and adopted by the following vote:

AYES:	Harris, Herrick, Jahn, Mulvihill
NOES:	None
ABSENT:	None
ABSTAIN:	None

I do hereby further certify that pursuant to the provisions of Section 36933 of the Government Code of the State of California that the foregoing Ordinance No. 2010-411 was duly and regularly published according to law and the order of the City Council and circulated within said City.

Jeff Mathieu
City Clerk