

BUILDING STANDARDS COMMISSION

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



April 7, 2011

Jay Elbettar, P.E., C.B.O., Building Services Manager
City of Mission Viejo
200 Civic Center
Mission Viejo, CA 92691

Dear Mr. Elbettar:

This letter is to acknowledge receipt on January 27, 2011, of the City of Mission Viejo submittal pertaining to Ordinance Nos. 10-287 and 10-288 with 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,

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

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



City of Mission Viejo

Community Development Department

Dave Leckness

Mayor

Frank Ury

Mayor Pro Tem

Trish Kelley

Council Member

Rhonda Reardon

Council Member

Cathy Schlicht

Council Member

January 20, 2011

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

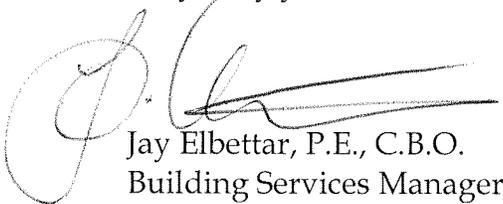
**Subject: 2010 California Building, Residential, Green, Fire, Mechanical,
Electrical and Plumbing Codes Adoption**

On January 3, 2011, the City of Mission Viejo adopted the attached Ordinances No. 10-287 and 10-288, amending the Mission Viejo Municipal Code to adopt the 2010 California Building, Residential, Green, Fire, Mechanical, Electrical and Plumbing Codes, effective February 2, 2011.

The changes and modifications were reasonably necessary due to local climatic, geological, or topographical conditions. The findings were adopted by Resolutions 11-04 and 11-05 enclosed herein for your information and files as required by H&SC § 17958.7.

Please call (949) 470-3028 if you have any questions or if I can be of further assistance.

Very truly yours,



Jay Elbettar, P.E., C.B.O.
Building Services Manager

Enclosures

RECEIVED
CITY OF MISSION VIEJO
JAN 27 11:02 AM
COMMUNITY DEVELOPMENT DEPARTMENT



RESOLUTION 11-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION VIEJO CALIFORNIA, SETTING FORTH FINDINGS FOR REQUIRED AMENDMENTS TO THE 2010 CALIFORNIA BUILDING CODE RELATIVE TO LOCAL CLIMATIC, TOPOGRAPHIC AND GEOLOGIC CONDITIONS

Section 1

The City Council of the City of Mission Viejo finds and resolves as follow:

WHEREAS, Health and Safety Code Section 17958 provides that the City of Mission Viejo ("City") shall adopt ordinances and regulations imposing the same or modified or changed requirements as are contained in the regulations adopted by the State pursuant to Health and Safety Code Section 17922; and

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

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

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

WHEREAS, the Community Development Department in consultation with the Orange County Fire Authority has recommended that changes and modifications be made to the Codes and have advised that certain said changes and modifications to the California Codes are reasonably necessary due to local conditions in the City of Mission Viejo 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 Codes or are reasonably necessary to safeguard life and property within the City of Mission Viejo.

Amendments related to life and fire safety contained in Sections 403, 403.1, 403.1.1, 403.4.7.2, 403.4.8.1, 412.7, Table 1505.1, and 1505.1.3 of the 2010 Edition of the California Building Code, and Sections R403.1.3, R405.1, R902.1, R902.1.3, and R902.2 of the 2010 Edition of the California Residential Code, and Sections 202 and 4.304.1 of the 2010 Edition of the California Green Building Standards Code as recommended by the Community Development in consultation with the Orange County Fire Authority are hereby found to be reasonably necessary due to the following local conditions:

I. Climatic Conditions

- A. Orange County and the City of Mission Viejo are located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.
- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County Fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.
- E. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly. Recent Grand Jury Report findings support this concern.

II. Topographical conditions

- A. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities with Orange County is built and will continue to build. With much of the populated flatlands already built upon, future growth will occur in areas with steeper slopes and greater constraints in terrain.
- B. Road circulation features located throughout the County also make amendments reasonably necessary. Located throughout the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanied with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended Fire Department emergency response times that exceed the 5 minute goal.
- C. Placement of multiple occupancy buildings, location of arterial roads, and fire department staffing constraints due to recent revenue-limiting state legislation have made it difficult for the fire department to locate additional fire stations and provide manpower sufficient to concentrate fire companies and personnel to control fires in high density apartment or condominium buildings. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access. These conditions create the need for built-in on-site fire protection systems to protect occupants and property until fire fighting apparatus and personnel arrive on the scene.

These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

III. Geological Conditions

Orange County and the City of Mission Viejo are located in a highly active seismic area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Orange County. The Newport-Inglewood Fault Zone (NIFZ) which runs through Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude, hypocenter off Newport Beach coast), which took 120 lives, with areas damaged from Laguna Beach to Marina del Rey and inland to Whittier, and poses one of the greatest hazards to lives and property in the nation. Regional planning for reoccurrence is recommended by the State of California, Department of Conservation. There was also an earthquake in December 1989, with the epicenter located near the City of Irvine. The fault on which this quake occurred was unknown prior to this activity. The October 17, 1989, Santa Cruz earthquake resulted in only one major San Francisco fire in the Marina district, but when combined with the 34 other fires and over 500 responses, the department was taxed to its full capabilities. The Marina fire was difficult to contain

because mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59, "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe";

- A. Traffic and circulation congestion presently existing in the City of Mission Viejo often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.
- B. The City of Mission Viejo is located in the middle of the seismically active area. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot level. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors.
- C. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes in contact with soils are utilized.
- D. Portions of the County contain active or former oil production fields. These areas contain a variety of naturally occurring gasses, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary implement appropriate mitigation.

Additional amendments have been made to Codes. On the recommendation of the Community Development Department in consultation with the Orange County Fire Authority, such amendments are hereby found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City.

Section 2

Amendments to the 2010 Edition of the California Codes are found reasonably necessary based on the climatic, topographical, and/or geological conditions cited in Section 1 of this resolution and are listed as follows:

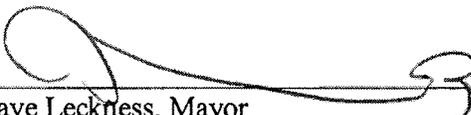
<u>Code Section</u>	<u>Findings in Section 1</u>
CBC 403, 403.4.7.2, 403.4.8.1, 907.2.13, 907.6.3.2	A-1, B-2, B-3
CBC 412.7	B-1, B-2, B-3
CBC 903.2	A-1, A-2, B-2
CBC 1505, CRC R902.1	A-1, A-2, B-2, B-4
CRC R403.1.3, R405.1	B-1

The aforementioned amendments have been incorporated in detail in Ordinance 10-287.

Section 3

The Community Development Department shall file copies of this Resolution and Ordinance 10-287 with the California Building Standards Commission as required by Health and Safety Code Section 17958.7.

PASSED, APPROVED AND ADOPTED this 3rd day of January, 2011.

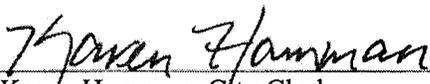


Dave Leckness, Mayor

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Mission Viejo at a regularly scheduled meeting thereof, held on the 3rd day of January, 2011 by the following vote of the Council:

AYES: Kelley, Leckness, Reardon, Schlicht, and Ury
NOES: None
ABSENT: None

ATTEST:



Karen Hamman, City Clerk

ORDINANCE 10-287

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION VIEJO AMENDING TITLE 8 OF THE MISSION VIEJO MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2010 EDITIONS OF THE CALIFORNIA BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL CODES, AND RELATED MODEL AND UNIFORM CODES, WITH CERTAIN APPENDICES AND AMENDMENTS THERETO

THE CITY COUNCIL OF THE CITY OF MISSION VIEJO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 8.02 “Building and Housing Codes” of Title 8 “Buildings and Construction” of the Mission Viejo Municipal Code, is hereby repealed; provided, however, that such repeal shall not affect or excuse any violation of any of said Chapter or codes occurring prior to the effective date of this ordinance.

Section 2. A new Chapter 8.02 is hereby added to Title 8 of the Mission Viejo Municipal Code to read as follows:

“CHAPTER 8.02. BUILDING AND HOUSING CODES

Sec. 8.02.010. Adoption of California Building Code and related model codes.

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following construction codes, subject to the modifications set forth in this Chapter, are hereby adopted by reference: the California Building Code, 2010 Edition, including Appendices B and I, based on the 2009 International Building Code as published by the International Code Council; the California Residential Code, 2010 Edition, based on the 2009 International Residential Code as published by the International Code Council; the California Green Building Standards Code, 2010 Edition including Appendices A4 and A5; the California Plumbing Code, 2010 Edition, based on the 2009 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials; the California Mechanical Code, 2010 Edition, based on the 2009 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials; the California Administrative Code, 2010 edition, as published by the International Code Council; the Uniform Swimming Pool, Spa and Hot Tub Code, 2009 Edition, as published by the International Association of Plumbing and Mechanical Officials, the California Electrical Code, 2010 Edition, based on the 2008 National Electrical Code as published by the National Fire Protection Association; the International Property Maintenance Code, 2009 Edition, as published by the International Code Council. For the purpose of prescribing regulations for grading and excavations, the Orange County Grading and Excavation Code, as is in effect on the date this Chapter becomes effective, is hereby adopted. The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of Mission Viejo.

Where the California Code of Regulations and/or State Building Standards Code from any sections of the Construction Codes, applicable State laws and regulations shall govern.

One (1) copy of all the above codes and standards therefore are on file in the office of the building official pursuant to Health and Safety Code Section 18942 (d) (1) and are made available for public inspection.

Sec. 8.02.020. Board of appeals.

In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of the provisions of these codes, there shall be and there in hereby created a Board of Examiners and Appeals, consisting of five members, composed of the Mayor and the other members of the City Council. Said members shall hold their respective membership on said Board of Examiners and Appeals by reason of, and concurrently with their terms of service as Council members and shall cease to be such members upon their ceasing to be such Council members. The Building Official shall be the Secretary of the Board. The Board may adopt reasonable rules and regulations of conducting its investigations and shall render all its decisions and findings on contested matters, in writing to the Building Official, with duplicate copy thereof to any appellant or contestant affected by any such decision or findings, and may recommend to the City Council such new legislations, if any, as is consistent therewith.

Three members of the Board shall constitute a quorum. The Mayor shall be the presiding officer of the Board and in his/her absence the Board shall select a temporary chairperson. Notices of meetings of the Board shall be given by a least three days notice delivered to each member personally or by registered mail; provided, however, that any meeting of the board shall be legal for any purpose if the written consent of all of the members of the Board to such meeting is executed and filed in the records of the Board. The Board shall hold meetings at its pleasure.

The Board shall have the right, subject to such limits as the City Council may prescribe by resolution, to employ at the cost and expense of the City, such qualified individuals as the board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and in making its findings and decisions. Disabled access actions which require appeals action ratifications as required by Section 1.9.15 of Title 24 may be made ministerial by the Building Official with the concurrence of at least one knowledgeable advocate for people with disabilities.

Sec. 8.02.030. Penalties and civil remedies.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, or maintain any building or structure in the city, or cause same to be done, contrary to or in violation of any of the provisions of the code, or to otherwise violate any provision of any of the codes adopted in this chapter.

Any person, firm, or corporation violating any of the provisions or failing to comply with any of the mandatory requirements of this chapter or any of the codes adopted herein, shall be guilty of a misdemeanor, unless such violation is designated as an infraction, and penalties for

any such violation shall be as set forth in section 1.01.200 of the Municipal Code. Any person, firm, or corporation shall be guilty of a separate offense for each and every day during which any violation of any provision of this chapter or any of the codes adopted herein is committed, continued, or permitted. Any violation of this chapter or any of the codes adopted herein is a nuisance that may be abated pursuant to Chapter 9.59 of this Code.

Sec. 8.02.040. Fees.

All fees authorized by this chapter shall be as set forth by resolution of the City Council.

Sec. 8.02.050. Adoption of the California Building Code.

Except as provided in this chapter, the California Building Code, 2010 Edition, including Appendix B and I, based on the 2009 International Building Code as published by the International Code Council, shall be and become the Building Code of the City of Mission Viejo. The California Building Code is on file for public examination in the office of the Building Official.

Sec. 8.02.060. Section 104.8 amended.

Section 104.8 of Chapter 1 of the California Building Code is hereby amended by adding a sentence to the end of the paragraph as follows:

The provisions of this section shall apply if the Building Official or his/her authorized representative are employees of this jurisdiction and shall also apply if the Building Official or his/her authorized representative are acting under contract as agents of this jurisdiction.

Sec. 8.02.070. Section 105.2 amended.

Section 105.2 of Chapter 1 of the California Building Code is hereby amended by amending exemption 9 to read as follows:

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

Sec. 8.02.080. Section 105.8 added.

Section 105.8 is added to Chapter 1 of the California Building Code to read as follows:

105.8. Reconstruction. If the value of the reconstruction (or renovation) of a building is equal to or exceeds 75 percent of the value of the building, the entire building shall comply with the code provisions for new construction. The value of the reconstruction (or renovation) for a property shall include the value of all construction stemming from construction-related permits issued within the last two years.

Sec. 8.02.090. Sections 110.7 and 110.7.1 added.

Sections 110.7 and 110.7.1 are added to Chapter 1 of the California Building Code to read as follows:

110.7. Declaration of intended use. When required by the fire chief, with the concurrence of the building official, any or all owners of any occupancy may be required to record with the county recorder of the County of Orange a legal instrument of intended use. This legal instrument shall be called a declaration of intended use. The declaration of intended use shall be in accordance with the requirements of this section. It shall specifically state, by occupancy classification, all intended uses of all portions of the occupancy and may not be modified or withdrawn without the approval of the fire chief with the concurrence of the building official. Unapproved changes of occupancy or use can be cause for an immediate hearing before the building official and the fire chief or their designees. Such hearing shall be conducted to rule on the revocation of the certificate of occupancy and the revocation of all permits issued to all owners, tenants, operators and occupants of all portions of the occupancy. The declaration of intended use shall be binding on all present and future owners, tenants, operators and occupants.

Section 110.7.1 Certified copies. A certified copy of the recorded declaration of intended use may be required to be filed with the building official and the fire chief before any certificate of occupancy and/or any permits are issued to any or all owners, tenants, operators or occupants of the occupancy.

Sec. 8.02.100. Section 111.5 added.

Section 111.5 is added to Chapter 1 of the California Building Code to read as follows:

111.5. Underground utilities required. The building official shall, as a condition precedent to the issuance of a building permit, require all utility services located within the exterior boundary lines of a lot or parcel of property to be installed underground if:

1. The property is to be developed with a new or relocated main building.
2. The remodeling, alteration or addition to an existing main building exceeds 50 percent of the value or area of the existing building.
3. A residential building or use is converted to any nonresidential use or purpose.

For purposes of this section, the term “main building” shall mean a building in which is conducted the principal use of the lot or building site on which it is located.

The owner or developer of the property is responsible for complying with the requirements of this section and shall provide all necessary facilities on the property to receive such service from the supplying utilities.

If it is determined that practical difficulties or unreasonable hardships inconsistent with the purposes of this chapter and unique to a particular parcel of property would result from the literal interpretation of this section, the building official may waive, modify or delay the imposition of any undergrounding requirement imposed pursuant to the section upon written

application of any affected property owner. If the building official determines to delay the installation of required underground utilities, a recorded agreement guaranteeing the future performance of the work may be required, together with adequate performance security enforceable by the city in the form of a cash deposit, bond letter of credit or other instrument satisfactory to the city attorney.

For purposes of this section, appurtenances and associated equipment, such as but not limited to surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system, may be placed above ground.

Sec. 8.02.110. Section 202 Definitions added.

Section 202 of the California Building Code is amended by adding the following definitions:

Enclosed structure is a structure with a roof and two or more sides.

Floor area, fire sprinkler. For the purpose of calculating square footage for application of fire sprinkler requirements, the floor area shall be determined in accordance with the CBC definition for "Floor Area, Gross, Group R-3."

Flow-Line. Flow-Line is the continuous elevation of a rolled curb defined by the path traced by a particle in a moving body of water at the bottom of the rolled curb.

High-Rise Building. In other than Group I-2 occupancies "high-rise buildings" as used in this Code:

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

Reconstruction/room addition. In special fire protection areas, any existing building undergoing construction/room addition within any two-year period, in which the area of reconstruction is 75 percent or more prior to the submittal of a building permit application, shall comply with all the code provisions for new construction.

Special fire protection area is any geographic area designated by the fire chief that contains the type and condition of vegetation, topography, weather and structure density that potentially increases the possibility of wild land conflagration fires.

Unenclosed structure includes structures with a roof and no more than one side and structures having no roof or other covering. Unenclosed structures include patio covers, decks, and balconies.

Sec. 8.02.120. Sections 403 (title), 403.1, 403.1.1, 403.4.7.2, 403.4.8.1, 412.2, 412.7, amended.

Section 403, Title, of the California Building Code is hereby revised as follows:

SECTION 403 HIGH-RISE BUILDINGS HAVING OCCUPIED FLOORS LOCATED MORE THAN 55 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS AND GROUP I-2 OCCUPANCIES HAVING OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS

Section 403.1 Applicability of the California Building Code is hereby revised as follows:

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

403.1.1 Definitions, High Rise Building, of the California Building Code is hereby revised as follows:

HIGH-RISE BUILDING. In other than Group I-2 occupancies “high-rise buildings” as used by this Code:

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

Section 403.4.7.2 Standby power loads of the California Building Code is amended as follows:

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

1. Power and lighting for the fire command center required by Section 403.4.5;

2. Standby power shall be provided for elevators in accordance with Sections 1007.4, 3003, 3007 and 3008.

Section 403.4.8.1 Emergency power loads of the California Building Code is hereby amended as follows:

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

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

Section 412.2 Definitions of the California Building Code is hereby amended by adding the following definitions:

APPROACH-DEPARTURE PATH. The flight path of the helicopter as it approaches or departs from the landing pad.

EMERGENCY HELICOPTER LANDING FACILITY (EHLF). A landing area on the roof of a building that is not intended to function as a heliport or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations.

SAFETY AREA. A defined area surrounding the landing pad which is free of obstructions.

TAKEOFF AND LANDING AREA. The combination of the landing pad centered within the surrounding safety area.

Section 412.7 of the California Building Code is hereby amended by adding Sections 412.7.5 through 412.7.5.13 as follows:

412.7.5. Emergency Helicopter Landing Facility. Emergency Helicopter Landing Facility (EHLF) shall be constructed as specified in Section 412.7.5.1 through 412.7.5.13.

412.7.5.1 General. Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft above the lowest level of the fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for use by fire, police, and emergency medical helicopters only.

412.7.5.2 Rooftop Landing Pad. The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

412.7.5.3 Approach-Departure Path. The emergency helicopter landing facility shall have two approach-departure paths separated in plan from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and is a rising slope extending outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

412.7.5.4 Safety Area. The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

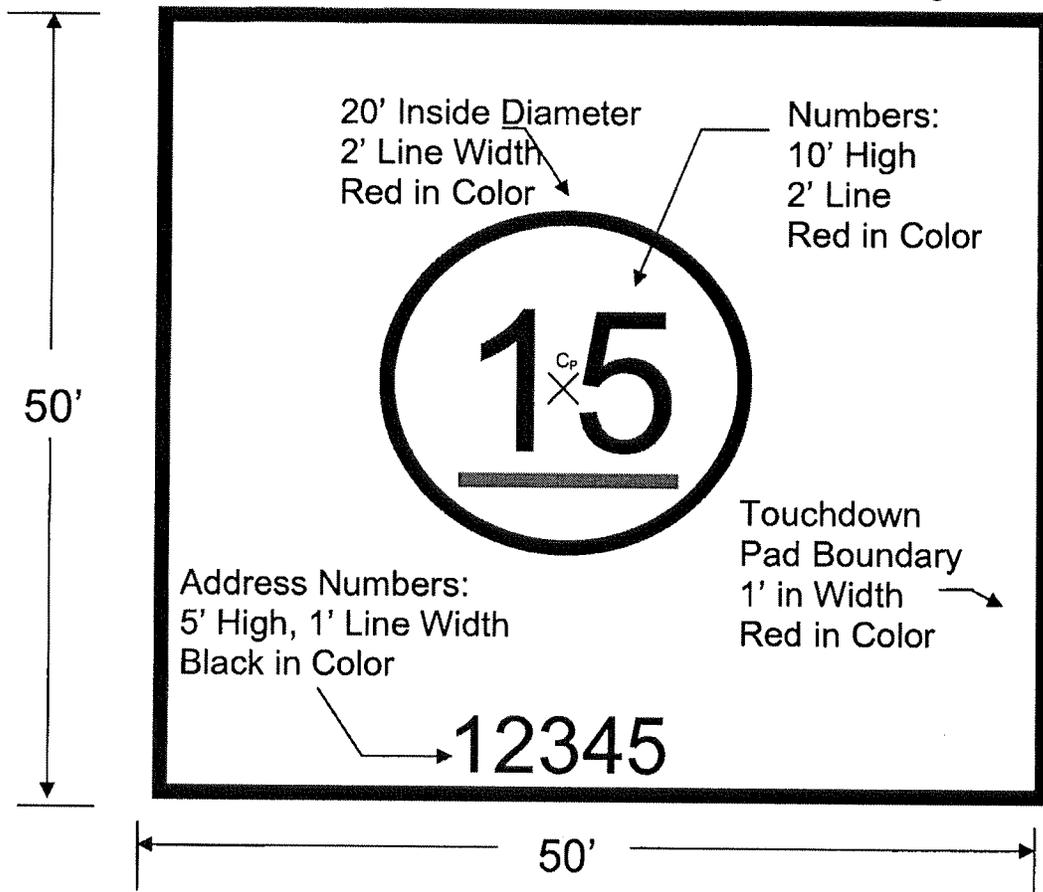
412.7.5.5 Safety Net. If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft in wide horizontal safety net capable of supporting 25 lbs/psf shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

412.7.5.6 Take-off and Landing Area. The takeoff and landing area shall be free of obstructions and 100 ft x 100 ft. or 100 ft. diameter.

412.7.5.7 Wind Indicating Device. An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

412.7.5.8 Special Markings. The emergency helicopter landing facility shall be marked as indicated in Figure 412.7.5.8.

Figure 412.7.5.8 Helicopter Landing Pad Markings



1. The preferred background is white or tan.
2. The circled, red numbers indicate the allowable weight that the facility is capable of supporting in thousands of pounds.
3. The numbers shall be oriented towards the preferred flight (typically facing the prevailing wind).

412.7.5.9 EHLF Exits. Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with CFC 1009.4.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

412.7.5.10 Standpipe systems. The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.

412.7.5.11 Fire extinguishers. A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairways or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with the CFC, Section 906.

412.7.5.13 EHLF. Fueling, maintenance, repairs, or storage of helicopters shall not be permitted.

Sec. 8.02.130. Sections 903.2, 903.2.8, 903.3.1.1.1, 903.4, 904.3.5, 905.4, 907.2.13, 907.3.1, 907.5.2.2, 907.6.3.2, and 910.3.2.2 amended.

Section 903.2 Where required of the California Building Code is hereby revised as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided in the following locations:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area, as defined in Section 502.1, exceeds 5,000 square feet (465 m²), or more than two stories in height, regardless of fire areas or allowable area.

Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with Section R313 of the California Residential Code.

2. **Existing buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
 - a. When the addition is 33% or more of the existing building area and the resulting building area, as defined in Section 502.1, exceeds 5000 square feet (465 m²); or
 - b. When the addition exceeds 2000 (185.81 m²)square feet and the resulting building area, as defined in Section 502.1, exceeds 5000 square feet (465 m²); or
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Section 903.2. 8 Group R of the California Building Code is hereby revised as follows:

903.2.8. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, as defined in Section 502.1, and greater than 1000 square feet (92.903 m²) within a two year period; or
 - b. An addition when the existing building is already provided with automatic sprinklers; or.
 - c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Section 903.3.1.1.1, Exempt locations, of the California Building Code is hereby amended by revising Exception 4 as follows:

Exception:

4. When approved by the fire code official spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, and associated electrical power distribution equipment, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-barriers constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies constructed in accordance with Section 712, or both.

Section 903.4 Sprinkler system supervision and alarms of the California Building Code is hereby revised as follows:

903.4 Sprinkler system supervision and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.

4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

Section 904.3.5 Monitoring of the California Building Code is hereby revised as follows:

904.3.5 Monitoring. Where a building fire alarm or monitoring system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm or monitoring system in accordance with NFPA 72.

Section 905.4 Location of Class I standpipe hose connections of the California Building Code is hereby amended by adding items 7 and 8 as follows:

7. The centerline of the 2.5 inches (64 mm) outlet shall be no less than 18 inches (457 mm) above and no more than 24 inches (610 mm) above the finished floor.
8. Every new building with any horizontal dimensions greater than 300 feet (91 440 mm) shall be provided with either access doors or a 2.5 inches (64 mm) outlets so that all portions of the building can be reached with 150 feet (45 720 mm) of hose from an access door or hose outlet. Required access doors shall be located in the exterior of the building and shall be accessible without the use of a ladder. The door dimensions shall be not less than 3 feet (914 mm) in width, and not less than 6 feet 8 inches (2032 mm) in height. These doors are for fire department access only.

Section 907.2.13 High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access of the California Building Code is hereby revised as follows:

907.2.13 High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access. High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access shall be provided with an automatic smoke detection in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412
2. Open parking garages in accordance with Section 406.3
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1

4. Low-hazard special occupancies in accordance with Section 503.1.1 of the
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and general occupant notification shall be broadcast by the emergency voice/alarm communication system

Section 907.3.1 Duct smoke detectors of the California Building Code is hereby amended as follows:

907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exception:

In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

Section 907.5.2.2 Emergency voice/alarm communication system of the California Building Code is revised as follows.

907.5.2.2 Emergency voice/alarm communication system. Emergency voice/alarm communication system required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access, and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

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

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

Section 907.6.3.2 High-rise buildings of the California Building Code is hereby revised as follows.

907.6.3.2 High-rise buildings. High-rise buildings having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet above the lowest level fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

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

Section 910.3.2.2 Sprinklered buildings of the California Building Code is hereby amended as follows:

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

Sec. 8.02.140. Table 1505.1 amended.

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

TABLE 1505.1

MINIMUM ROOF COVERING CLASSIFICATIONS

TYPES OF CONSTRUCTION

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

Sec. 8.02.150. Section 1505.1.3 amended.

Section 1505.1.3 of the California Building Code is hereby amended to read as follows:

1505.1.3. Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the

alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

The roof covering assembly includes the roof deck, underlayment, interlayment, insulation, and covering that is assigned a roof-covering classification.

Sec. 8.02.160. Section 3109.4.4.1 amended.

Section 3109.4.4.1 of the California Building Code is amended by adding a new definition to read as follows:

PRIVATE POOL is any constructed pool, permanent or portable, which is intended for non-commercial use as a swimming pool by not more than three owner families and their guests.

Sec. 8.02.170. Section 3109.4.4.2 amended.

Section 3109.4.4.2 of the California Building Code is hereby amended by replacing the first paragraph with a new paragraph to read as follows:

3109.4.4.2 Construction permit; safety features required. Commencing, January 1, 2007 except as provided in Section 3109.4.4.5, whenever a construction permit is issued for construction of a new private pool at a residence, it shall have an enclosure complying with 3109.4.4.3 and, it shall be equipped with at least one of the following safety features.

Sec. 8.02.180. Sections 202 and 3109.2 amended.

Section 3109.2 of the California Building Code is hereby amended by deleting the definition of "Swimming Pool". Section 202 of the California Building Code is hereby amended by adding new definitions to read as follows:

SPA, NON-SELF-CONTAINED is a hydro massage pool or tub for recreational or therapeutic use, not located in health-care facilities, designed for immersion of users and usually having a filter, heater and motor driven blower. It may be installed indoors or outdoors, on the ground or on a supporting structure, or in the ground or in a supporting structure. A non-self-contained spa is intended for recreational bathing and contains water over 18 inches deep.

SPA, SELF-CONTAINED is a continuous-duty appliance in which all control, water-heating and water-circulating equipment is an integral part of the product, located entirely under the spa skirt. A self-contained spa is intended for recreational bathing and contains water over 18 inches deep.

SWIMMING POOL is any structure intended for swimming or recreational bathing that contains water over 18 inches deep. This includes in-ground, aboveground and on-ground swimming pools, and fixed-in-place wading pools.

Sec. 8.02.190. Sections 3109.1 and 3109.4.1 amended.

An exception is added to Section 3109.1 of the California Building Code to read as follows:

Exception: A spa or hot tub which is less than or equal to sixty-four (64) square feet in area need not comply with the provisions of Section 3109.4 if the following criteria are met:

A cover which is either solid or which will not permit a four-inch sphere to pass through it may be used, provided it can be locked to prevent access. It must be weatherproof and structurally secure. A gazebo may be used, if it is structurally secure, completely enclosed and capable of being secured or locked. Components of the gazebo may be open where they comply with the provisions of Section 3109.4.1. Openings such as windows or doors that create openings that would not comply with Section 3109.4.1 are permitted if they can be secured or locked to prohibit entry. A lock is not required if a latch is provided which is a minimum of 54 inches high or, in the case of windows, if the latch is on the interior only.

The first sentence of Section 3109.4.1 of the California Building Code is hereby deleted and replaced with a sentence to read as follows:

The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool, spa or hot tub.

Sec. 8.02.200. Withholding approval.

Plaster inspection or approval to fill a pool or spa with water shall be withheld by the Building Official until there has been compliance with all fencing and other requirements of this Section.

Sec. 8.02.210. Fees.

Fees for in-ground and above-ground pools and spas are as established by resolution of the City Council for swimming pools.

Sec. 8.02.220. Adoption of the California Residential Code.

Except as provided in this chapter, the California Residential Code, 2010 Edition, based on the 2009 International Residential Code as published by the International Code Council shall become the Residential Code for the City of Mission Viejo regulating the erections, installation, alteration, repair, relocation, replacement, maintenance or use of residential structures within the City of Mission Viejo. The California Residential Code is on file for public examination in the office of the Building Official.

Sec. 8.02.230. California Residential Code amended.

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

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

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

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

Section R403.1.3 is amended by deleting the exception for masonry stem walls.

Section R405.1 is amended by deleting the exception.

Section R902.1 is amended by revising it to allow only class A roofs as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

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

Section R902.1.3 is amended by revising it to require a minimum Class A roof as follows:

R902.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

Section R902.2, first paragraph is amended by revising it to allow only Class A treated wood roofs as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A roofs.

Sec. 8.02.240. Chapter 44 Referenced Standards of the California Residential Code is adopted in its entirety with the following amendments:

NFPA 13, 2010 Edition, Installation of Sprinkler Systems is hereby amended as follows:
Section 6.8.3 is hereby revised as follows:

6.8.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than

150 feet from a public hydrant. The size of piping and the number of inlets shall be approved by the chief. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided. FDC may be located within 150 feet of a private fire hydrant when approved by the chief.

Section 8.3.3.1 is hereby revised as follows:

8.3.3.1. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the permit is issued. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.6.4.7
2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
4. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 8.17.1.1.1 is hereby added as follows:

8.17.1.1.1 Residential Waterflow Alarms. A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Section 8.17.2.4.6 is hereby revised as follows:

8.17.2.4.6 Fire department connections shall be on the street side of buildings and shall be located and arranged so that they are immediately adjacent to the approved fire department access road and that hose lines can be readily and conveniently attached to the inlets without interference from nearby objects including buildings, fence, posts, or other fire department connections.

Section 11.1.1.2 is hereby added as follows:

11.1.1.2 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not

less than that required for an Ordinary Hazard Group 2 use, with no reduction/s in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the permit is issued. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

1. Subtract the project site elevation from the low water level for the appropriate pressure zone and multiplying the result by 0.433;
2. Use a maximum of 40 psi, if available;
3. Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or a professional engineer licensed in the State of California. The result shall be adjusted in accordance with the graduated scaled found in the guideline.

Section 22.1.3 (43) is hereby revised as follows:

22.1.3 (43) Size and location of hydrants, showing size and number of outlets and if outlets are to be equipped with independent gate valves. Whether hose houses and equipment are to be provided, and by whom, shall be indicated. Static and residual hydrants that were used in the flow tests shall be shown. Flow test shall be completed within six months of the plan submittal to the authority having jurisdiction.

NFPA 13R 2010 Edition Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height is hereby amended as follows:

Section 6.16.1 is hereby revised as follows:

6.16.1 A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Section 907.2.8 of the 2010 California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 dBA above the average ambient sound or a minimum of 75 dBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

Section 6.6.6 is hereby revised as follows:

Section 6.6.6 Sprinklers shall not be required in penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, noncombustible elevator shafts where the elevator cars comply with ANSI A17.1, Safety Code for Elevators and Escalators, and other concealed spaces that are not used or intended for living purposes or storage and do not contain fuel fired equipment.

Section 6.6.9 is hereby added as follows:

6.6.9 Sprinklers shall not be required in attics that are not located over dwelling units. When attics are separated by unit, each unit's attic space may be protected per NFPA 13D Section 8.6.4.2. All other attics shall be protected per NFPA 13.

NFPA 13D 2010 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.1.5 is hereby added as follows:

4.1.5 Stock of Spare Sprinklers

Section 4.1.5.1 is hereby added as follows:

4.1.5.1 A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Section 4.1.5.2 is hereby added as follows:

4.1.5.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

Section 4.1.5.3 is hereby added as follows:

4.1.5.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

Section 4.1.5.4 is hereby added as follows:

4.1.5.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

Section 7.1.2 is hereby revised as follows:

7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, proprietary or remote station alarm service.

Section 7.3 Pressure Gauges is hereby deleted and substituted with the following:

Section 7.3.1 is hereby deleted in its entirety and replaced as follows:

7.3. At least one water pressure gauge shall be installed on the riser assembly.

Section 7.6 is hereby deleted in its entirety and replaced as follows:

7.6 Alarms Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When smoke detectors specified under CBC Section 310.9 are used to sound an alarm upon waterflow switch activation.

Section 8.6.4.2 is hereby added as follows:

8.6.4.2 All attics shall be protected with an intermediate temperature quick response sprinkler which shall be located to protect attic penetrations created by the access scuttles or mechanical equipment

NFPA 14, 2007 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 6.4.5.4.1 is hereby deleted in its entirety and replaced as follows:

6.4.5.4.1 The fire department connection shall have a minimum of two 2 ½ inches, internal threaded (NHS) inlets. Additional inlets shall be provided on a 250 GPM per inlet ratio to meet the system demand. The inlets shall be provided with approved caps to protect the system from entry of debris. The location of the FDC shall be approved and be no more than 150 feet from a public hydrant. If acceptable to the water authority, it

may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red.

A. Section 7.3.1.1 is hereby deleted in its entirety and replaced as follows:

7.3.1.1 Hose Connection Height Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches, or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 5.9.1.3 is hereby revised as follows:

5.9.1.3 The fire department connection shall be of an approved type and contain a minimum of two 2 ½ inch inlets. The location shall be approved and be no more than 150 feet from a public fire hydrant. If acceptable to the water authority, it may be installed on the backflow assembly. The supply pipe shall be painted OSHA safety red.

Section 5.9.1.3.1 is hereby added as follows:

5.9.1.3.1 When the sprinkler density design is 500 gpm (including the interior hose stream demand) or greater, or a standpipe system is included, four 2 ½” inlets shall be provided.

Section 5.9.1.3.2 is hereby added as follows:

5.9.1.3.2 The fire department connection (FDC) may be located within 150 feet of a private fire hydrant provided the FDC connects down-stream of an aboveground sprinkler system check valve.

Section 6.2.1.1 is hereby added as follows:

6.2.1.1 The closest upstream indicating valve to the riser shall be painted OSHA red.

Section 6.2.11 (5) is hereby deleted without replacement:

Section 6.2.11 (6) is hereby revised as follows:

6.2.11 (5) Control valves in a one-hour fire-rated room accessible from the exterior.

Section 6.2.11 (7) is hereby deleted without replacement.

Section 6.3.3 is hereby added as follows:

6.3.3 All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

Section 10.1.6.3 is hereby added as follows:

10.1.6.3 All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 316 Stainless Steel pipe and fittings

Section 10.3.5.2 is hereby revised as follows:

10.3.5.2 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.

Section 10.3.5.3 is hereby added as follows:

10.3.5.3 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.6.3.1 is hereby revised as follows:

10.6.3.1 Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 18 inches, as measured from the interior of the exterior wall. The pipe under the building or building foundation shall be 316 stainless steel and shall not contain mechanical joints or comply with 10.6.2.

Section 10.6.5 is hereby revised as follows:

10.6.5 Pipe Joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 316 stainless steel and shall not contain mechanical joints.

Sec. 8.02.250. Adoption of California Plumbing Code.

Except as provided in this chapter, the California Plumbing Code, 2010 Edition, based on the 2009 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, shall be and become the Plumbing Code of the City of Mission Viejo, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City. The California Plumbing Code is on file for public examination in the office of the Building Official.

Sec. 8.02.260. Adoption of the California Mechanical Code.

The California Mechanical Code, 2010 Edition based on the 2009 Uniform Mechanical Code as published by the IAMPO, shall be and become the Mechanical Code of the City,

regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances. The California Mechanical Code is on file for public examination in the office of the Building Official.

Sec. 8.02.270. Adoption of the California Electrical Code.

Except as provided in this chapter, the California Electrical Code, 2010 Edition, based on the 2008 National Electrical Code as published by the National Fire Protection Association, shall be and become the Electrical Code of the City of Mission Viejo, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City. The California Electrical Code is on file for public examination in the office of the Building Official.

Sec. 8.02.280. Amendments to the California Electrical Code.

Section 310.2(B) is hereby amended by the addition of a second paragraph to read as follows:

Copper wire shall be used for wiring No. 6 and smaller in all installation. Consideration for use of aluminum wiring can be made by the Building Official for feeder lines only on an individual basis where adequate safety measures can be ensured.

A new Section 310.16 is added to read as follows:

310.16 Continuous inspection of aluminum wiring.

Aluminum conductors of No. six (6) or smaller used for branch circuits shall require continuous inspection by an independent testing agency approved by the Building Official for proper torquing of connections at their termination point.

Sec. 8.02.290. Adoption of Uniform Swimming Pool, Spa and Hot Tub Code.

The Uniform Swimming Pool, Spa And Hot Tub Code, 2009 Edition, published by the International Association of Plumbing and Mechanical Officials, shall be and become the Swimming Pool, Spa And Hot Tub Code of the City of Mission Viejo. The Uniform Swimming Pool, Spa And Hot Tub Code is on file for public examination in the office of the Building Official.

Sec. 8.02.300. Adoption of the California Green Building Standards Code.

The California Green Building Standards Code, 2010 Edition, including Appendices A4 and A5, shall be and become the Green Building Standards Code of the City of Mission Viejo. The California Green Building Standards Code is on file for public examination in the office of the Building Official.

Sec. 8.02.310. Adoption of the California Energy Code.

The California Energy Code, 2010 Edition, as published by the International Code Council, shall be and become the Energy Code of the City. The California Energy Code is on file for public examination in the office of the Building Official.

Sec. 8.02.320. Adoption of the International Property Maintenance Code.

The International Property Maintenance Code, 2009 Edition, as published by the International Code Council, shall be and become the Property Maintenance Code of the City. The International Property Maintenance Code is on file for public examination in the office of the Building Official.

Sec. 8.02.330. Adoption of the California Historical Building Code.

The California Historical Building Code, 2010 Edition, as published by the International Code Council; shall be and become the Historical Building Code of the City. The California Historical Building Code is on file for public examination in the office of the Building Official.

Sec. 8.02.340. Adoption of the California Existing Building Code.

Except as amended in this Chapter, the 2010 California Existing Building Code, based on the 2009 International Existing Building Code as published by the International Code Council, shall become the Existing Building Code of the City for regulating existing buildings in the City. The California Existing Building Code is be on file for public examination in the office of the Building Official.

Sec. 8.02.350. Adoption of the California Administrative Code.

The California Administrative Code, 2010 Edition, based on the 2009 International Administrative Code as published by the International Code Council, shall become the Administrative Code of the City. The California Administrative Code is on file for public examination in the office of the Building Official.”

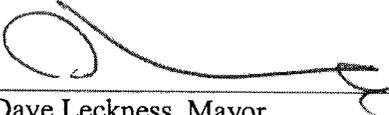
Section 3. Effective Date

This ordinance shall take effect 30 days from the adoption of this ordinance for all codes referenced herein, but no sooner than January 1, 2011. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance, which building permits have been obtained within 180 days from the effective date of this ordinance, shall be exempt from the provisions of this ordinance. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance, and building permits have not been obtained within 180 days from the effective date of this ordinance, shall be subject to all provisions of this ordinance and the codes referenced in this ordinance.

Section 4. Severability

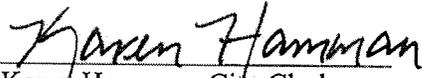
If any subsection, subdivision, sentence, clause, phrase, or portion of this section, ordinance or any code adopted herein, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions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

PASSED, APPROVED and ADOPTED this 3rd day of January, 2011.



Dave Leckness, Mayor

ATTEST:

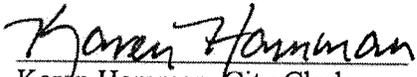


Karen Hamman, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF MISSION VIEJO)

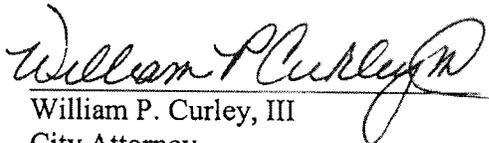
I, Karen Hamman, City Clerk of the City of Mission Viejo, do hereby certify that the foregoing Ordinance 10-287 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 6th day of December 2010, and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the 3rd day of January, 2011 by the following vote, to wit:

AYES: Kelley, Reardon, Schlicht, and Ury
NOES: Leckness
ABSENT: None



Karen Hamman, City Clerk

APPROVED AS TO FORM:



William P. Curley, III
City Attorney

RESOLUTION 11-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSION VIEJO CALIFORNIA, SETTING FORTH FINDINGS FOR REQUIRED AMENDMENTS TO THE 2010 CALIFORNIA FIRE CODE RELATIVE TO LOCAL CLIMATIC, TOPOGRAPHIC AND GEOLOGIC CONDITIONS

Section 1

The City Council of the City of Mission Viejo finds and resolves as follow:

WHEREAS, Health and Safety Code Section 17958 provides that the City of Mission Viejo ("City") shall adopt ordinances and regulations imposing the same or modified or changed requirements as are contained in the regulations adopted by the State pursuant to Health and Safety Code Section 17922; and

WHEREAS, the State of California is mandated by Health and Safety Code Section 17922 to impose the same requirements as are contained in the most recent edition of the California Fire Code; and

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

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

WHEREAS, the Community Development Department in consultation with the Orange County Fire Authority has recommended that changes and modifications be made to the Codes and have advised that certain said changes and modifications to the California Codes are reasonably necessary due to local conditions in the City of Mission Viejo 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 Codes or are reasonably necessary to safeguard life and property within the City of Mission Viejo.

Amendments related to life and fire safety contained in Sections 304.1.2(7)(E), 305.5, 318, 507.5.1, 604.2.15.1.1, 604.2.15.2.1, 608.10, 610, 903.2, 903.2.8, 903.3.1.1.1, 903.4, 905.4, 907.4.1, 907.6.2.2, 1108.1 thru 1108.1.11, 2308.3, 2703.1.1(1), 2703.1.1.1, 3704.2.2.7, 4503.7, 4504.2.2, Chapter 47, 4906.3, 4908, 4909 of the 2010 Edition of the California Fire Code as recommended by the Community Development in consultation with the Orange County Fire Authority are hereby found to be reasonably necessary due to the following local conditions:

I. Climatic Conditions

- A. Orange County and the City of Mission Viejo are located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which

may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.

- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County Fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

II. Topographical conditions

- A. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change cause by the hills creates the geological foundation on which communities with Orange County is built and will continue to build. With much of the populated flatlands already built upon, future growth will occur in areas with steeper slopes and greater constraints in terrain.
- B. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills,

slopes, street and storm drain design accompanies with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended Fire Department emergency response times that exceed the 5 minute goal.

- C. Placement of multiple occupancy buildings, location of arterial roads, and fire department staffing constraints due to recent revenue-limiting state legislation have made it difficult for the fire department to locate additional fire stations and provide manpower sufficient to concentrate fire companies and personnel to control fires in high density apartment or condominium buildings. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access. These conditions create the need for built-in on-site fire protection systems to protect occupants and property until fire fighting apparatus and personnel arrive on the scene

These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

III. Geological Conditions

Orange County and the City of Mission Viejo are located in a highly active seismic area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Orange County. The Newport-Inglewood Fault Zone (NIFZ) which runs through Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude, hypocenter off Newport Beach coast), which took 120 lives, with areas damaged from Laguna Beach to Marina del Rey and inland to Whittier, and poses one of the greatest hazards to lives and property in the nation. Regional planning for reoccurrence is recommended by the State of California, Department of Conservation. There was also an earthquake in December 1989, with the epicenter located near the City of Irvine. The fault on which this quake occurred was unknown prior to this activity. The October 17, 1989, Santa Cruz earthquake resulted in only one major San Francisco fire in the Marina district, but when combined with the 34 other fires and over 500 responses, the department was taxed to its full capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59, "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe";

- A. Traffic and circulation congestion presently existing in the City of Mission Viejo

often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.

- B. The City of Mission Viejo is located in the middle of the seismically active area. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot level. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors.
- C. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes in contact with soils are utilized.
- D. Portions of the County contain active or former oil production fields. These areas contain a variety of naturally occurring gasses, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary implement appropriate mitigation.

Additional amendments have been made to Codes. On the recommendation of the Community Development Department in consultation with the Orange County Fire Authority, such amendments are hereby found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City.

Section 2

Amendments to the 2010 Edition of the California Fire Code is found reasonably necessary based on the climatic, topographical, and/or geological conditions cited in Section 1 of this resolution and are listed as follows:

<u>Code Section</u>	<u>Findings in Section 1</u>
304.1.2(7) (E), 305.5, 507.5.1	I, II
318	III-D
604.2.15.1.1, 604.2.15.2.2.1, 903.1.1.1, 905.4, 907.4.1	III-A, III-B
2308.3, 2703.1.1.1	
610	II-C
Chapter 47	II, II-A, III-B, III-C
903.2, 903.2.8,	I-D, II, III-A, III-B
907.6.2.2, 1108.1 thru 1108.1.11, 2703.1.1(1), 4503.7,	II, III-A, III-B
3704.2.2.7, 4503.7	
4504.2.2	III-C
903.4	II-B, III-A, III-B

The aforementioned amendments have been incorporated in detail in Ordinance 10-288.

Section 3

The Community Development Department shall file copies of this Resolution and Ordinance 10-288 with the California Building Standards Commission as required by Health and Safety Code Section 17958.7.

PASSED, APPROVED AND ADOPTED this 3rd day of January, 2011.

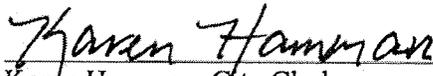


Dave Leckness, Mayor

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Mission Viejo at a regularly scheduled meeting thereof, held on the 3rd day of January, 2011 by the following vote of the Council:

AYES:	Kelley, Leckness, Reardon, Schlicht, and Ury
NOES:	None
ABSENT:	None

ATTEST:



Karen Hamman, City Clerk

ORDINANCE NO. 10-288

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION VIEJO ADOPTING BY REFERENCE THE 2010 CALIFORNIA FIRE CODE, INCORPORATING THE INTERNATIONAL FIRE CODE 2009 EDITION, WITH ERRATA, INCLUDING APPENDICES B, BB AND C, AND THE REFERENCED STANDARDS, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS

THE CITY COUNCIL OF THE CITY OF MISSION VIEJO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 8.04 “Fire Code” of Title 8 “Buildings and Construction” of the Mission Viejo Municipal Code, adopting by reference the California Fire Code, 2007 Edition, with amendments thereto, is hereby repealed; provided, however, that such repeal shall not affect or excuse any violation of any of said code occurring prior to the effective date of this ordinance.

Section 2. A new Chapter 8.04 is hereby added to Title 8 of the Mission Viejo Municipal Code to read as follows:

CHAPTER 8.04. FIRE CODE

Sec. 8.04.010. Adoption of the California Fire Code.

The 2010 California Fire Code, incorporating the International Fire Code 2009 Edition, published by the International Code Council, including Appendices B, BB, and C, and the Referenced Standards, is hereby adopted by reference by the City of Mission Viejo for the purpose of prescribing regulations governing conditions hazardous to the life and property from fire or explosion, save and except such portions as are hereinafter added, deleted, modified or amended.

Sec. 8.04.020. Enforcement and inspections.

Except as otherwise provided by the City Council, the California Fire Code, as amended, shall be enforced by the Orange County Fire Authority, which shall be operated under the Director of Fire Services of the Orange County Fire Authority. The Director of Fire Services of the Fire Authority may detail such members of the fire authority as inspectors as shall be necessary from time to time.

Sec. 8.04.030. Chapter 1 Scope and Administration amended.

Section 105.6.29 Miscellaneous combustible storage is hereby revised as follows:

Section 105.6.29. Miscellaneous combustible storage. An operational permit is required to store in any building or upon any premises in excess of 2500 cubic feet (71 m³) gross volume of

combustible empty packing cases, boxes, barrels or similar containers, rubber tires, rubber, cork, green waste, composting, yard waste, or similar combustible material

Section 105.6.35 Private fire hydrants is hereby deleted without replacement

Section 109.3 Violation penalties is hereby revised as follows: Infraction, Misdemeanor, as follows:

109.3 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of either a misdemeanor, infraction or both as prescribed in Section 109.3.2 and 109.3.3 Penalties shall be as prescribed in local ordinance Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Sections 109.3.2 Infraction is hereby added as follows:

109.3.2 Infraction. Except as otherwise provided in the Fire Code or Municipal Code of the City, persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction.

Sections 109.3.3 Misdemeanor is hereby added as follows:

109.3.3 Misdemeanor. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative, or who violate the following sections of this code, shall be guilty of a misdemeanor:

- 104.11.2 Obstructing operations
- 104.11.3 Systems and devices
- 107.6 Overcrowding
- 109.2.2 Compliance with orders and notices
- 111.4 Failure to comply
- 305.4 Deliberate or negligent burning
- 308.1.2 Throwing or placing sources of ignition
- 310.7 Burning objects
- 2404.7 Open or exposed flames

Sec. 8.04.040. Chapter 2 Definitions amended.

Chapter 2 Definitions is adopted in its entirety with the following amendments:

Sections 202 General Definitions is hereby revised by adding “Flow-line” and “Hazardous Fire Area”, and revising “High-Rise Building as follows:

FLOW-LINE is the lowest continuous elevation on a rolled curb defined by the path traced by a particle in a moving body of water at the bottom of the rolled curb.

HAZARDOUS FIRE AREA. Includes all areas identified within Section 4906.2 and other areas as determined by the Fire Code Official due to the presence of combustible vegetation, or the proximity of the property to an area that contains combustible vegetation.

HIGH-RISE BUILDING. In other than Group I-2 occupancies “high-rise buildings” as used by this Code:

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

Sec. 8.04.050. Chapter 3 General Precautions Against Fire amended.

Chapter 3 General Precautions Against Fire is adopted in its entirety with the following amendments:

Section 304.1.2 (7) Vegetation is hereby revised by adding Section “(E)” as follows:

(E) OCFA Vegetation Management Guideline.

Section 305.5 Chimney spark arrestors is hereby added as follows:

305.5 Chimney spark arrestors. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester, the spark arrester shall meet all of the following requirements:

1. The net free area of the spark arrester shall not be less than four times the net area of the outlet of the chimney.
2. The spark arrester screen shall have heat or corrosion resistance equivalent to 12 gauge steel wire, 19 gauge galvanized wire or 24 gauge stainless steel.
3. Openings shall not permit the passage of spheres having a diameter larger than ½ inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.
4. The spark arrester shall be accessible for cleaning and the screen or chimney cap shall be removable to allow for cleaning of the chimney flue.

Section 318 Development On Or Near Land Containing Or Emitting Toxic, Combustible or

Flammable Liquids, Gases or Vapors is hereby added as follows:

SECTION 318 DEVELOPMENT ON OR NEAR LAND CONTAINING OR EMITTING TOXIC, COMBUSTIBLE OR FLAMMABLE LIQUIDS, GASES OR VAPORS.

The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be developed which has, or is adjacent to, or within 1,000 feet (304.8 m) of a parcel of land that has an active, inactive, or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors.

Section 319 Fuel Modification Requirements for New Construction is hereby added as follows:

SECTION 319 FUEL MODIFICATION REQUIREMENTS FOR NEW CONSTRUCTION.

All new buildings to be built or installed in areas containing combustible vegetation shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official concurrent with the submittal for approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of the Orange County Fire Authority Vegetation Managements Guideline.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval by the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Section 320 Clearance of Brush or Vegetation Growth from Roadways is hereby added as follows:

SECTION 320 CLEARANCE OF BRUSH OR VEGETATION GROWTH FROM ROADWAYS.

The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

Section 321 Unusual Circumstances is hereby added as follows:

SECTION 321 UNUSUAL CIRCUMSTANCES.

The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:

- 1 Difficult terrain.
- 2 Danger of erosion.
- 3 Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
- 4 Stands or groves of trees or heritage trees.
- 5 Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

Section 322 Use of Equipment is hereby added as follows:

SECTION 322 USE OF EQUIPMENT.

Except as otherwise provided in this section, no person shall use, operate, or cause to be operated, in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as defined in Section 322.1 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exception:

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.

2. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition

Section 322.1 Spark Arrestors is hereby added as follows:

322.1 Spark arrestors. Spark arrestors shall comply with the following:

1. A spark arrester is a device constructed of nonflammable material specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 of an inch (0.58 mm) in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service.
2. Spark arresters affixed to the exhaust system of engines or vehicles subject to Section 322 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

Section 323 Restricted Entry is hereby added as follows:

SECTION 323 RESTRICTED ENTRY.

The fire code official shall determine and publicly announce when hazardous fire areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of hazardous fire areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the hazardous fire area is closed to entry, is prohibited.

Exception:

1. Residents and owners of private property within hazardous fire areas and their invitees and guests going to or being upon their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

Section 324 Trespassing on posted property is hereby added as follows:

SECTION 324 TRESPASSING ON POSTED PROPERTY.

When the fire code official determines that a specific area within a hazardous fire area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

1. Signs. Approved signs prohibiting entry by unauthorized persons and referring to applicable fire code chapters shall be placed on every closed area.

2. Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.

Section 325 Outdoor Fires is hereby added as follows:

SECTION 325 OUTDOOR FIRES.

Outdoor fires shall not be built, ignited or maintained in or upon hazardous fire areas, except by permit from the fire code official.

Exception: Outdoor fires within habited premises or designated campsites where such fires are built in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet (9144 mm) from a grass, grain, brush, or forest-covered area. Permanent barbecues, portable barbecues, outdoor fireplaces or grills shall not be used for the disposal of rubbish, trash or combustible waste material.

Section 325.1 Outdoor fire permits is hereby added as follows:

325.1 Outdoor fire permits. Outdoor fire permits shall incorporate such terms and conditions which will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or upon hazardous fire areas under the following conditions:

1. When predicted sustained winds exceed 20 MPH at the ground level, or a red flag condition has been declared,
2. When a person age 17 or over is not present at all times to watch and tend such fire, or
3. When a public announcement is made that open burning is prohibited.

Sec. 8.04.060. Chapter 4 Emergency Planning and Preparedness.

Chapter 4: Emergency Planning and Preparedness Only the Sections listed below are adopted:

1. **Section 401**
2. **Section 402**
3. **Section 403**
4. **Section 407**

Sec. 8.04.070 Chapter 5 Fire Service Features amended.

Chapter 5 Fire Service Features is adopted in its entirety with the following amendments:

Section 503.1.1 Buildings and facilities is revised by adding exception 4 as follows:

503.1.1 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 access road 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.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building 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. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.
4. For Group R-3 and Group U occupancies equipped throughout with an approved automatic sprinkler system installed in accordance with Section R313 of the California Residential Code, the fire apparatus access road shall comply with the requirements of this section and shall extend to within 300 feet (91 m) of the main entry door to the building.

Section 503.2.1 Dimensions is revised as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Street widths are to be measured from top face of curb to top face of curb, on streets with curb and gutter, and from flow-line to flow-line on streets with rolled curbs.

Section 503.2.1.1 Hazardous Areas is added as follows:

503.2.1.1 Hazardous Areas. In areas defined as State Responsibility Area: Very High Fire Hazard Severity Zones, and Local Responsibility Area: Very High Fire Hazard Severity Zones Area as adopted by the local agencies, the minimum fire apparatus road width shall be 28 feet (8.53 m).

Exception: When the road serves no more than 3 dwelling units and the road does not exceed 150 feet (45.7 m) in length, the road width may be 24 feet 7.3 m).

Section 503.4 Obstruction of fire apparatus access roads is revised as follows:

503.4 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. Speed Bumps and speed humps, shall be approved prior to installation.

Section 503.6 Security gates is revised as follows:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. Vehicle access gates or barriers shall be in accordance with the Orange County Fire Authority Guidelines "Fire Master Plan for Commercial and Residential Development". All electrically operated vehicle access gates shall be equipped with an automatic opening device in addition to a key opening switch.

Section 505.1 Address Identification is revised as follows:

505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) for R-3 occupancies, for all other occupancies the numbers shall be a minimum of 6 inches high with a minimum stroke width of 1 inch. Where access is by a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

Section 507.5.1 Where required is revised as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than allowed in APPENDIX C – FIRE HYDRANT LOCATIONS AND DISTRIBUTION from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception:

1. For Group R-3 and Group U occupancies equipped throughout with an approved automatic sprinkler system installed in accordance with Section R313 of the

California Residential Code, the distance requirement shall be not more than 600 feet (183 m).

Section 510.1 Emergency responder radio coverage in buildings is revised as follows:

Section 510.1 Emergency responder radio coverage in buildings is revised as follows:

510.1 Emergency responder radio coverage in buildings. All new buildings shall have radio coverage for emergency responders in accordance with the city's digital radio ordinance. In the absence of a city ordinance, Orange County Fire Authority's Emergency Responder Digital Radio Guideline shall apply. This section shall not require improvement of the existing public safety communication systems.

Exceptions: Where it is determined by the fire code official that the radio coverage system is not needed.

Section 510.2 Radio signal strength is hereby deleted without replacement.

Section 510.3 Emergency responder radio coverage in existing buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building shall be equipped with such coverage according to one of the following:

1. Wherever existing wired communication system cannot be repaired or is being replaced, or where not *approved* in accordance with Section 510.1 Exception 1.
2. Within a time frame established by the adopting authority."

Sec. 8.04.080. Chapter 6 Building Services and Systems amended.

Chapter 6 Building Service and Systems is adopted in its entirety with the following amendments:

Section 604.2.15.1.1 CFC Standby power loads, is here amended as follows:

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

1. Smoke control system.
2. Fire pumps.
3. Standby power shall be provided for elevators in accordance with Section 3003 of the California Building Code.

Section 604.2.15.2.1 CFC (Section 403.1.1 CBC) Emergency power loads, is hereby amended as follows:

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

1. Emergency voice/alarm communication systems.

2. Fire alarm systems.
3. Automatic fire detection systems.
4. Elevator car lighting.
5. Means of egress lighting and exit sign illumination as required by Chapter 10.
6. Ventilation and automatic fire detection equipment for smokeproof enclosures.

Section 606.8 Refrigerant Detector is hereby amended as follows:

606.8 Refrigerant Detector. Machinery rooms shall contain a refrigerant detector with an audible and visual alarm. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The alarm shall be actuated at a value not greater than the corresponding TLV-TWA values shown in the California Mechanical Code for the refrigerant classification. Detectors and alarms shall be placed in approved locations. Emergency shutoff shall also be automatically activated when the concentration of refrigerant vapor exceeds 25 percent of LFL. The detector shall transmit a signal to an approved location.

Section 606.10.1.2 Manual Operation is hereby amended as follows:

606.10.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as Emergency Controls.

Section 608.1 Scope is hereby amended as follows:

608.1 Scope. Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189 L) for flooded lead acid, nickel cadmium (Ni-Cd) and valve-regulated lead acid (VRLA), or 1,000 pounds (454 kg) for lithium-ion and lithium metal polymer, used for facility standby power, emergency power or, uninterrupted power supplies, shall comply with this section and Table 608.1. Indoor charging of electric carts/cars with more than 50 gallons (189 L) shall comply with Section 608.10,

Section 608.10 Indoor charging of electric carts/cars is hereby added as follows:

608.10 Indoor charging of electric carts/cars. Indoor charging of electric carts/cars where the combined volume of all electric/cars battery electrolyte exceeds 50 gallons shall comply with following:

1. Spill control and neutralization shall be provided and comply with Section 608.5.
2. Room ventilation shall be provided and comply with Section 608.6.1
3. Signage shall be provided and comply with Section 608.7
4. Smoke detection shall be provided and comply with Section 907.2

Section 610 Photovoltaic Systems is hereby added as follows:

**SECTION 610
PHOTOVOLTAIC SYSTEMS**

Section 610.1 General is hereby added as follows:

610.1 General. Photovoltaic systems shall comply with Orange County Fire Chief's Association Guideline for Fire Safety Elements of Solar Photovoltaic Systems. The provision of this section may be applied by either the fire code official or the building code official.

Sec. 8.04.090. Chapter 7 Fire-Resistance-Rated Construction.

Chapter 7 Fire-Resistive-Rated Construction is adopted in its entirety without amendments.

Sec. 8.04.100. Chapter 8 Interior Finish, Decorative Materials and Furnishings.

Chapter 8 Interior Finish, Decorative Materials and Furnishings Only the Sections and Subsections listed below are adopted:

- | | |
|-----|-------------------------------|
| 1. | Section 801 |
| 2. | Section 802 |
| 3. | Section 803 |
| 4. | Section 804 |
| 5. | Subsection 806.2 |
| 6. | Subsection 807.1 |
| 7. | Subsection 807.1.2 |
| 8. | Subsection 807.4.5.1 |
| 9. | Subsection 807.4.2.4.1 |
| 10. | Subsection 807.4.5 |
| 11. | Subsection 807.4.2.4 |
| 12. | Table 803.3 |

Sec. 9.04.110. Chapter 9 Fire Protection Systems amended.

Chapter 9 Fire Protection Systems is adopted in its entirety with the following amendments:

Section 903.2 Where required is hereby revised as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists

1. New buildings: Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m²) as defined in Section 202, regardless of fire areas or allowable area.
Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with Section R313 of the California Residential Code.

2. Existing Buildings: Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet (465 m²) as defined in Section 202; or
 - b. When an addition exceeds 2000 square feet (186 m²) and the resulting building area exceeds 5000 square feet (465 m²) as defined in Section 202.

Section 903.2.8 Group R is hereby revised as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 902.1 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet (93 m²) within a two year period; or
 - b. An addition when the existing building is already provided with automatic sprinklers; or

When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Section 903.3.1.1.1 Exempt locations is hereby amended by revising Exemption 4 as follows:

4. When approved by the fire code official spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, and associated electrical power distribution equipment, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire barriers constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies constructed in accordance with Section 712, or both..

Section 903.4 Sprinkler system supervision and alarms is hereby revised by modifying item 1, deleting item 3 and 5, and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.

5. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

Section 904.3.5 Monitoring is hereby revised as follows:

904.3.5 Monitoring. Where a building fire alarm or monitoring system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm or monitoring system in accordance with NFPA 72.

Section 905.4 Location of Class I standpipe hose connections is hereby amended as follows:

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

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

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

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

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

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

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

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

6. Where the most remote portion of a nonsprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection or the most remote portion of a sprinklered floor or

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

7. The centerline of the 2.5 inches (63.5 mm) outlet shall be no less than 18 inches (457.2 mm) above and no more than 24 inches above the finished floor.

8. Every new building with any horizontal dimensions greater than 300 feet (91,440 mm) shall be provided with either access doors or a 2.5 inches outlets so that all portions of the building can be reached with 150 feet (46 m)) of hose from an access door or hose outlet. Required access doors shall be located in the exterior of the building and shall be accessible without the use of a ladder. The door dimensions shall be not less than 3 feet (914 mm) in width, and not less than 6 feet 8 inches (2032 mm) in height. These doors are for fire department access only.

Section 907.2.13 High-rise buildings and Group I-2 occupancies having occupied floors located more than 75 feet (22860 mm) above the lowest level of fire department vehicle access is hereby revised as follows:

907.2.13 High-rise buildings having occupied floors located more than 55 feet (16 769 mm) above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access. High-rise buildings having occupied floors located more than 55 feet (16 769 mm) above the lowest level of fire department vehicle access and Group I-2 occupancies having floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access shall be provided with an automatic smoke detection in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.6.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 and Section 412 of the California Building Code.
2. Open parking garages in accordance with Section 406.3 of the California Building Code.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the California Building Code.
4. Low-hazard special occupancies in accordance with Section 503.1.1 of the California Building Code.

5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and general occupant notification shall be broadcast by the emergency voice/alarm communication system

Section 907.4.1 Duct smoke detectors is hereby amended as follows:

907.4.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exception:

1. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

Section 907.6.2.2 Emergency voice/alarm communication system is revised as follows.

907.6.2.2 Emergency voice/alarm communication system. Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler water-flow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's plans required by Section 404. In high-rise buildings having occupied floors located more than 55 feet, and Group I-2 occupancies having floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

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

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

Section 907.7.3.2 High-rise buildings is revised as follows.

907.7.3.2 High-rise buildings. High-rise buildings having occupied floors located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access and Group I-2 occupancies having occupied floors located more than 75 feet (22 860 mm) above the lowest level fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

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

Section 910.3.2.2 Sprinklered buildings is hereby amended as follows:

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

Sec. 8.04.120. Chapter 10 Means of Egress is adopted in its entirety without amendments.

Sec. 8.04.130. Section 1102 Definitions amended.

Chapter 11 Aviation Facilities is adopted in its entirety with the following amendments:

Section 1102.1 Definitions is hereby amended by adding the following definitions:

APPROACH-DEPARTURE PATH. The flight path of the helicopter as it approaches or departs from the landing pad.

EMERGENCY HELICOPTER LANDING FACILITY (EHLF). A landing area on the roof of a high rise building that is not intended to function as a heliport or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations.

SAFETY AREA. A defined area surrounding the landing pad which is free of obstructions.

TAKEOFF AND LANDING AREA. The combination of the landing pad centered within the surrounding safety area.

Section 1108 Emergency Helicopter Landing Facility is hereby added as follows:

SECTION 1108

EMERGENCY HELICOPTER LANDING FACILITY (EHLF)

1108.1 General. Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 ft above the lowest level of the fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for use by fire, police, and emergency medical helicopters only.

1108.1.1 Rooftop Landing Pad. The landing pad shall be 50 ft. x 50 ft. or a 50 ft. diameter circle that is pitched or sloped to provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

1108.1.2 Approach-Departure Path. The emergency helicopter landing facility shall have two approach-departure paths separated from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and is a rising slope extending outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

1108.1.3 Safety Area. The safety area is a horizontal plane level with the landing pad surface and shall extend 25 ft in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

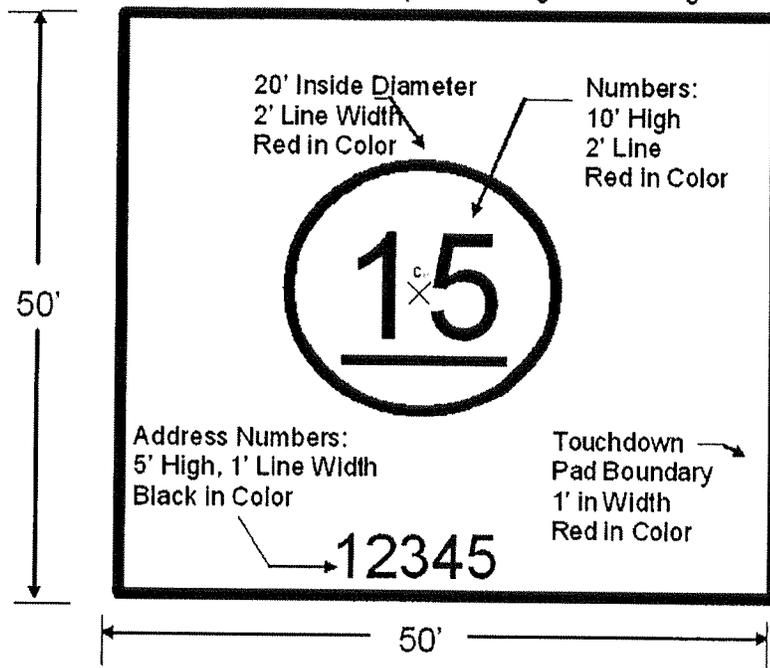
1108.1.4 Safety Net. If the rooftop landing pad is elevated more than 30 in. (2'-6") above the adjoining surfaces, a 6 ft in wide horizontal safety net capable of supporting 25 lbs/psf shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5 in. but less than 18 in.) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

1108.1.5 Take-off and Landing Area. The takeoff and landing area shall be free of obstructions and 100 ft x 100 ft. or 100 ft. diameter.

1108.1.6 Wind Indicating Device. An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

1108.1.7 Special Markings. The emergency helicopter landing facility shall be marked as indicated in Figure 1108.1.7.

Figure 1108.1.7 Helicopter Landing Pad Markings



1. The preferred background is white or tan.
2. The circled, red numbers indicate the allowable weight that the facility is capable of supporting in thousands of pounds.
3. The numbers shall be oriented towards the preferred flight (typically facing the prevailing wind).

1108.1.8 EHLF Exits. Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with CFC 1009.4.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

1108.1.9 Standpipe systems. The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5-inch outlet on a Class I or III standpipe.

1108.1.10 Fire extinguishers. A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairway or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure

paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with the CFC, Section 906.

1108.1.11 EHLF. Fueling, maintenance, repairs, or storage of helicopters is prohibited.

Sec. 8.04.140. Chapter 12 Dry Cleaning.

Chapter 12 Dry Cleaning is adopted in its entirety without amendments.

Sec. 8.04.150. Chapter 13 Combustible Dust-Producing Operations.

Chapter 13 Combustible Dust-Producing Operations is adopted in its entirety without amendments.

Sec. 8.04.160. Chapter 14 Fire Safety During Construction and Demolition.

Chapter 14 Fire Safety During Construction and Demolition is adopted in its entirety without amendments.

Sec. 8.04.170. Chapter 15 Flammable Finishes.

Chapter 15 Flammable Finishes is adopted in its entirety without amendments.

Sec. 8.04.180. Chapter 16 Fruit and Crop Ripening.

Chapter 16 Fruit and Crop Ripening is adopted in its entirety without amendments.

Sec. 8.04.190. Chapter 18 Semiconductor Fabrication Facilities.

Chapter 18 Semiconductor Fabrication Facilities is adopted in its entirety without amendments.

Sec. 9.04.200. Chapter 19 Lumber Yards and Woodworking Facilities amended.

Chapter 19 Lumber Yards and Woodworking Facilities is adopted in its entirety with the following amendments:

Section 1901.2 Permit is hereby revised as follows:

1901.2 Permit. Permits shall be required as set forth in Section 105.6. For Miscellaneous Combustible Storage Permit, see Section 105.6.29.

Section 1908.1 General is hereby revised as follows:

1908.1 General. The storage and processing of more than 400 cubic feet of wood chips, hogged materials, fines, compost, green waste, and raw product produced from yard waste, debris and recycling facilities shall comply with Sections 1908.2 through 1908.10.

Section 1908.2 Storage site is hereby revised as follows:

1908.2 Storage site. Storage sites shall be level and on solid ground or other all-weather surface. Sites shall be thoroughly cleaned and approval from fire code official is obtained before transferring products to the site.

Section 1908.3 Size of piles is hereby revised as follows:

1908.3 Size of piles. Piles shall not exceed 15 feet (4572 mm) in height, 50 feet (15 240 mm) in width and 100 feet (30 480 mm) in length.

Section 1908.7 Pile fire protection is hereby revised as follows:

1908.7 Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

Section 1908.9 Material-handling equipment is hereby revised as follows:

1908.9 Material-handling equipment. All material handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

Sec. 8.04.210. Chapter 20 Manufacture of Organic Coatings.

Chapter 20 Manufacture of Organic Coatings is adopted in its entirety without amendments.

Sec. 9.04.220. Chapter 21 Industrial Ovens.

Chapter 21 Industrial Ovens is adopted in its entirety without amendments.

Sec. 9.04.230. Chapter 22 Motor Fuel-Dispensing Facilities and Repair Garages.

Chapter 22 Motor Fuel-Dispensing Facilities and Repair Garages is adopted in its entirety without amendments.

Sec. 8.04.240 Chapter 23 High-Piled Combustible Storage amended.

Chapter 23 High-Piled Combustible Storage is adopted in its entirety with the following amendments:

Section 2308.3 Flue spaces is hereby revised as follows:

2308.3 Flue spaces. Flue spaces shall be provided in accordance with Table 2308.3. Required flue spaces shall be maintained. In double-row racks a pallet/commodity stop shall be provided along the longitudinal flue space at each level. The stop shall be steel or other ferrous material ¼ inch thick and in the mounted position shall extend a minimum of 4 inches above the shelf or cross member, or other method approved by fire code official. In double row racks and where products are hand-stacked chain link shall be securely attached to the rear of both racks. Chain link shall be a minimum of 12 gauge. Attachment method shall be in compliance with Figure 2308.3 or other methods as approved by the fire code official.

Table 2308.3 Required Flue Spaces for Rack Storage is hereby revised as follows:

**TABLE 2308.3
REQUIRED FLUE SPACES FOR RACK STORAGE**

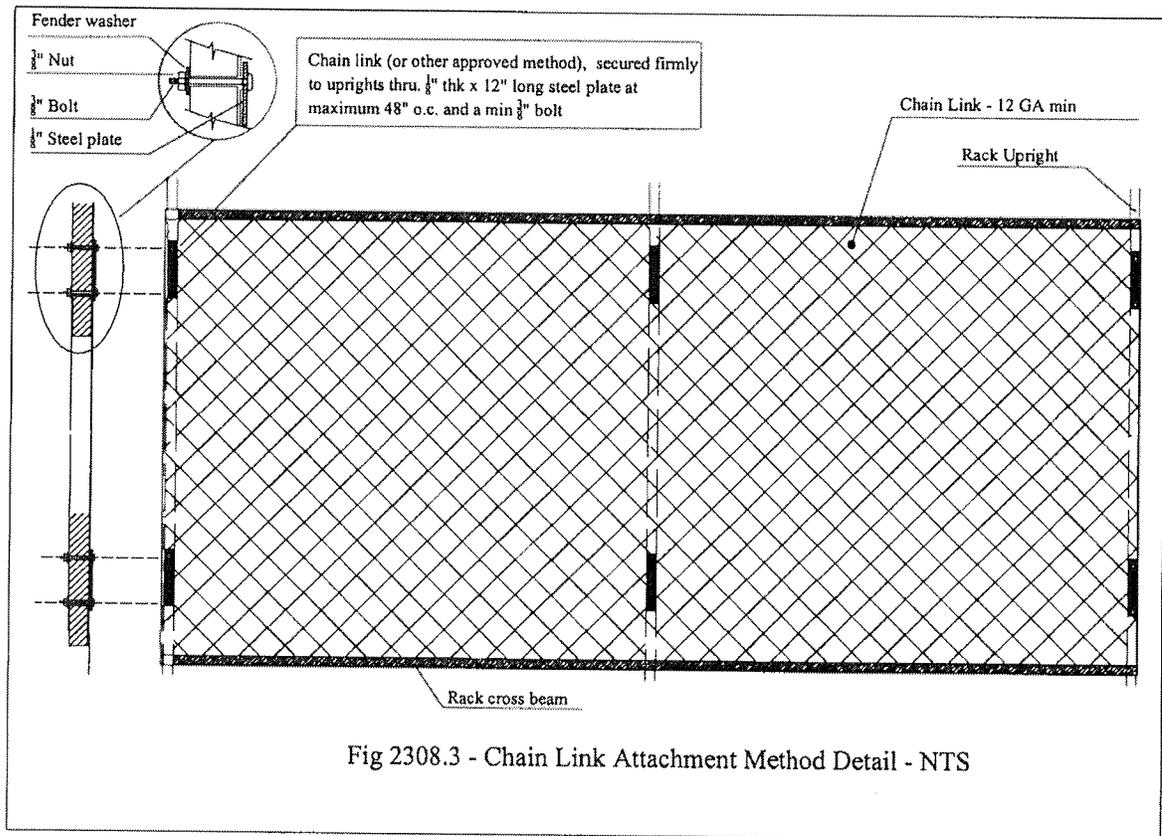
RACK CONFIGURATION	FIRE SPRINKLER PROTECTION Storage Height		SPRINKLER AT THE CEILING WITH OR WITHOUT MINIMUM IN-RACK SPRINKLERS			IN-RACK SPRINKLERS AT EVERY TIER	NON-SPRINKLERED
			≤ 25 feet		> 25 feet	Any Height	Any Height
			Option 1	Option 2			
Single-row Rack	Transverse Flue Space	Size ^b	3 inch	NA	3 inch	NR	NR
		Vertically Aligned	NR	NA	Yes	NA	
	Longitudinal Flue Space		NR	NA	NR	NR	
Double-row Rack	Transverse Flue Space	Size ^b	6 inch ^{a, c}	3 inch	3 inch	NR	
		Vertically Aligned	NR	NR	Yes	NA	
	Longitudinal Flue Space		NR	6 inch	6 inch	NR	
Multi-row Rack	Transverse Flue Space	Size ^b	6 inch ^c	NA	6 inch	NR	
		Vertically Aligned	NR	NA	Yes	NA	
	Longitudinal Flue Space		NR	NA	NR	NR	

NR = "not required." NA means "not applicable."

^a Three-inch transverse flue spaces shall be provided at least every 10 feet where ESFR sprinkler protection is provided.

^b Random variations are allowed, provided that the configuration does not obstruct water penetration.

^c Transverse flue space shall be maintained by mechanical means as approved.



Sec. 8.04.250. Chapter 24 Tents, Canopies, and Other Membrane Structures.

Chapter 24 Tents, Canopies, and Other Membrane Structures is adopted in its entirety without amendments.

Sec. 8.04.260. Chapter 25 Tire Rebuilding and Tire Storage.

Chapter 25 Tire Rebuilding and Tire Storage is adopted in its entirety without amendments.

Sec. 8.04.270. Chapter 26 Welding and Other Hot Works.

Chapter 26 Welding and Other Hot Works is adopted in its entirety without amendments.

Sec. 8.04.280. Chapter 27 Hazardous Materials – General Provisions amended.

Chapter 27 Hazardous Materials – General Provisions is adopted in its entirety with the following amendments:

Section 2701.5.2 Hazardous Materials Inventory Statement (HMIS), is hereby amended by modifying the starting paragraph as follows:

2701.5.2 Hazardous Materials Inventory Statement (HMIS). When required by the *fire code official*, an application for a permit shall include Orange County Fire Authority’s Chemical Classification Packet which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The HMIS shall include the following information:

1. Product Name
2. Component
3. Chemical Abstract Service (CAS) number
4. Location where stored or used.
5. Container size
6. Hazard classification
7. Amount in storage
8. Amount in use-*closed* systems
9. Amount in use-*open* systems.

Table 2703.1.1(1) Maximum Allowable Quantity per Control Area of Hazardous Materials Posing a Physical Hazard is hereby amended by deleting Footnote K without replacement.

Section 2703.1.1.1 Extremely Hazardous Substances is hereby added as follows:

2703.1.1.1 Extremely Hazardous Substances. No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500, et al) in a residential zoned or any residentially developed property.

Section 2703.5 Hazard identification signs is hereby amended by modifying the NFPA standard as follows:

2703.5 Hazard identification signs. Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in the Orange County Fire Authority Signage Guidelines for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.

Sec. 8.04.290. Chapter 28 Aerosols is adopted in its entirety without amendments.

Sec. 8.04.300. Chapter 29 Combustible Fibers is adopted in its entirety without amendments.

Sec. 8.04.310. Chapter 30 Compressed Gases is adopted in its entirety without amendments.

Sec. 8.04.320. Chapter 31 Corrosive materials is adopted in its entirety without amendments.

Sec. 8.04.330. Chapter 32 Cryogenic Fluids amended.

Chapter 32 Cryogenic Fluids is adopted in its entirety with the following amendment:

Section 3203.4.1 Identification signs is hereby revised as follows:

3203.4.1 Identification signs. Visible hazard identification signs in accordance with the Orange County Fire Authority Signage Guidelines shall be provided at entrances to buildings or areas in which cryogenic fluids are stored, handled or used.

Sec.8.04.340. Chapter 33 Explosives and Fireworks amended.

Chapter 33 Explosives and Fireworks is adopted in its entirety with the following amendments

Section 3301.2 Retail Fireworks is hereby added as follows:

3301.2 Retail Fireworks. The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe & Sane) and fireworks 1.3G is prohibited.

Exception – Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired public display when permitted and conducted by a licensed pyrotechnic operator

Section 3301.3 Seizure of Fireworks is hereby added as follows:

3301.3 Seizure of Fireworks. The fire code official shall have the authority to seize, take, remove all fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal pursuant to this section shall be in compliance with all applicable statutory, constitutional, and decisional law.

Section 3308.1 General is hereby revised as follows:

3308.1 General. Outdoor fireworks displays, use of pyrotechnics before proximity audience and pyrotechnic special effects in theatrical, and group entertainment productions, shall comply with California Code of Regulations, Title 19 , Division 1, Chapter 6 – Fireworks, the Orange County Fire Authority Guidelines for Public

Fireworks Displays, and with the conditions of the permit as approved by the fire code official.

Section 3308.2 Firing is hereby added as follows:

3308.2 Firing. All fireworks displays shall be electrically fired.

Sec. 8.04.350. Chapter 34 Flammable and Combustible Liquids amended.

Chapter 34 Flammable and Combustible Liquids is adopted in its entirety with the following amendment:

Section 3404.2.3.2 Label or placard is hereby amended by modifying the NFPA standard as follows:

3404.2.3.2 Label or placard. Tanks more than 100 gallons (379 L) in capacity, which are permanently installed or mounted and used for the storage of Class I, II or III liquids, shall bear a label and placard identifying the material therein. Placards shall be in accordance with the Orange County Fire Authority Signage Guidelines.

Sec. 8.04.360. Chapter 35 Flammable Gases.

Chapter 35 Flammable Gases is adopted in its entirety without amendments.

Sec. 8.04.370. Chapter 36 Flammable Solids.

Chapter 36 Flammable Solids is adopted in its entirety without amendments.

Sec. 8.04.380. Chapter 37 Highly Toxic and Toxic Materials amended.

Chapter 37 Highly Toxic and Toxic Materials is adopted in its entirety with the following amendments:

Section 3704.2.2.7 Treatment systems, Exceptions is hereby amended as follows:

Exception:

1. Toxic gases – storage/use. Treatment systems are not required for toxic gases supplied by cylinders or portable tanks not exceeding 1,700 pounds (772 Kg) water capacity when the following are provided:

1.1 A listed or approved gas detection system with a sensing interval not exceeding 5 minutes.

1.2 For storage, valve outlets are equipped with gas-tight outlet plugs or caps.

1.3 For use, an approved listed or approved automatic-closing fail-safe valve located immediately adjacent to cylinder valves. The fail-safe valve shall close when gas is detected at the permissible exposure limit (PEL) by a gas detection system monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room. The gas detection system shall comply with Section 3704.2.2.10.

Sec. 8.04.390. Chapter 38 Liquefied Petroleum Gases.

Chapter 38 Liquefied Petroleum Gases is adopted in its entirety without amendments.

Sec. 8.04.400. Organic Peroxides.

Chapter 39 Organic Peroxides is adopted in its entirety without amendments.

Sec. 8.04.410. Chapter 40 Oxidizers.

Chapter 40 Oxidizers is adopted in its entirety without amendments.

Sec. 8.04.420. Chapter 41 Pyrophoric Materials.

Chapter 41 Pyrophoric Materials is adopted in its entirety without amendments.

Sec. 8.04.430. Chapter 42 Pyroxylin Plastics.

Chapter 42 Pyroxylin Plastics is adopted in its entirety without amendments.

Sec. 8.04.440. Chapter 43 Unstable (Reactive) Materials.

Chapter 43 Unstable (Reactive) Materials is adopted in its entirety without amendments.

Sec. 8.04.450. Chapter 44 Water-Reactive Solids and Liquids.

Chapter 44 Water-Reactive Solids and Liquids is adopted in its entirety without amendments.

Sec. 8.04.460. Chapter 45 Marinas.

Chapter 45 Marinas is adopted in its entirety with the following amendments.

Section 4503.7 Slip identification is revised as follows:

4503.7 Slip identification. Slips and mooring spaces shall be individually identified by an approved numeric or alphabetic designator. Space designators shall be posted at the space. Signs indicating the space designators located on finger piers and floats shall be posted at the base of all piers, finger piers, floats and finger floats. A monument sign shall be installed at each gate designating slip and mooring spaces in contrasting colors.

Section 4504.2 Standpipes is hereby revised by adding section 4504.2.2 as follows:

4504.2.2 All standpipes exposed to the outside elements shall be painted for corrosion protection.

Exception: Stainless Steel (316 Grade) Standpipes

Sec. 8.04.470. Chapter 46 Construction Requirements for Existing Buildings

Only those Sections and Subsections listed below are adopted.

1. **Section 4606**
2. **Subsection 4603.6**
3. **Subsection 4603.6.3**
4. **Subsection 4603.6.3.1**
5. **Subsection 4603.6.8 through 4603.6.8.2**
6. **Subsection 4603.6.9 through 4603.6.9.10**
7. **Subsection 4603.7 through 4603.7.5.3**

Sec. 8.04.480. Chapter 47 Referenced Standards

Chapter 47 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2010 Edition, Installation of Sprinkler Systems is hereby amended as follows:

Section 6.8.3 is hereby revised as follows:

6.8.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The size of piping and the number of inlets shall be approved by the chief. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream

demand) or greater, or a standpipe system is included, four 2 ½” inlets shall be provided. FDC may be located within 150 feet of a private fire hydrant when approved by the chief.

Section 8.3.3.1 is hereby revised as follows:

8.3.3.1. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the permit is issued. Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in 3.6.4.7
- (2) Residential sprinklers in accordance with the requirements of 8.4.5
- (3) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
- (4) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 8.17.1.1.1 is hereby added as follows

8.17.1.1.1 Residential Waterflow Alarms. A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Section 8.17.2.4.6 is hereby revised as follows:

8.17.2.4.6 Fire department connections shall be on the street side of buildings and shall be located and arranged so that they are immediately adjacent to the approved fire department access road and that hose lines can be readily and conveniently attached to the inlets without interference from nearby objects including buildings, fence, posts, or other fire department connections.

Section 11.1.1.2 is hereby added as follows:

11.1.1.2 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction/s in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve “G”. Use is considered undetermined if a specific tenant/occupant is not identified at

the time the permit is issued. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiplying the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or a professional engineer licensed in the State of California. The result shall be adjusted in accordance with the graduated scaled found in the guideline.

Section 22.1.3 (43) is hereby revised as follows:

22.1.3 (43) Size and location of hydrants, showing size and number of outlets and if outlets are to be equipped with independent gate valves. Whether hose houses and equipment are to be provided, and by whom, shall be indicated. Static and residual hydrants that were used in the flow tests shall be shown. Flow test shall be completed within six months of the plan submittal to the authority having jurisdiction.

NFPA 13R 2010 Edition Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height is hereby amended as follows:

Section 6.16.1 is hereby revised as follows:

6.16.1 A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Section 907.2.8 of the 2010 California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 dBA above the average ambient sound or a minimum of 75 dBA with all intervening doors closed. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

Section 6.6.6 is hereby revised as follows:

Section 6.6.6 Sprinklers shall not be required in penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to containing only dwelling unit ventilation equipment, crawl spaces, floor/ceiling spaces, noncombustible elevator shafts where the elevator cars comply with ANSI A17.1, Safety Code for Elevators and Escalators, and other concealed spaces that are not used or intended for living purposes or storage and do not contain fuel fired equipment.

Section 6.6.9 is hereby added as follows:

6.6.9 Sprinklers shall not be required in attics that are not located over dwelling units. When attics are separated by unit, each unit's attic space may be protected per NFPA 13D Section 8.6.4.2. All other attics shall be protected per NFPA 13.

NFPA 13D 2010 Edition Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.1.5 is hereby added as follows:

4.1.5 Stock of Spare Sprinklers

Section 4.1.5.1 is hereby added as follows:

4.1.5.1. A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Section 4.1.5.2 is hereby added as follows:

4.1.5.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

Section 4.1.5.3 is hereby added as follows:

4.1.5.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

Section 4.1.5.4 is hereby added as follows:

4.1.5.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

Section 7.1.2 is hereby revised as follows:

7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, proprietary or remote station alarm service.

Section 7.6 is hereby deleted in its entirety and replaced as follows:

7.6 Alarms Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When smoke detectors specified under CBC Section 310.9 are used to sound an alarm upon waterflow switch activation.

Section 8.6.4.2 is hereby added as follows:

8.6.4.2 All attics shall be protected with an intermediate temperature quick response sprinkler which shall be located to protect attic penetrations created by the access scuttles or mechanical equipment

NFPA 14, 2007 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 6.4.5.4.1 is hereby deleted in its entirety and replaced as follows:

6.4.5.4.1 The fire department connection shall have a minimum of two 2 ½ inches, internal threaded (NHS) inlets. Additional inlets shall be provided on a 250 GPM per inlet ratio to meet the system demand. The inlets shall be provided with approved caps to protect the system from entry of debris. The location of the FDC shall be approved and be no more than 150 feet from a public hydrant. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red.

- A. **Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:**

7.3.1.1 Hose Connection Height Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches, or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2010 Edition, Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 5.9.1.3 is hereby revised as follows:

5.9.1.3 The fire department connection shall be of an approved type and contain a minimum of two 2 ½ inch inlets. The location shall be approved and be no more than 150 feet from a public fire hydrant. If acceptable to the water authority, it may be installed on the backflow assembly. The supply pipe shall be painted OSHA safety red.

Section 5.9.1.3.1 is hereby added as follows:

5.9.1.3.1 When the sprinkler density design is 500 gpm (including the interior hose stream demand) or greater, or a standpipe system is included, four 2 ½” inlets shall be provided.

Section 5.9.1.3.2 is hereby added as follows:

5.9.1.3.2 The fire department connection (FDC) may be located within 150 feet of a private fire hydrant provided the FDC connects down-stream of an aboveground sprinkler system check valve.

Section 6.2.1.1 is hereby added as follows:

6.2.1.1 The closest upstream indicating valve to the riser shall be painted OSHA red.

Section 6.2.11 (5) is hereby deleted without replacement:

Section 6.2.11 (6) is hereby revised as follows:

6.2.11 (5) Control valves in a one-hour fire-rated room accessible from the exterior

Section 6.2.11 (7) is hereby deleted without replacement:

Section 6.3.3 is hereby added as follows:

6.3.3 All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

Section 10.1.6.3 is hereby added as follows:

10.1.6.3 All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2

inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 316 Stainless Steel pipe and fittings

Section 10.3.5.2 is hereby revised as follows:

10.3.5.2 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.

Section 10.3.5.3 is hereby added as follows:

10.3.5.3 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.6.3.1 is hereby revised as follows:

10.6.3.1 Where fire service mains enter the building adjacent to the foundation,-the pipe may run under a building to a maximum of 18 inches, as measured from the interior of the exterior wall. The pipe under the building or building foundation shall be 316 stainless steel and shall not contain mechanical joints or comply with 10.6.2.

Section 10.6.5 is hereby revised as follows:

10.6.5 Pipe Joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 316 stainless steel and shall not contain mechanical joints.

NFPA 72, 2010 Edition National Fire Alarm Code

Section 14.2.1.2.3 is hereby revised as follows:

14.2.1.2.3 If a defect or malfunction is not corrected at the conclusion of system inspection, testing, or maintenance, the system owner or the owner' designated representative and fire code official shall be informed of the impairment in writing within 24 hours.

Section 23.8.2 Fire Alarm Control Units is revised as follows:

23.8.2.2 Except as permitted in 23.8.2.3, the fire alarm systems components shall be permitted to share control equipment or shall be able to operate as stand-alone subsystems, but in any case, they shall be arranged to function as a single system and send a single signal to a central, remote, or proprietary station.

Section 23.8.2.3 is hereby deleted without replacement:

Section 26.2.3.1 is hereby amended by modifying the start paragraph as follows:

26.2.3.1 Supervising station customers or clients and the fire code official shall be notified in writing within 7 days of any scheduled change in service that results in signals from their property being handled by a different supervising station facility.

Sec. 8.04.490. Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities, and Production Locations is adopted in its entirety without amendments.

Sec. 8.04.500. Chapter 49 Requirements for Wildland-Urban Interface Fire Areas is adopted in its entirety with the following amendments:

Section 4906.3 Vegetation is hereby revised by adding subsection “(5)” as follows:

(5) OCFA Vegetation Management Guideline.

Section 4908 Fuel Modification Requirements for New Construction is hereby added as follows:

4908 FUEL MODIFICATION REQUIREMENTS FOR NEW CONSTRUCTION.

All new buildings to be built or installed in hazardous fire areas shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official concurrent with the submittal for approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of the Orange County Fire Authority Vegetation Management Guidelines.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approved by the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Section 4909 Explosives and Blasting is hereby added as follows:

4909 EXPLOSIVES AND BLASTING. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within wildland-urban interface areas, or hazardous fire areas except by permit from the fire code official.

Sec. 8.04.510. Appendix B is adopted in its entirety with the following amendment:

Section B105.1 One- and two-family dwellings is hereby added as follows:

B105.1 One- and two-family dwellings. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5m²) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m²) shall not be less than that specified in Table B105.1.

Exception: When the building is equipped with an approved automatic sprinkler system, the fire flow requirements of Table B105.1 are reduced by 50%, provided that the resulting fire flow is not less than 1,000 gallons per minute (3785.4 L/min) for 1 hour.

Sec.8.04.520. Appendix BB is adopted in its entirety without amendments:

Sec. 8.04.530. Appendix C is adopted in its entirety without amendments:

Sec. 8.04.540. Appendix CC is adopted in its entirety without amendments.

Section 3. Effective Date. This ordinance shall take effect 30 days from the date of adoption for all codes referenced herein, but no sooner than January 1, 2011. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance, which building permits have been obtained within 180 days from the effective date of this ordinance, shall be exempt from the provisions of this ordinance. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance, and building permits have not been obtained within 180 days from the effective date of this ordinance, shall be subject to all provisions of this ordinance and the codes referenced in this ordinance.

Section 4. Severability. If any subsection, subdivision, sentence, clause, phrase, or portion of this section, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this section. The City Council hereby declares that it would have adopted this section, and each subsection, subdivision, sentence, clause, phrases, or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions thereof, be declared invalid or unconstitutional.

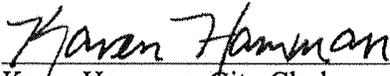
Section 5. City Clerk's Certification. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen (15) days after passage and adoption as required by law; or, in the alternative, the City Clerk may cause to be published and posted a summary of this Ordinance in the Office of the City Clerk, five (5) days prior to and within fifteen (15) days after the date of adoption of this Ordinance, and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

PASSED, APPROVED and ADOPTED this 3rd day of January, 2011.



Dave Leckness, Mayor

ATTEST:

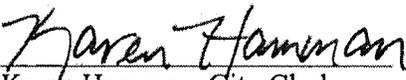


Karen Hamman, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF MISSION VIEJO)

I, Karen Hamman, City Clerk of the City of Mission Viejo, do hereby certify that the foregoing Ordinance 10-288 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 6th day of December, 2010, and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the 3rd day of January, 2011 by the following vote, to wit:

AYES: Kelley, Reardon, Schlicht, and Ury
NOES: Leckness
ABSENT: None



Karen Hamman, City Clerk

APPROVED AS TO FORM:



William P. Curley, III
City Attorney