

BUILDING STANDARDS COMMISSION

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



January 27, 2014

Jerry Chapman, Interim Building Inspection Manager
Planning and Building Department
County of San Mateo
455 County Center, 2nd Floor
Redwood City, CA 94063

RE: Ordinance #04678, 04679

Dear Mr. Chapman:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 20, 2013.

Our review finds the submittal to contain two ordinances modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modifications are accepted for filing and are enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code 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.

On a related matter, should your county receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

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

Sincerely,

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

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

O'Brien, Laurie@DGS

From: Heather Hardy <hhardy@smcgov.org>
Sent: Monday, November 24, 2014 4:30 PM
To: OrdinanceFilings@DGS
Cc: Gary West
Subject: County of San Mateo - Local Jurisdiction Ordinance Filing
Attachments: 20141124_County_of_SanMateo.pdf

Hello,

Building Inspection Manager Gary West asked that I send you the attached letter, to add to your file regarding the County of San Mateo. Please direct any questions to Mr. West, who is cc'd on this message.

Thank you,
Heather

Heather Hardy
Executive Secretary
hhardy@smcgov.org



COUNTY OF SAN MATEO
PLANNING AND BUILDING

Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
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County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
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650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org

www.co.sanmateo.ca.us/planning

November 24, 2014

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

RE: Filing of Local Amendments

Dear Sir or Madam:

Enclosed is a certified copy of the amendments to the 2013 California Building Standards Codes, adopted by the County of San Mateo, which includes the green building requirements.

These amendments are based on findings due to local geographic, topographic and/or climatic conditions, which were not addressed by the model codes; variation from the Building Standards Codes was deemed appropriate.

The findings are included within the ordinance and the amendments follow.

Sincerely,


Gary J. West
Building Inspection Manager

GJW:jlh - GJWY1076_WJN.DOCX

Enclosures

Day, Kevin@DGS

From: Heather Hardy <hhardy@smcgov.org>
Sent: Tuesday, December 24, 2013 1:36 PM
To: OrdinanceFilings@DGS
Subject: County of San Mateo - Local Jurisdiction Ordinance Filing
Attachments: SanMateoCo_2013Ordinance.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

On behalf of Interim Building Inspection Manager Jerry Chapman, I have attached San Mateo County's Local Jurisdiction Ordinance Filing. Please notify me if you have any questions.

Thank you,
Heather

**Heather Hardy | Executive Secretary, Planning and Building Department | County of San Mateo |
455 County Center 2nd Floor Redwood City, CA 94063 | (650)363-1859 |**



County of San Mateo

Planning & Building Department

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December 24, 2013

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

RE: Filing of Local Amendments

Dear Sir or Madam:

Enclosed is a certified copy of the amendments to the 2013 California Building Code, adopted by the County of San Mateo, which includes the green building requirements.

These amendments are based on findings due to local geographic, topographic and/or climatic conditions, which were not addressed by the model codes; variation from the Building Code was deemed appropriate.

The findings are included within the ordinance and the amendments follow.

Sincerely,

Jerry Chapman
Interim Building Inspection Manager

HKH:jlh – HKHX0857_WJN.DOCX

Enclosures

I, Rebecca Romero, Deputy Clerk, County of San Mateo, California, hereby certify that the Ordinance No 04678, AN ORDINANCE OF THE COUNTY OF SAN MATEO AMENDING DIVISION 7, CHAPTER 3, ARTICLE 1, ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24 (CCR, T-24), STATE HOUSING LAW, THE CALIFORNIA CODE OF REGULATIONS, TITLE 25, DIVISION 1, CHAPTER 1, SUBCHAPTER 1, SECTION 32 (CC5 T-25) GREEN BUILDING REQUIREMENTS AND, SAN MATEO COUNTY ORDINANCE 04679; 2013 EDITION OF THE INTERNATIONAL FIRE CODE WITHWITH THE CALIFORNIA AMENDMENTS KNOWN AS THE CALIFORNIA FIRE CODE OF REGULATIONS, TITLE 24 PART 9, AND AMENDMENTS AND MODIFICATIONS THEREOF as attached hereto, is a true and correct copy of the Ordinance duly and regularly introduced and adopted by the County Board of Supervisors as set forth in the Ordinance.

DATE: December 24, 2013

A handwritten signature in black ink, appearing to read 'R. Romero', written over a horizontal line.

Rebecca Romero, Deputy
Clerk of the Board of Supervisors

ORDINANCE NO. 04678
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

ORDINANCE ADOPTING THE LATEST EDITIONS (2013) OF THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, 2013 CALIFORNIA BUILDING CODE (PART 2), 2013 CALIFORNIA RESIDENTIAL CODE, TITLE 24 (PART 2.5), 2013 CALIFORNIA ELECTRICAL CODE (PART 3), 2013 CALIFORNIA MECHANICAL CODE (PART 4), 2013 CALIFORNIA PLUMBING CODE (PART 5), 2013 CALIFORNIA ENERGY CODE (PART 6), 2013 CALIFORNIA HISTORICAL BUILDING CODE (PART 8), 2013 CALIFORNIA FIRE CODE (PART 9), 2013 CALIFORNIA EXISTING BUILDING CODE (PART 10), 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (PART 11), 2013 CALIFORNIA REFERENCE STANDARDS CODE (PART 12) AND RE-ADOPTING THE SAN MATEO COUNTY ORDINANCE CODE, DIVISION VII (BUILDING REGULATIONS), AND AMENDING SECTIONS 9025, 9033, 9100, 9113, 9114, 9117, 9118, 9119, 9150, 9180, 9184 AND 9200, AND AMENDING ANY SECTIONS THAT REFERENCE THE 2010 CODE(S) AND CHANGING THOSE SECTIONS TO THE 2013 CODE(S)

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1,
Section 9100 is hereby amended to read as follows:

SECTION 9100. ADOPTION OF 2013 CALIFORNIA BUILDING STANDARDS

CODE. The latest adopted editions of the 2013 California Building Standards Code, Title 24, excluding Part 1 (California Administrative Code) and including the 2013 California Building Code (Part 2), 2013 California Residential Code, Title 24 (Part 2.5), 2013 California Energy Code (Part 6), 2013 California Historical Building Code (Part 8), 2013 California Fire Code (Part 9), 2013 California Existing Building Code (Part 10), 2013 California Reference Standards Code (Part 12) and all appendices, amendments, errata, and emergency

supplements are hereby adopted and by reference except as otherwise provided in Division VII, as the Building Code of the County of San Mateo. A copy of the "California Building Standards Code" is on file at the San Mateo County Building Inspection Section. The mandatory requirements of the appendix to the California Building Standards Code shall be enforceable to the same extent as if contained in the body of the Building Code. Any amendments, errata and/or emergency supplements to this code shall be enforceable to the same extent as if contained in the body of the "California Building Standards Code."

SECTION 2. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 2, Section 9150 is hereby amended to read as follows:

SECTION 9150. ADOPTION OF 2013 CALIFORNIA ELECTRICAL CODE.

The latest adopted edition of the 2013 California Electrical Code (Title 24, Part 3) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Electrical Code" is on file at the San Mateo County Building Inspection Section.

SECTION 3. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1, Sections 9118 and 9119 are hereby added to read as follows.

SECTION 9118. ADOPTION OF 2013 CALIFORNIA RESIDENTIAL CODE.

The latest adopted edition of the 2013 California Residential Code, Title 24 (Part 2.5) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Residential Code" is on file at the San Mateo County Building Inspection Section.

SECTION 9119. ADOPTION OF 2013 CALIFORNIA GREEN BUILDING

STANDARDS CODE. The latest adopted edition of the 2013 California Green Building Standards Code, Title 24 (Part 11) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Green Building Code" is on file at the San Mateo County Building Inspection Section.

SECTION 4. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 3, Section 9180 is hereby amended to read as follows:

SECTION 9180. ADOPTION OF 2013 CALIFORNIA PLUMBING CODE. The latest adopted edition of the 2013 California Plumbing Code (Title 24, Part 5) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency

supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Plumbing Code" is on file at the San Mateo County Building Inspection Section.

SECTION 5. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 4, Section 9200 is hereby amended to read as follows:

SECTION 9200. ADOPTION OF 2013 CALIFORNIA MECHANICAL CODE.

The latest adopted edition of the 2013 California Mechanical Code (Title 24, Part 4) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Mechanical Code" is on file at the San Mateo County Building Inspection Section.

SECTION 6. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1, Section 9113 is hereby amended to read as follows:

1. The following requirements shall apply to all new buildings or structures and existing structures that require a building permit issued by San Mateo County.
 - a. The roof covering for every new building or structure, or any existing building or structure which is undergoing a re-roof and all materials applied as part of a roof covering assembly, shall have a minimum

fire rating of Class B or higher, treated in accordance with California Building Standards Code, Section(s) 1505, Table 1505.1, and Section 1505.1.3. Where required by the California Building Standards Code or other provision(s) of law, roof coverings must meet a higher fire rating.

- b. Subsection 1.a of this section shall not apply to buildings or structures that are less than 120 square feet in floor area.
- c. Any person installing or constructing a roof covering shall, immediately upon completion of the roof covering, provide certification of the roof covering classification to the building owner and to the inspection authority having jurisdiction.

- 2. The requirements of this section are minimum standards for new construction and re-roofing of existing structures. Where the International Building Code, International Residential Code, International Fire Code, or the California Building Standards Code(s) contains higher standards or additional or more stringent requirements than required by this section, those additional or more stringent requirements shall apply. Further, nothing in this section shall prevent any fire authority having jurisdiction from adopting and enforcing regulations imposing more stringent requirements than those provided by this section.

SECTION 7. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1, Section 9114 is hereby amended to read as follows:

1. The following requirements shall apply to all new buildings or structures that require a building permit issued by San Mateo County.
 - a. Except as otherwise provided by this section, or as provided under Section 903.1 of the California State Building Standards Code, automatic fire sprinkler systems shall be installed and maintained in every new building or structure of any type of construction, use, occupancy or size that requires a building permit issued by San Mateo County.
 - b. The term “automatic fire sprinkler system” as used in this section means an integrated system of underground and overhead piping, including a water supply such as a gravity tank, fire pump, reservoir, pressure tank, or connection by underground piping to a fire main, which system complies in all respects with the requirements for such systems contained in standards issued by the National Fire Protection Association based upon occupancy classification.
 - c. An automatic fire sprinkler system shall be provided throughout an existing structure when a building permit is issued to allow additions, alterations, or repairs within any 12-month period, which increase the value of the structure by fifty percent (50%) for one- and two-family

dwellings or fifty percent (50%) for all other structures.

- d. Automatic fire sprinklers shall be installed in any garage or carport and breezeway attached to any structure for which a fire sprinkler system is required. A detached non-habitable garage, 1,000 square feet or more in size, or which has an attached studio or workshop shall require the installation of an NFPA-13 light hazardous automatic fire sprinkler system.

2. The following structures are exempt from the requirements of this section.

- a. **Agricultural Buildings.** For the purpose of this section, an “agricultural building” is defined as a non-residential structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. “Agricultural buildings” include a place of employment where agricultural products are processed, treated or packaged. Office uses within agricultural buildings shall not exceed ten percent (10%) of the total floor area of the building unless such buildings are provided with an automatic fire sprinkler system throughout. “Agricultural buildings” shall include greenhouses.
- b. Non-residential structures less than 1,000 square feet.

- c. Mobile and/or manufactured homes in a mobile home park, recreational trailers, fifth wheels, and similar structures used for temporary housing during the construction of a permitted building.
 - d. Mausoleums of Type I construction, as defined by the California Building Standards Code, which do not contain offices, chapels, stores, or other places of public occupancy for purposes other than parking of vehicles.
 - e. Open-air parking garages of Type I construction, as defined by the California Building Standards Code, which do not contain offices, chapels, stores, or other places of public occupancy for purposes other than parking and are detached from other buildings.
 - f. Car wash structures where no offices or waiting rooms are attached.
3. Additions, alterations or modifications to any existing structure containing automatic fire sprinklers shall require the extension or modification of the fire sprinkler system throughout the added, altered, or modified areas.

Plans for the installation, extension or modification of an automatic fire sprinkler system shall be submitted to the Planning and Building Department of San Mateo County for review and approval by the appropriate fire department or district prior to installation. Additions, alterations, or remodels to an existing dwelling previously equipped with

automatic fire sprinklers shall require the submittal of three sets of sprinkler plans and hydraulic calculations. All components of the existing system shall be submitted for review to determine compliance with the applicable standards.

4. All automatic fire sprinkler systems shall comply with the most current adopted edition of NFPA-13, NFPA-13-D, NFPA-13-R and any additional County specifications, or modifications imposed by supplemental rules and regulations adopted by the County of San Mateo.
5. The installation of an automatic fire suppression system may be required by the Building Official when an alteration, addition or change in use or occupancy of a building or portion of a building thereof increases the hazard of fire or threat to life and safety.
6. The requirements of this section are intended to represent minimum standards for new construction. Nothing in this section shall prevent any fire authority having jurisdiction from adopting and enforcing any regulations, which impose more stringent requirements. Further, any requirements of the International Building Code, International Residential Code, International Fire Code or the California Building Standards Code, which is more restrictive, specify higher standards or mandates specific locations within a structure for automatic fire sprinkler systems shall be applicable.

SECTION 8. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1,
Section 9117 is hereby amended to read as follows:

SECTION 9117. CHAPTER 7A OF THE 2013 CALIFORNIA BUILDING

STANDARDS CODE. The following requirements shall apply to all new
buildings that require a building permit issued by San Mateo County.

Chapter 7A of the 2013 California Building Standards Code and the Local
Responsibility Area (LRA), and the State Responsibility Area (SRA) Fire Hazard
Severity Zone maps shall apply to all new buildings in the County that require a
building permit.

SECTION 9. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 3,
Section 9184 is hereby amended to read as follows:

1. Chapter 6 of the California Plumbing Code is hereby amended to read as
follows:

SECTION 604.0. MATERIALS

SECTION 604.1. All potable water piping and fittings shall be brass,
copper, cast iron, galvanized malleable iron, galvanized wrought iron, or
galvanized steel. All materials used in the water supply system, except
valves and similar devices, shall be of like material.

SECTION 604.1.1. CPVC pipe for non-potable hot and cold water distribution systems within the interior of residential buildings is permitted provided all conditions of Section 604.1.1 of the California Plumbing Code are satisfied.

2. Chapter 7 of the California Plumbing Code is hereby amended to read as follows:

SECTION 701.0. MATERIALS

SECTION 701.1. Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, Stainless Steel 304 or 316L, Schedule 40 ABS (DWV), Schedule 40 PVC (DWV), extra-strength vitrified clay pipe, or other approved materials having a smooth and uniform bore.

SECTION 701.1.1. No galvanized wrought iron or galvanized steel pipe shall be used underground. Galvanized wrought iron or galvanized steel pipe shall be kept at least six (6) inches (152 mm) above ground.

SECTION 701.1.2. ABS and PVC (DWV) piping installations shall be limited to underground installation outside of the structure, and in accordance with IS 5, IS 9, and Chapter 15, "Firestop Protection." Except for individual single-family dwelling units, materials exposed within ducts or plenums shall have a flame-spread index of not more than 25 and a smoke-developed index of not more than 50, when tested in accordance

with the Test for Surface-Burning Characteristics of the Building Materials.
(See the Building Code Standards based on ASTM E-84 and ANSI/UL
723.)

3. Chapter 9 of the California Plumbing Code is hereby amended to read as follows:

SECTION 903.0. MATERIALS

SECTION 903.1. Vent pipe shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, Schedule 40 ABS (DWV), Schedule 40 PVC (DWV), Stainless Steel 304 or 316L (Stainless Steel 304 pipe and fittings shall not be installed underground and shall be kept at least six (6) inches (152 mm) above ground), or other approved materials having a smooth and uniform bore.

SECTION 903.1.2. ABS and PVC (DWV) shall not be approved for use for vent piping or fittings except for underground installation beginning two (2) feet outside the structure.

4. The provisions of Section 9184 shall not apply to the minor repair of existing in place plastic pipe when authorized by the Building Official.

SECTION 10. San Mateo County Ordinance Code, Division VII, Chapter 2, Article 3, Section 9025 is hereby amended to read as follows:

SECTION 9025. PERMIT REQUIREMENT

1. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, keep, maintain, or demolish a building, structure, accessory structure, wine cave, freight container, manufactured home, mobile home, trailer, recreational vehicle, or make any installation, alteration, or improvement to the electrical, plumbing, or mechanical system in a building or on a parcel, or cause the same to be done, without first obtaining the prescribed permits for each such building or structure from the Building Official.

2. No person, firm, or corporation shall install or construct in any new or existing residential structure, mobile home, manufactured home, accessory building, garage, barn, stable, hotel, motel, bed and breakfast, commercial or industrial building or additions to the foregoing, any wood burning fireplace, stove or appliance.

Exceptions:

- a. A pellet-fueled wood heater.
- b. An EPA certified wood appliance.
- c. A fireplace certified by EPA, should EPA develop a fireplace certification program.
- d. A masonry fireplace.
- e. Repair, reconstruction, or replacement of existing wood burning fireplaces, heaters or appliances.
- f. Appliances which are specifically designed for food preparation.

3. A permit shall be required for all temporary storage units, storage containers, and/or a POD (Portable On Demand) storage unit greater than 60 square feet. These temporary storage units shall comply with all local building and zoning regulations.

SECTION 11. San Mateo County Ordinance Code, Division VII, Chapter 2, Article 3, Section 9033 is hereby amended to read as follows:

SECTION 9033. TERM OF PERMITS

1. Residential, Garages and Agricultural Structures: Permits for new residences, additions to residences, garages, and agricultural buildings shall be valid for one year from the date of issuance. The Building Official may have the discretion to extend this period for a second year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.
2. Hotels, Motels, Condominiums, Townhouses and Apartment Buildings: Permits for the construction or alteration of these occupancies or structures shall be valid for two years from the date of issuance. The Building Official may have the discretion to extend this period for a third year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

3. Commercial and Industrial Structures: Permits for the construction or alteration of non-residential structures shall be valid for two years from the date of issuance. The Building Official may have the discretion to extend this period for a third year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

4. Miscellaneous Permits: Permits for miscellaneous items including, but not necessarily limited to, re-roofing, wooden decks, hot tub/spas, water heaters, furnaces, air conditioners, electrical services, temporary power poles, factory-built wood stoves, storage sheds, window replacements, and similar items shall be valid for 180 days from the date of issuance of the permit. The Building Official may have the discretion to extend this period, not to exceed an additional 180 days, when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

5. Permits, which expire due to time limitation, shall be reinstated before work can continue. Reinstatement shall require the payment of new fees and the project must comply with all applicable codes, ordinances, laws and regulations in effect at the time of reinstatement. Reinstatement fees shall be one-half of the amount of the original building, plumbing, mechanical and electrical fees, provided that such expiration has not exceeded one year. Reinstatement fees for permits which have been expired in excess of

one year shall be equal to the full building, plumbing, mechanical and electrical fees of the original permit.

6. Term limits for reinstated permits shall be set by the Building Official on a case-by-case basis and may include term limits, which were substantially less than stated in subsections 1 through 4 of this section. Applicants may be required to submit written time lines for inspections and completion of permits before such permit will be reinstated. Such time lines and schedules must be substantially followed or revocation of the reinstated permit will occur.
7. A permit issued as a result of a Stop Work Notice will be limited to 90 days, with one extension of 90 days, as approved by the Building Official and/or the Community Development Director. The applicant shall provide substantial improvement within the first 90-day period, and provide documentation of an economic and/or a personal hardship to the Building Official and/or the Community Development Director to be considered for the "one" time extension of 90 days.
8. All permits issued for a temporary storage unit, as defined in Section 9025, shall have a term of not more than 90 days. The Building Official may extend this permit if the applicant can show cause of an economic and/or physical hardship (only one 90-day extension shall be allowed).

SECTION 12. The San Mateo County Ordinance Code, Division VII (Building Regulations) is hereby re-adopted in its entirety except as amended or added within this ordinance. A copy of the “Building Regulations” is on file at the San Mateo County Building Inspection Section.

SECTION 13. The San Mateo County Ordinance Code, Division VII (Building Regulations), Chapter 14 (Green Building Program) Sections 1401-1408 is hereby repealed.

SECTION 14. This Ordinance will be in full force and effective January 1, 2014 or thirty (30) days after the adoption by the Board of Supervisors, whichever is later.

ORDINANCE NO. 04679
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE MAKING CERTAIN FINDINGS OF LOCAL
CONDITIONS, ADOPTING THE 2012 EDITION OF THE INTERNATIONAL
FIRE CODE WITH THE 2013 CALIFORNIA FIRE CODE AMENDMENTS
KNOWN AS THE 2013 CALIFORNIA FIRE CODE, CALIFORNIA CODE OF
REGULATIONS, TITLE 24 PART 9 PUBLISHED BY THE INTERNATIONAL
CODE COUNCIL, AND MODIFICATIONS THERETO AS SET FORTH HEREIN,
INCLUDING APPENDIX CHAPTERS 4, B, C, D, H, K, AND I, AND
REPEALING AND REPLACING CHAPTER 3.84 OF TITLE 3 OF THE
SAN MATEO COUNTY ORDINANCE CODE**

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. Findings of Fact

For the purposes of this ordinance, the Board of Supervisors hereby makes the following findings, as required by Sections 17958.7 and 18941.5 of the California Health and Safety Code. The Board of Supervisors finds and declares that the unique characteristics of the topography, geographic, climatic, and the balance of light industrial, commercial and residential properties located within the areas served by the San Mateo County Fire Department, requires the formal adoption of the 2012 International Fire Code with the 2013 California Fire Code Amendments, including all Appendix Chapters, Referenced Standards and modifications contained herein which are reasonably necessary in order to protect health, safety, and welfare of the residents and properties in the areas served, because of the existence of the following local

conditions:

1. Climatic Conditions

The areas served by the San Mateo County Fire Department, on average, experience an annual rainfall between 15 to 24 inches. This rainfall can be expected between October and April of each year. However, during the summer and early fall months there is little, if any, measurable precipitation. During this dry period, the temperatures range from 70°-90° with light to gusty westerly winds and occasionally but becoming more common, northeast to easterly winds, known as the Diablo Winds. These drying winds, mixed with the natural vegetation, which is dominant throughout the area, create hazardous fuel conditions, which further increases extensive wildfire risk. With residential developments encroaching into these wooded, grass, or brush covered areas, wind and terrain-driven fires could have severe consequences to improved properties at risk. This has been demonstrated on several occasions in the Bay Area.

2. Geographical Conditions

Geographic Location. The areas served by the San Mateo County Fire Department are located in unincorporated areas of the county, from the southern end of the county adjacent to the County of Santa Cruz and the County of Santa Clara, to the northern boundary adjacent to the City and County of San Francisco.

Seismic Location. The relatively young geological processes that have created the San Francisco bay region are still active today. Seismically, the County of San Mateo sits along the active San Andreas Fault, and is rated as a Seismic Zone Classification of C to F.

Size and Population. Direct service protection areas served by the San Mateo County Fire Department encompass approximately 330 square miles and 17,500 people.

Roads and Streets. The number of vehicle miles driven is steadily increasing despite limited growth. Many older streets are narrow and steep. The impact of additional planned developments and increased traffic flow will continue to create an effect on the delivery of fire protection services.

Soil Conditions. The areas closest to the Bay are overlain by unconsolidated fine silt clay, known as Bay Mud, which varies in thickness from a few feet to as much as thirty (30) feet. The mountainous areas are a combination of solid rock to mixed rock and earth. The topography varies from steep mountainous terrain, to flat coastal lands. Slopes range from (0) degrees to more than (20) degrees on numerous streets and driveways.

Vegetation. The hilly portions of the County contain old growth and second growth timberland, oak woodlands, dense brush and a heavy growth of natural grasses. Numerous fires occur within the County and surrounding City jurisdiction lands each year.

3. Topographical Conditions

The topographic element, as would be expected, is closely associated with the geographic element. With the significant elevation changes within the County, development is a geographical concern. Elevation changes within developments following the path of least resistance, creating a meandering pattern of structures. This does not lend itself to a systematic street and road layout, which would promote easy traffic flow.

Topographic constraints have allowed only a few major cross-county thoroughfares to be constructed. These main thoroughfares tend to be heavily congested, primarily during commute hours and seasonal periods of the year. "Pass-through" vehicular traffic in corridors, such as Highway 92, Highway 35, Edgewood Road, and Highway 84, increase commute time traffic for East and West bound vehicular movement to US 101 and Interstate 280. The increased traffic has increased the response time of fire apparatus and other emergency vehicles. The conditions associated with topography in this county are intensified with the construction of large remote residential structures.

Employment areas are scattered throughout the county, and the people who work in these complexes add to the traffic congestion throughout the county and local cities, thereby further increasing fire apparatus response times.

SECTION 2. Existing Chapter 3.84 of Title 3 of the San Mateo County Ordinance Code is repealed in its entirety.

SECTION 3. A new Chapter 3.84 is added to Title 3 of the San Mateo County Ordinance Code to be numbered and entitled and to read as follows:

Chapter 3.84 Fire Protection Regulations

§ 3.84.010 Title and Scope

This Chapter shall be known and may be cited as the San Mateo County Fire Code. The provisions of this Chapter shall apply to all of the unincorporated areas of the County served by the San Mateo County Fire Department.

§ 3.84.020 Documents Adopted by Reference

For the purpose of establishing proper regulations for building construction and the use of certain systems involving flammable, volatile, or hazardous materials, and for the regulation of activities that threaten the health and safety of local residents, the 2012 International Fire Code with the 2013 California Fire Code Amendments, (herein "The Fire Code") published by the International Code Council, together with Appendix Chapters 4, B, C, D, H, K, and I, is hereby adopted subject to the modifications set forth below.

§ 3.84.030 San Mateo County Fire Department

The San Mateo County Fire Department is hereby established and shall be administered by the County Fire Chief.

§ 3.84.040 County Fire Chief

“County Fire Warden” and “County Fire Chief” shall mean the “Fire Chief” of the San Mateo – Santa Cruz Unit of the California Department of Forestry and Fire Protection (CAL FIRE) or authorized representative thereof, so long as there shall be in effect an agreement for CAL FIRE to provide fire protection services to the County. The Fire Warden / Fire Chief shall have all powers and duties conferred upon Fire Chiefs by state law.

§ 3.84.050 County Fire Chief Duties

The Board of Supervisors hereby delegates the authority granted by section 24008 of the Government Code and authorizes the County Fire Chief to appoint from qualified personnel on the Chief’s staff such as Deputy, Assistant, and Battalion Chiefs (Chief Officers) as necessary to perform those duties relating to fire or fire protection as are required by the Board. The County Fire Chief and appointed designees shall aid in enforcing all laws and ordinances and any rules and regulations adopted by the State Fire Marshal relating to fires or fire prevention and protection and shall exercise peace officer powers pursuant to the provisions of section 24008 of the Government Code.

§ 3.84.060 Bureau of Fire Prevention and Enforcement Duties

The Board of Supervisors authorizes the County Fire Chief to establish a Bureau of Fire Prevention, which shall be known herein as the San Mateo County Fire Marshal’s Office. The Fire Code adopted and amended herein shall be enforced by the San

Mateo County Fire Marshal's Office under the direction of the County Fire Chief.

§ 3.84.070 County Fire Marshal

The "County Fire Marshal" is the chief officer assigned to the San Mateo County Fire Marshal's Office. The County Fire Marshal shall be known as the "Fire Code Official" as defined in the Fire Code.

§ 3.84.080 No Liability for Damages

This Code shall not be construed to create a duty to any person or liability on the part of the County of San Mateo or any of its officers or employees liable for any damage to persons or property by reason of any inspection, re-inspection or lack of inspection authorized herein or by reason of the approval or disapproval of any equipment of process authorized herein, or for any act or omission in connection with the control or extinguishment of any fire or in connection with any other official duties.

§ 3.84.090 Chimney Screens Required

Any chimney upon any cabin, house, hotel, house trailer, or other building or improvement located in any timber, grass, brush, or grain covered area shall have across the opening thereof a galvanized or copper screen spark arrester of a mesh not larger than one-half of an inch.

§ 3.84.100 Fuel Breaks

A. Every person, owning, leasing or otherwise controlling improved real property,

shall maintain an effective fuel break for the protection of improvements by removing all hazardous flammable materials or growth from the ground around each improvement for a distance of not less than 30 feet from its exterior circumference or to the property line, whichever is closer. The County Fire Chief may require a distance of up to 100 feet to be cleared or the vegetation managed (fuel reduced) if he determines that the greater distance is necessary to protect improvements.

- B. In determining the extent of clearing necessary to establish an adequate fuel break, due consideration shall be given to the retention of existing landscaping or natural features that, in the opinion of the County Fire Marshal, do not increase the risk of the spread of a fire.
- C. Any determination as to the required size of a fuel break shall give due consideration to the presence of any sensitive habitats entitled to protection under federal, state or local laws, and shall comply with such laws. In the case of any development for which environmental review is required, and for which a fuel break will be required, the environmental review shall consider any environmental impacts which may result from the creation of the required fuel break.

§ 3.84.110 Land Divisions

- A. No final map for a major land division shall be approved within the boundaries of an area served by a public water system until the County Fire Marshal certifies that the land division has met the provisions of California Fire Code Sections 503

and 508 for Fire Apparatus Access Roads and Fire Protection Water Supply either through installation of required improvements before final map approval, or through a subdivision or other binding agreement which requires installation of the required improvements by a specified date following final map approval, whichever is appropriate.

- B. No parcel map for a minor land division shall be approved within the boundaries of an area served by a public water system until the County Fire Marshal certifies that the land division has met the provisions of California Fire Code Sections 503 and 508 for Fire Apparatus Access Roads and Fire Protection Water Supply either through installation of required improvements before final map approval, or through a subdivision or other binding agreement which requires installation of the required improvements by a specified date following final map approval, whichever is appropriate.
- C. The requirements of this section do not apply to lot line adjustments between four or fewer existing parcels, where land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created.

§ 3.84.120 Construction, Relocation and Alteration

Every person who constructs, relocates, alters (adding to a building which will increase the size or value of the building by 50 percent or more); a building or portion of a building shall comply with the provisions of California Fire Code Sections 503 and 508

for Fire Apparatus Access Roads and Fire Protection Water Supply. Valuation of a building and alterations shall be determined in the same manner as determined under applicable building codes.

§ 3.84.130 Modifications to Fire Code

The San Mateo County Board of Supervisors hereby determines that modifications to certain specific sections of the California Fire Code, as set forth in the following sections of this Ordinance, are reasonably necessary due to local conditions as described in Section 1 of this Ordinance.

§ 3.84.140 Special Events

Section 105.6.4.1 of the California Fire Code is added to read as follows:

An operational permit is required to conduct a special event either inside or outside of a structure. Special events include but are not limited to the following types of activity: crafts faire, festivals, historical celebrations, etc.

§ 3.84.150 Authority to Inspect

Section 106.2.3 of the California Fire Code is added to read as follows:

The Chief or other designated representatives may inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the

purpose or provisions of this code and of any other law or standard affecting fire safety.

§ 3.84.160 Fire Protection Board of Appeals

Section 108.1 of the California Fire Code is amended to read as follows:

In order to hear and decide appeals of orders, decisions or determinations made by the County Fire Marshal relative to the application and interpretation of this Code, there is established a Fire Protection Board of Appeals, consisting of three members to hear appeals and to grant such relief or make such interpretation or explanation as may be necessary and proper pursuant to the provisions of this Code. The Fire Protection Board of Appeals shall consist of the San Mateo County Fire Chief, the San Mateo County Fire Operations Chief and the Planning Department Director or their authorized representatives. The County Fire Marshal shall act as Secretary of the Board. The Fire Protection Board of Appeals shall adopt rules and regulations for conducting its hearings and shall render all decisions and findings in writing to the appellant, with duplicate copy to the County Fire Marshal.

Any appeal of a decision, order or determination made by the Fire Marshal shall be in writing and filed with the San Mateo County Fire Chief within thirty (30) days from the date of the decision, order or determination being appealed. The notice of appeal shall:

- a. Specify the substance and particulars of the decision, order or determination being appealed, including the date of the decision, order or determination.
- b. Describe the grounds for and arguments in support of the appeal.

- c. Be signed by the appellant or his/her duly authorized agent.
- d. Include the mailing address of the appellant.

Whenever a notice of appeal is filed with the Fire Chief, the Fire Chief shall set the matter for hearing at the earliest reasonable time and shall notify the appellant of the place, date and time the Board of Appeals shall hear and consider the appeal. The Fire Chief shall give notice of the hearing to the appellant at least seven days prior to the time set for the hearing. Notice shall be given to the appellant by first class mail and certified mail to the address shown on the notice of appeal.

§ 3.84.170 Violations

Section 109.4 of the California Fire Code is amended to read as follows:

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 a misdemeanor, punishable by a fine of not less than \$250 dollars or more than \$2,500 or imprisonment for not less than 180 days or both in accordance with Section 19 of the California Penal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Notwithstanding any other provision of this code, whenever violation of any section

contained in this code is punishable as a misdemeanor, the prosecuting attorney having jurisdiction to prosecute said misdemeanor, may specify that the offense is an infraction and proceed with prosecution as an infraction, unless the defendant, at the time of his arraignment or plea, objects to the offense being made an infraction, in which event the complaint shall be amended to charge a misdemeanor and the case shall proceed on a misdemeanor complaint.

The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

Chapter 1.40 (Administrative Remedies) of the San Mateo County Ordinance Code may be used to address violations of these provisions of this Ordinance and the adopted Fire Code.

§ 3.84.180 Failure to Comply

Section 111.4 of the California Fire Code is amended to read as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250 dollars or more than

\$2,500 as provided by Penal Code section 19.

§ 3.84.190 Ignition Sources, Open Burning, Open Flames and Vacant Premises

Chapter 3, Section 305 Ignition Sources is adopted in its entirety.

Chapter 3, Section 307 Open Burning is adopted in its entirety.

Chapter 3, Section 308 Open Flames is adopted in its entirety.

Chapter 3, Section 311 Vacant Premises is adopted in its entirety.

§ 3.84.200 Turning Radius

Section 503.2.4.1 of the California Fire Code is added to read as follows:

Inside and outside turning radius for fire access roads will be based upon the capability of the fire apparatus used by the San Mateo County Fire Department. Turning radius design approval must be obtained from the San Mateo County Fire Department.

§ 3.84.210 Bridges and Elevated Surfaces

Section 503.2.6 of the California Fire Code is amended to read as follows:

Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HS-20 (25 ton). Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits, certified by an engineer, shall

be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained.

§ 3.84.220 Fire Access Lane Markings.

Section 503.3.1 of the California Fire Code is added to read as follows:

Curbs along fire access lanes shall be painted traffic red. Such curbs shall have the words "FIRE LANE" stenciled each Seventy-Five feet on both the face and top edge of the curbs. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color.

Fire access lanes not having curbs shall either be provided with a twelve inch wide painted red stripe along the edge or provided with signs as described in Section 503.4.1 along the fire access lane at a maximum spacing of seventy-five feet. Fire lanes utilizing the painted stripe shall have stenciled on the red stripe the words "FIRE LANE" each seventy-five feet. The stenciled letters shall be a minimum of three inches in height and have a minimum stroke of one-half inch. The lettering shall be white in color.

§ 3.84.230 Traffic Calming Devices

Section 503.4.1.1 of the California Fire Code is added to read as follows:

Traffic calming devices are prohibited unless approved by the fire code official. Traffic calming devices shall not be installed on designated fire apparatus response routes.

When approved, traffic calming devices shall be installed in accordance with the San Mateo County Fire Department's "Traffic Calming Devices" Standard Detail.

§ 3.84.240 Prohibited Parking

Section 503.4.1.2 of the California Fire Code is added to read as follows:

If in the judgment of the San Mateo County Fire Department it is necessary to prohibit vehicular parking, or other materials or articles, along private fire access lanes in order to prevent obstruction of the required width of the fire access lane, signs shall be posted, as appropriate or as indicated in Section D103.6 with the addition of the following lettering near the bottom of the sign: (C.V.C.22500.1)

§ 3.84.250 Roadway Spikes

Section 503.4.1.3 of the California Fire Code is added to read as follows:

The installation of roadway traffic control spikes is prohibited within fire access lanes unless prior approval is given by the San Mateo County Fire Department.

§ 3.84.260 Premises Identification

Section 505.1.1 of the California Fire Code is added to read as follows:

New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building.

Residential address numbers shall be at least six feet above the finished surface of the

driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6 inch by 18 inch green reflective metal sign with 3 inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.

§ 3.84.270 Multiple Tenant Structures

Section 505.1.2 of the California Fire Code is added to read as follows:

Multiple tenant buildings, using the same street address numbers, shall have suite or unit identification posted as required by the San Mateo County Fire Department.

§ 3.84.280 Commercial/Industrial Size and Stroke of Numbers.

Section 505.1.3 of the California Fire Code is added to read as follows:

Building address numbers shall be either internally or externally illuminated and contrasting with the background so as to be seen from the public way fronting the building.

Building address number heights shall be sized in accordance with the table noted below. The number stroke shall be 1/2-inch or larger.

Distance from Road	Address No. Size
0-50 feet	6-inch
50-100 feet	8-inch
100-150 feet	10-inch
150 + feet	12-inch

with a corresponding increase in stroke width.

§ 3.84.290 Rear Addressing.

Section 505.1.4 of the California Fire Code is added to read as follows:

When required by the Chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of the property. Number stroke and size will comply with Section 505.1 for residential buildings and 505.1.3 for commercial buildings.

§ 3.84.300 Suite/Unit Identification.

Section 505.1.5 of the California Fire Code is added to read as follows:

Buildings containing separate suite and/or unit identification shall have the suite or unit identification clearly posted with assigned letters or numbers having a minimum height of four inches and a minimum stroke of 3/8 inch. Assigned letters or numbers shall be of contrasting color to the background and located between 5 feet and 6 feet off the finished floor. Directional address numbers or letters shall be provided.

§ 3.84.310 Directories.

Section 505.1.6 of the California Fire Code is added to read as follows:

Complexes with multiple buildings may be required by the San Mateo County Fire Department to provide one or more of the following: a directory, a premise map or directional signage. Location, size and color of such elements will be determined by the San Mateo County Fire Department on a site-specific basis.

§ 3.84.320 Construction Site.

Section 505.2.1 of the California Fire Code is added to read as follows:

Approved street or road signs and address numbers of the construction site shall be installed prior to combustible construction materials being placed on the site.

§ 3.84.330 Key Box

Section 506.1.3 of the California Fire Code is added to read as follows:

When required by the San Mateo County Fire Department, a Key Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches, and not higher than 72 inches, above the finished floor in a location approved by the fire code official. Additional Key boxes may be required at rear entrances to buildings.

§ 3.84.340 Key Switch and Padlocks

Section 506.1.4 of the California Fire Code is added to read as follows:

When required by the San Mateo County Fire Department, a Key Switch shall be installed at every electric gate system used for fire access as specified by the San Mateo County Fire Department and Key padlocks may be required at any access gates by the fire code official.

§ 3.84.350 Suburban and Rural Water Supplies

Section 507.2.2.1 of the California Fire Code is added to read as follows:

In areas where public and/or private fire mains are not available for the provision of the required fire flow, the Chief may develop a standard which requires a water supply for fire fighting be provided. In developing this standard, the Chief may be guided by NFPA Standards and Appendix C - California Fire Code 2013 edition, water tanks for storage of fire protection water shall be a minimum of 30 feet from structures or non-combustible. Fire suppression water storage tanks will comply with local requirements to prevent earthquake damage.

§ 3.84.360 Alarm Panel Clearance

Section 901.8.2 of the California Fire Code is added to read as follows:

A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of fire protection equipment including, but not limited to: fire sprinkler control valves, fire department connections, hose connections, risers, hood system manual pull stations, fire alarm control panels, fire pumps and specialized fire protection storage tanks (dry chemical, foam, CO₂, clean agent). Where the fire protection equipment is wider than 30 inches (762 mm), the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. Direct access to the working space shall be provided from aisles or access roadways.

Modifications to working space dimensions shall be approved by the fire code official.

§ 3.84.370 Automatic Fire Sprinklers Required.

Section 903.1.2 of the California Fire Code is added to read as follows:

All automatic fire sprinkler systems installed as required by the San Mateo Building Code Ordinance must be approved by the County Fire Marshal. Fire sprinkler systems in Group R, Division 3 occupancies where required by the water purveyor to have an RPZ or double detector check valve, shall have the RPZ/DDCV installed on the water line supplying both the domestic and the fire sprinklers. A low flow toilet shall be allowed to be installed near the end of the fire sprinkler system (flow through) in lieu of the RPZ/DDCV.

§ 3.84.380 Partial Automatic Fire Sprinkler Systems.

Section 903.6.1 of the California Fire Code is added to read as follows:

Unless approved in writing by the fire code official, automatic fire sprinkler systems that only protect a portion of the building shall not be allowed.

§ 3.84.390 Fire Department Response To False Alarms

Section 907.8.5.1 of the California Fire Code is added to read as follows:

Any building owner or owner's agent who fails to properly maintain and service any smoke detector or fire alarm system, water flow detection alarm or fire sprinkler tamper

alarm, after being notified that service or maintenance is required, will be subject to the payment of costs related to any false alarm response by the fire department.

§ 3.84.400 Making False Report

Section 907.8.5.2 of the California Fire Code is added to read as follows:

It shall be unlawful for a person to give, signal or transmit a false alarm. A false report may include signals from a fire alarm system, including signals caused during fire alarm maintenance without prior Fire Department notification. Any person making a false report will be subject to the payment of costs related to any false report response by the fire department.

§ 3.84.410 Painting of Fire Protection Equipment and Hydrants

Section 912.2.1.1 of the California Fire Code is added to read as follows:

When required by the Chief, fire-protection equipment and fire hydrants shall be painted a color specified by the San Mateo County Fire Department.

§ 3.84.420 Identification

Section 912.4.1 of the California Fire Code is added to read as follows:

Fire department connections to sprinkler systems and/or standpipe systems shall clearly identify the building served as required by the San Mateo County Fire Department.

§ 3.84.430 Seismic Restraint for Storage Shelving.

Section 1003.3.4.1 of the California Fire Code is added to read as follows:

All storage shelving shall be provided with adequate seismic restraint as required by Chapter 16 of the California Building Code. Storage shelving not required to have seismic restraint by the Building Code may be required to be secured to prevent obstruction of the means of egress as determined by the San Mateo County Fire Department.

§ 3.84.440 Fireworks

Section 5602 of the California Fire Code is added to read as follows:

All fireworks, including but not limited to, those listed by the California State Fire Marshal as "Safe and Sane," are prohibited within the jurisdictional boundaries of the San Mateo County Fire Department on a year around basis, an exception is allowed for professional fireworks displays and theatrical use permitted by the Fire Marshal's Office.

§ 3.84.450 Permits

Section 5608.1.2 of the California Fire Code is added to read as follows:

Permits shall be required as set forth in Section 105.6 and regulated in accordance with this section.

§ 3.84.460 Construction Documents

Section 6101.3 of the California Fire Code is amended to read as follows:

Where a single LP-gas container is 500 gallons (1893 L) or more in water capacity or the aggregate water capacity of LP-gas containers is more than 2,000 gallons (7570 L), the installer shall submit construction documents for such installation.

§ 3.84.470 Other Permits Required

Nothing stated in this chapter shall relieve a property owner from obtaining any other permits required by law for improvements imposed under the provisions of this chapter, including but not limited to a coastal development permit for improvements in the coastal zone.

SECTION 4. This Ordinance shall be effective thirty (30) days from the passage thereof.

Regularly passed and adopted this 10th day of December 2013.

AYES and in favor of said ordinance:

Supervisors:

DAVE PINE

CAROLE GROOM

DON HORSLEY

WARREN SLOCUM

ADRIENNE J. TISSIER

NOES and against said ordinance:

Supervisors:

NONE

Absent Supervisors:

NONE



President, Board of Supervisors
County of San Mateo
State of California

Certificate of Delivery

I certify that a copy of the original ordinance filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



Rebecca Romero, Deputy
Clerk of the Board of Supervisors